

Board of Equalization and Review  
November 18, 2009

Board Members Present: Reg Morgan, Chair  
Barbara Levine  
Bill Crowther

Staff Members Present: John Smith, Assessor  
Judy Ryan, Deputy Assessor  
Brad Allison, Staff Appraiser

Mr. Morgan brought the meeting to order at 2:03pm

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William Bennett Blackwood Tract # 714479, 700495, 700494, 700493

Mr. Blackwood appeared to appeal the assessed value placed on four properties.

Tract # 714479 Mr. Blackwood stated that he feels the creek is a liability. He said that he only has 11 buildings on this tract and the county indicates 20. He additionally stated that the house was built in the early 1900 and is in poor shape.

Tract # 700494 Mr. Blackwood stated that the tract (125.23acres) was landlocked and had a creek running through the tract. He also stated that he has had no soil work done on the property.

Tract # 700495 Mr. Blackwood stated that the parcel (93.67acres) was landlocked and that several veins of the creek run through this tract.

Tract # 700493 Mr. Blackwood stated that the parcel (30.00acres) was landlocked and that the creek should reduce the value.

The Board reviewed and considered all information supplied by the appellant and by the county. Mr. Morgan informed the appellant that the county had no value assessed to many of the structures on tract 714479. He also stated that the 125.00acre parcel, as developed, would be about 1.5 million if sold in 10acre parcels for \$125,000 each. The other parcels values also seemed to be fair. Mr. Morgan made a motion to uphold the county value on all parcels. Mr. Crowther seconded the motion and the motion carried.

Ayes: 3  
Noes: 0

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Henry Bunker                      Tract # 648641 & 658307

Tract # 648641 Mr. Bunker stated that this property is a 1.74acre tract located at 6100 Oak Grove Church Road. His daughter lives in the property and it is in need of repair. Mr. Bunker provided pictures of the deferred maintenance. He also said that he paid \$21,000 for the doublewide when new.

Tract # 658307 Mr. Bunker stated that this property is a 4.44acre vacant tract. He stated that he had been contacted by AT&T about possibly erecting a cell phone tower on this property but Orange County would not allow. He is angry that he is unable to use his land as he pleases.

The Board reviewed all the information presented and other data provided by the county. Mr. Crowther made a motion to adjust the depreciation of the 1.74acre tract to 50% and to adjust the value of the 4.44acre tract to approximately \$54,000. Ms. Levine seconded the motion and the motion carried.

Ayes: 3

Noes: 0

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Betsy Lowman                      Tract 749305

Betsy & Joseph Lowman appeared before the Board to appeal the assessment of their property at 204 Eastgreen. The property is a courtyard home in Carrboro that is not in the East Chapel Hill school district. Ms. Lowman stated that the increase over the previous year was 33% which she thought was excessive. The Lowman's brought in a detail sheet printed from the Triangle Multiple Listings Service, which showed that their home was 1900 square feet. The made an addition of 120 square feet to total 2020 total square feet. The county records indicate 2244 total square footage.

The Board considered the issues presented and reviewed all area sales. It was noted on the aerial image of the home that the county had charged for a deck that did not exist. Ms. Levine made a motion to remove the deck with no other adjustments being made. Mr. Morgan seconded the motion and the motion carried.

Ayes: 3

Noes: 0

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Barbara Woolley                      Tract 745628

Ms. Woolley appeared before the Board to appeal the assessed value of her home located 105 Ukiah Lane in Chapel Hill. Ms. Woolley brought several comparable sales from her area and noted the similarities and differences.

The Board reviewed all data submitted and considered comparable sales in the area. Mr. Morgan made a motion to change the grade to A+45, change the number of baths to 4/12, adjust the depreciation to 18% and remove the design factor. Mr. Crowther seconded the motion and the motion carried.

Ayes: 3  
Noes: 0

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Zlatko Plese                      Tract 767575

Mr. & Ms. Plese appeared before the Board to appeal the assessed value of their townhouse located 505-C Coolidge Street in Chapel Hill. Ms. Plese stated that they purchased the Pine Bluff Townhome in 2003 for \$300,000. Since their purchase the property has seen a downturn. They complained of the students, trash and noise in the area. They also compared their home to the valuation of 505-D Coolidge, which has a value of \$369,865.

The Board reviewed the data submitted by the appellant and sales presented by the county. Ms. Levine made a motion to apply an economic adjustment of 5% to the improvements. Mr. Crowther seconded the motion and the motion carried.

Ayes: 3  
Noes: 0

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Roy Tripp                      Tract 657057

Mr. Tripp appeared before the Board to appeal the assessed value of his home located 2317 White Cross Road in Chapel Hill. He stated that the property is not complete and estimated the percentage of finish to be about 20%. He started building the house in 2002 but has been unable to finish the home.

The Board reviewed and considered all the information provided to them. Mr. Allison stated that he had visited the property two weeks prior and verified that the property is incomplete and a fair estimation of its finish would be 20%. Mr. Crowther made a motion to change the improvements to 20% complete and make no other changes. Ms. Levine seconded the motion and the motion carried.

Ayes: 3  
Noes: 0

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Michael Griffin      Tract 372140

Mr. & Ms. Griffin appeared before the Board to appeal the assessed value of their property located 3510 Highland Farm Rd in Hillsborough. The Griffins presented an appraisal of their property estimating the value to be approximately \$330,000.

The Board reviewed the information supplied and reviewed the neighborhood sales. Mr. Morgan stated that the comparable sales used in the appraisal were not similar to the subject. Mr. Crowther made a motion to uphold the county value. Mr. Morgan seconded the motion and the motion carried.

Ayes: 3  
Noes: 0

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Jeff Witt              Tract 545192

Mr. Witt appeared before the Board to appeal the assessed value of his property located 5701 Stephen Scarlett Lane in Durham, Orange County. He stated that his oldest son is handicapped and that the house was built to accommodate his special needs; the doors are wider and the shower have low "stopovers". He also stated that he has a Piedmont and phone easement on his property and is adjacent to a state park. Owner estimated the total square footage to be 2100.

The Board considered and reviewed all the information presented. Mr. Crowther noted that the total square footage that the county measured was larger than the owners estimate. He requested that staff visit the property and re-measure the home. Mr. Morgan seconded the motion adding that staff should make adjustments as warranted and that the results did not need to come back before the Board for further consideration.

Ayes: 3  
Noes: 0

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Eric Chupp            Tract 763992

Mr. Chupp appeared before the Board to appeal the assessed value of his home located 209 Weathervane Drive in Carrboro. He stated that he was the developer of the subdivision and that his home was the largest in the neighborhood. He read a prepared statement and presented a CMA estimating the value at \$438,300. Mr. Chupp stated that his 3<sup>rd</sup> floor has an unfinished bath.

The Board reviewed and considered all the information submitted by the appellant and the sales data offered by the county. Mr. Morgan made a motion to adjust the value of the property to approximately \$475,000. Ms. Levine seconded the motion and the motion carried.

Ayes: 3

Noes: 0

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Dale Pratt-Wilson      Tract 713605

Mr. Pratt-Wilson appeared before the Board to appeal the assessed value of his home located 154 Lake Ellen Drive in Chapel Hill. He said the house was built in 1975 and the baths and kitchen are very small. He also stated that the pool had been filled in and the sunroom was now gone. He stated that the property located 187 Lake Ellen had been completely gutted and renovated and had an assessed value lower than his. 158 Lake Ellen was very comparable and also appraised lower and 164 Lake Ellen was 400 square feet smaller and sold for \$265,000 in July of 2008.

The Board reviewed and considered all the information submitted by the appellant and the sales data provided by the county. Ms. Levine stated that the property at 187 Lake Ellen had a very bad floorplan hence the low sales price. Mr. Morgan made a motion to combine sections "E" and "D" and no other changes be made. Mr. Crowther seconded the motion and the motion carried.

Ayes: 3

Noes: 0

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Glenn Morris              Tract 730690

The appeal of Glenn Morris was originally presented to the Board on September 15, 2009. Mr. Morris presented a multiple regression analysis with a value conclusion of \$649,990. At that meeting, John Smith discussed with Mr. Morris several issues that may not have been taken into consideration. Mr. Morris requested additional time to prepare and present supplemental data to support his claim. On September 17, 2009, Mr. Morris faxed additional data for the Board to consider.

The Board reviewed and considered the information provided from the appellant and that which was provided by the county. Also reviewed were the documents presented in the September appeal. After reviewing comparable property sales that were also on the golf course in Orange County, Mr. Morgan made a motion to uphold the value place on the home by the county. Ms. Levine seconded the motion and the motion carried.

Ayes: 3

Noes: 0

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Harold Rodeffer      Tract 555858

Mr. Rodeffer did not appear for his scheduled appointment.

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Having heard all the appeals for the day, the Board adjourned at 5:09pm

Respectfully submitted by  
Judy Ryan

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Reg Morgan, Chair