

Board of Equalization and Review
October 14, 2009

Board Members Present: Jane Sparks, Chair
Reg Morgan
Barbara Levine

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

Ms. Sparks called the meeting to order at 1:06pm.

Zarrell Lambert Tract # 650775

Assessor, John Smith addressed the Board concerning the property located 3356 Scarlett Oak Land in Mebane. After a field inspection, Mr. Smith recommended that the grade of the property be amended to read B+05 and the physical depreciation be changed to 17%.

The Board reviewed the information presented and Ms. Levine made a motion that they approve the changes recommended by Mr. Smith. Mr. Morgan seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Henry Merritt Hrs Tract # 703907

Assessor, John Smith addressed the Board concerning the property located 313 McDade St in Chapel Hill. After a field inspection, the appraiser recommended that the residence value be amended to \$2,000 and the coding changed as to not generate a 3R fee.

The Board reviewed the information presented and Ms. Sparks made a motion to approve the changes recommended by Mr. Smith. Ms. Levine seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Nancee Merritt

Tract # 738103

Ms. Merritt sent in an appeal for the Board to review the assessment of her property in her absence. She has requested that her submitted information serve as her appeal and that any adjustment be based on her submission.

The Board reviewed all the documents provided by the appellant and by the county. The appellant provided only one comparable sale which occurred in 2009. Mr. Morgan made a motion to apply a 5% economic adjustment to the property. Ms. Levine seconded the motion and the motion carried.

Ayes: 3

Noes: 0

Mable Ferrington

Tract # 702043

Ms. Ferrington sent in an appeal for the Board to review the assessment of her property in her absence. She has requested that her submitted information serve as her appeal and that any adjustment be based on her submission.

The Board reviewed the presented appeal. No evidence was provided. Mr. Morgan made a motion to uphold the county's assessed value. Ms. Levine seconded the motion and the motion carried.

Ayes: 3

Noes: 0

Richard Moore

Tract # 708356

Mr. Moore sent in an appeal for the Board to review the assessment of his property in his absence. He has requested that his submitted information serve as his appeal and that any adjustment be based on his submission.

The Board reviewed the presented appeal. No evidence was provided. Mr. Morgan made a motion to uphold the county's assessed value. Ms. Levine seconded the motion and the motion carried.

Ayes: 3

Noes: 0

Rebecca Lawson

Tract # 734556

Ms. Lawson sent in an appeal for the Board to review the assessment of her property in her absence. She has requested that her submitted information serve as her appeal and that any adjustment be based on her submission.

The Board reviewed all the submitted documents and those provided by the county. Ms. Sparks made a motion to adjust the depreciation on the structure to 15%. Ms. Levine seconded the motion and the motion carried.

Ayes: 2

Noes: 1

Shaocai Yu

Tract # 768413

Mr. Yu sent in an appeal for the Board to review the assessment of his property in his absence. He has requested that his submitted information serve as his appeal and that any adjustment be based on his submission.

The Board reviewed all the information submitted by the appellant and by the county. Ms. Sparks made a motion for the county staff to visit the property and review the area over the attached garage. She also stated that staff should amend the data if needed with no need to bring back to the Board.

Sherry Fontaine

Tract # 753341

Ms. Fontaine sent in an appeal for the Board to review the assessment of her property in her absence. She has requested that her submitted information serve as her appeal and that any adjustment be based on her submission.

The Board reviewed all the information submitted by the appellant and by the county. Ms. Sparks made a motion for the county staff to visit the property and review the story height. She also stated that staff should amend the data if needed and bring the information back to the board for further consideration.

Theresa Clark

Tract 705523

Ms. Clark sent in an appeal for the Board to review the assessment of her property in her absence. She has requested that her submitted information serve as her appeal and that any adjustment be based on her submission.

The Board reviewed all the submitted documents submitted by the appellant and provided by the county. Ms. Levine made a motion to uphold the county valuation. Ms. Sparks seconded the motion and the motion carried.

Ayes: 3
Noes: 0

G. Crabtree Home Building Tract # 571944

Ms. Crabtree appeared before the Board to appeal the valuation placed on the property located at 201 Weldon Ridge in Durham in Orange County. The house was constructed in 2008 and is currently for sale for \$389,000 with no offers.

The Board considered all the information submitted by the appellant and other information provided by the county. Mr. Morgan made a motion to adjust the grade of the property to B+10. Ms. Sparks seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Bryan & Barbara Berger Tract # 765319, 765320, 765321, 723903

Mr. Berger appeared before the Board to appeal the valuation on four properties. He provided an appraisal of the property located 101 Rainbow Dr in Carrboro (tract # 765321) performed by Thomas Whisnant. The appraisal's effective date was March 30, 2009. The conclusion of value on the appraisal was \$345,000 based on several sales.

The Board considered all the information submitted and attested to by the appellant. They also considered other documents provided by the county. Mr. Morgan made a motion to remove a land adjustment place on the property in previous years for the estimated cost to provide sewer service and to adjust the grade of the property to A+05. Mr. Morgan also motioned to make no changes to the other appealed properties (765319,765320,723903) Ms. Levine seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Gale Meyer Tract #764915

Mr. & Ms. Meyer appeared before the board to appeal the valuation placed on the property located 5906 Ten Springs Lane in Durham, Orange County. The property is a 2.63acre tract improved with a residence constructed in 2004.

The Board reviewed all the documents provided by the appellant and that which was provided by the county. Ms. Sparks made a motion to change the grade of the residence to A+10 and to change the number of fireplaces to 2. Ms. Levine seconded the motion and the motion carried.

Ayes: 3

Noes: 0

Patsy Clayton

Tract # 266287 & 200759

Mr. & Ms. Clayton appeared before the board to appeal the valuation placed on their properties. The property is approximately 25.00 acres. Tract # 266287 is improved with several structures including an old residence, some tobacco barns and an old commercial building contains 22.08 acres. Mr. Clayton stated that the commercial building isn't useable for commercial purposes and only used for storage. Tract # 200759 is a 2.9acre tract improved with the residential homestead.

The Board considered all the information provided by the appellants and that which was provided by the county. Mr. Morgan made a motion to send an appraiser out to verify the condition of the commercial building. She further instructed the county staff to made any necessary adjustments and that the Board did not need to do further review after inspection. Ms. Levine seconded the motion and the motion carried.

Ayes: 3

Noes: 0

Joseph & Anna Engelberg

Tract # 757737

Mr. & Ms. Engelberg appeared to appeal the valuation placed on their property. The property was purchased in June of 2008 for \$447,000. The Engelberg's stated that the home was actively marketed by a realtor for almost a year when they purchased it. The lot is a 2.90acre triangular tract fronted on two sides with heavily traveled roads.

The Board reviewed and considered all documentation presented by the appellant and the county. Maps of the area were reviewed. Mr. Morgan made a motion to apply a 17% adjustment to the land and a 5% economic adjustment to the residence. Ms. Levine seconded the motion and the motion carried.

Ayes: 3

Noes: 0

Andrew Madden Jr.

Tract # 302874

Mr. Madden filed an appeal on his property and requested that the Board review his submitted documentation and render a decision in his absence. The property is a 10.01 acre tract.

The Board reviewed and considered all provided documentation on this property. Ms. Sparks indicated the value was comparable to other similar tracts and motioned to uphold the county assessed value. Mr. Morgan seconded the motion and the motion carried.

Ayes: 3

Noes: 0

Oliphine J Hocutt

Tract # 426313

Did not appear for her scheduled appeal.

Lacy Bradsher

Tract # 243072

Did not appear for her scheduled appeal.

Having no further business on this day Mr. Morgan made a motion to adjourn for the day. The motion was seconded and the board adjourned at 5:04pm

Respectfully submitted by
Judy Ryan

Jane Sparks, Chair