

MINUTES
Board of Equalization & Review
November 04, 2009

Board Members Present: Jane Sparks, Chair
Barbara Levine
Reg Morgan (arrived at 2:00)

Staff Members Present: John Smith, Assessor
Judy Ryan, Deputy Assessor

Jane Sparks, chair, brought the meeting to order at 1:05.

D'Neane Norwood 756412

The owner was not present but asked that the documentation previously supplied would be reviewed and considered by the Board as a basis for value reduction.

During deliberations the Board considered all information presented by the appellant. Valuations of other properties in the area and sales were extensively considered. After deliberations Jane Sparks motioned to make no change. Barbara Levine seconded the motion and the motion carried.

Ayes: 2
Noes: 0

Martha Cross 702370

The owner was not present but asked that the documentation previously supplied would be reviewed and considered by the Board as a basis for value reduction.

During deliberations the Board considered all information presented by the appellant. Valuations of other properties in the area and sales were considered. After deliberations Jane Sparks motioned to change the grade/market factor to A+45 and to change the design factor to .10. Barbara Levine seconded the motion and the motion carried.

Ayes: 2
Noes: 0

Joseph Viscomi 702433

The owner was not present but asked that the documentation previously supplied would be reviewed and considered by the Board as a basis for value reduction.

During deliberations the Board considered all information presented by the appellant. Valuations of other properties in the area and sales were considered. After deliberations Jane Sparks motioned to change the grade/market factor to A-05 and to remove the design factor. Barbara Levine seconded the motion and the motion carried.

Ayes: 2

Noes: 0

Amy Abernathy 700009

The owner was not present but asked that the documentation previously supplied would be reviewed and considered by the Board as a basis for value reduction.

During deliberations the Board considered all information presented by the appellant. Valuations of other properties in the area and sales were considered. After deliberations Barbara Levine motioned to change the physical depreciation to 39%. Jane Sparks seconded the motion and the motion carried.

Ayes: 2

Noes: 0

Susan Kelly 730235

The owner was not present but asked that the documentation previously supplied would be reviewed and considered by the Board as a basis for value reduction.

During deliberations the Board considered all information presented by the appellant. Valuations of other properties in the area and sales were considered. After deliberations Jane Sparks motioned to make no change. Barbara Levine seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Margaret Lee 738109

The owner was not present but asked that the documentation previously supplied would be reviewed and considered by the Board as a basis for value reduction.

During deliberations the Board considered all information presented by the appellant. Valuations of other properties in the area and sales were considered. After deliberations Jane Sparks motioned to make no change. Barbara Levine seconded the motion and the motion carried.

Ayes: 2
Noes: 0

Michael Lydon 544130

Owner presented his concern related to percentage increase in larger lots as opposed to smaller lots. Mr. Lydon was also concerned that his rate per square foot appears to be on the high end.

Board reviewed the property data along with area sales and looked into the issues presented by the owner. Reg Morgan motioned to make no change. Barbara Levine seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Evan Dellon 767576

The owner, Mr. Dellon, showed the Board pictures on his lap top, that he believes impacts value. The owner explained that areas nearby are not well maintained with abandoned boats and land.

The Board considered area sales as well as location and issues presented. Barbara Levine motioned to make an economic adjustment of -5%. Reg Morgan seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Chunqin Deng & Yuling Li 748023

Ms. Li supplied photographs along with information which she explained indicates the home is over assessed compared to other neighborhood homes. The owner also commented the property does not perk and has a spray system.

The Board considered the information provided along with area sales. The Board also reviewed neighborhood values and square footages. Reg Morgan motioned to make no change. Barbara Levine seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Reece Schuler 758071

The owner stated his position that the tax value of the property is too high based on an April 2009 refinance appraisal and compared to 2009 neighborhood sales. Mr. Schuler noted that he believes he is assessed at the top of the market.

The Board considered the information provided, reviewed the appraisal along with area sales and reviewed the neighborhood values. Barbara Levine motioned to correct the baths to 2.5 and make no further changes. Jane Sparks seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Scott Drake 764142

Ms. Drake provided a compilation of data that he explained reflects a tax value right at the top of the market range. Overall the owner feels he is over assessed. The owner also discussed the dramatic slope of the lot and easements on three of the four sides. In addition 2008 sales were also presented.

The Board considered the information provided along with area sales and the topographical map. Jane Sparks motioned to make no change. Reg Morgan seconded the motion and the motion carried.

Ayes: 3

Noes: 0

C. Tilden Hagen 768432

Mr. Hagen explained to the Board that he had purchased the home in 2008 for \$625,000. The owner also supplied a 2008 appraisal.

The Board considered the information provided. Mr. Morgan was very familiar with the property and motioned to change story height from 2.5 to 2.0 and reduce the design factor from 0.10 to 0.05. Jane Sparks seconded the motion and the motion carried.

Ayes: 3

Noes: 0

Blair Pollock 737948

Mr. Pollock explained that he had purchased the home in 2007 for \$304,000 and refinanced the property in March of 2009. Per the owner the home was for sale by owner at the time of purchase. The owner provided the refinance appraisal from 2009.

The Board considered the verbal testimony along with the appraisal and area sales. Reg Morgan motioned to reduce the value with an economic adjustment to the house of -12%. Barbara Levine seconded the motion and the motion carried.

Ayes: 3

Noes: 0

Constance Culbreth & Hazel Robinson 709083

The owners submitted an August 2008 appraisal along with photographs of issues associated with the original part of the home. The owners also told the Board that the pool had been filled in and discussed area homes that are presently on the market.

The Board considered the appraisal along with nearby sales, pictures and the appraisal. Jane Sparks motioned to remove the pool, value the shed for \$200, add economic depreciation of 12% to the house, and remove the 25 under basement area. Barbara Levine seconded the motion and the motion carried.

Ayes: 3

Noes: 0

Constance Culbreth & Hazel Robinson 702690

The owners explained this is a tri-plex rental property with very little upkeep. The owners also verbally presented an opinion of value which they said had come from a local realtor and a written rental history.

The Board considered the verbal testimony, considered the income history and reviewed area sales. Jane Sparks motioned to add a half bath and make no other changes in the value. Reg Morgan seconded the motion and the motion carried.

Ayes: 3

Noes: 0

Rita Jackson 715622

The owner asked the Board to consider the information and pictures she provided in her absence.

The Board considered the provided pictures and information. The Board also considered the area sales. Reg Morgan motioned to make no change. Jane Sparks seconded the motion and the motion carried.

Ayes: 3

Noes: 0

Kristina Lee 705117

The owners asked the Board to consider the information provided in their absence.

The Board considered the information provided. The Board also considered the area sales. Reg Morgan motioned to change the design factor on segments B, C, and D to 0.20. Jane Sparks seconded the motion and the motion carried.

Ayes: 3
Noes: 0

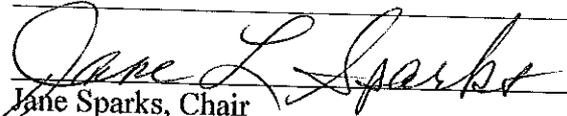
Philip Phillips 715504
John Montavon 702339
Matthew Hart 602242

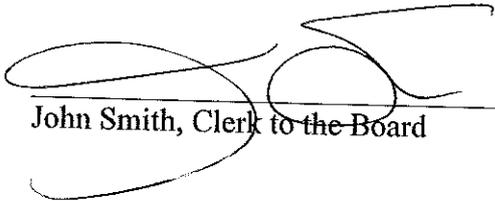
The above did not show for their appointments. Jane Sparks motioned that no change be made and that should these owners call prior to the December adjournment then they would be rescheduled and heard. Barbara Levine seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Having heard all the appeals scheduled on this date, Jane Sparks made a motion to adjourn this meeting. Barbara Levine seconded the motion and the meeting was adjourned at 4:55 pm.

Ayes: 3
Noes: 0


Jane Sparks, Chair


John Smith, Clerk to the Board