

Robert Siemens

Tract # 439859

Mr. Siemens has appealed the county assessed value of his property for 2009. He indicated on his submitted appeal that he does not need an appointment with the Board however, he has requested that his submitted documentation be reviewed in his absence. Mr. Siemens provided a spreadsheet comparing his property to the assessed values of 10 other properties in his area. No sales were provided

The Board reviewed all the information presented by the appellant and by the county. Mr. Morgan made a motion to uphold the county value. Ms. Sparks seconded the motion and the motion carried.

Ayes: 3

Noes: 0

Anthony Sorvino

Tract # 457276

Mr. Sorvino has appealed the county assessed value of his property for 2009. He indicated on his submitted appeal that he does not need an appointment with the Board however, he has requested that his submitted documentation be reviewed in his absence.

The Board reviewed all the information presented by the appellant and by the county. Due to the lack of evidence provided, Mr. Morgan made a motion to uphold the county value. Ms. Sparks seconded the motion and the motion carried.

Ayes: 3

Noes: 0

Cecil Given III

Tract # 553020

Mr. Given has appealed the county assessed value of his property for 2009. He indicated on his submitted appeal that he does not need an appointment with the Board however, he has requested that his submitted documentation be reviewed in his absence.

The Board reviewed all the information presented by the appellant and by the county. Mr. Morgan made a motion to change the grade of the property to A-10. Ms. Levine seconded the motion and the motion carried.

Ayes: 3

Noes: 0

George Barringer

Tract # 548722

Mr. Barringer has appealed the county assessed value of his property for 2009. He indicated on his submitted appeal that he does not need an appointment with the Board however, he has requested that his submitted documentation be reviewed in his absence.

The Board reviewed all the submitted documents and those provided by the county. Mr. Morgan made a motion to change the square footage listed in the area over the garage to 137 to account for the difference in the square footage estimated in the appraisal. Ms. Levine seconded the motion and the motion carried.

Ayes: 3

Noes: 0

Paul Yoe

Tract # 552878

Mr. Yoe has appealed the county assessed value of his property for 2009. He indicated on his submitted appeal that he does not need an appointment with the Board however, he has requested that his submitted documentation be reviewed in his absence. An appraisal was provided that was obtained for the purpose of refinance dated March 2009. The conclusion of value was \$353,000.

The Board reviewed all the information presented by the appellant and by the county. Mr. Morgan made a motion to uphold the county value. Ms. Sparks seconded the motion and the motion carried.

Ayes: 3

Noes: 0

William King

Tract # 553444

Mr. King has appealed the county assessed value of his property for 2009. He indicated on his submitted appeal that he does not need an appointment with the Board however, he has requested that his submitted documentation be reviewed in his absence. An appraisal was provided that was obtained for the purpose of refinance dated April 2009. The conclusion of value on the appraisal was \$530,000

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

basement area. She also stated that staff should amend the data if needed and bring the information back to the board for further consideration.

Milson Shackelford

Tract # 771875 & 722752

Mr. Shackelford appeared to appeal the valuation of two properties. Tract # 771875 is a 0.62acre tract that is not buildable due to the shape, size and that the property was in the Lower Eno Protected Watershed. Tract # 722752 is a 1.52acre tract improved with a residence and garage.

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 .62acre tract 85% due to its unusable nature. The motion also extended to the 1.52 acretract which he suggested to uphold the county valuation. Ms. Sparks seconded the motion and the motion carried.

Ayes: 3

Noes: 0

Kevin Elvin

Tract # 430206

Mr. Elvin appeared before the Board to appeal the valuation placed on his property located 2405 George Anderson in Hillsborough. He stated that his property has experienced some deferred maintenance.

The Board considered all the information submitted and attested to by the appellant. They also considered other documents provided by the county. Ms Sparks made a motion to adjust the depreciation on the residence to 20% and apply a 5% economic adjustment to the structure as well. Ms. Levine seconded the motion and the motion carried.

Ayes: 3

Noes: 0

Amelia Peden Burke

Tract #754011

Ms. Burke appeared before the Board to appeal the valuation placed on her property located 203 Portsmouth Place in Chapel Hill. She said that her valuation had increased over 40% from the previous assessment.

The Board reviewed all the documents provided by the appellant and that which was provided by the county. Mr. Morgan noted that the property was purchased in 2008 for \$300,000 and made a motion to uphold the county value. Ms. Levine seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Mary Ann Shmueli Tract # 732477

Ms. Shmueli appeared before the Board to appeal the assessed value of her property located 1311 Tallyho Trail in Carrboro. She provided an appraisal obtained for the purpose of estimating the market value of her home. The appraisal date is June 2009 with a conclusion of \$258,300. She also stated that her home has had little interior improvements made since construction. The attached garage has been converted into living area but is not heated or cooled.

The Board considered all the information provided by the appellants and that which was provided by the county. Ms. Sparks verified the information on the county records and made a motion to remove the coding for heat/air on the converted garage space, change the number of bathrooms and apply a 3% economic adjustment to the residence for lack of upgrades. Ms. Levine seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Shauna Torain Tract # 354624

Ms Torain appeared before the Board to appeal the valuation placed on her property located 5617 Wagon Farm Rd in Efland. She expressed that the value had increased to a point that she felt she may be unable to afford the property taxes.

The Board reviewed and considered all documentation presented by the appellant and the county. Numerous sales in the area were reviewed and Mr. Morgan concluded that the county valuation was fair and no adjustment need be made. Ms. Levine seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Denni Lambert

Tract # 753664

Mr. & Ms. Lambert appeared before the Board to appeal the assessed value of their property located 1603 Old Oxford Rd in Chapel Hill. They provided an appraisal obtained for the purpose of refinance dated February 2009. The value conclusion on the appraisal was 412,000.

The Board reviewed and considered all provided documentation on this property. Mr. Morgan stated that the subject property has approximately 3400 square feet and all of the comparable properties in the appraisal averaged 2500 square feet. Also noted were 2 detached garages built in 2006. Mr. Morgan made a motion to change the grade on the residence to A+10 and apply a 40% economic adjustment to both detached garages. Ms. Levine seconded the motion and the motion carried.

Ayes: 3

Noes: 0

Rishu Guo

Tract # 764967

Mr. Guo appeared before the Board to appeal the assessed value of his property located 106 Christine Ct in Chapel Hill. He provided a spreadsheet of several properties in the Parkside subdivision that he feels are comparable.

The Board reviewed and considered all submitted documentation by the appellant and that which was provided by the county. Mr. Morgan made a motion to uphold the county value. Ms. Sparks seconded the motion and the motion carried.

Ayes: 3

Noes: 0

Ted Lotchin

Tract # 762640

Mr. Lotchin appeared before the Board to appeal the assessed value on his property located 111 Hogan Ridge Ct in Chapel Hill. He provided, as supporting documentation, estimates from Zillo.com and Cyberhomes.com

The Board reviewed and considered all information submitted by the appellant and that which was offered by the county. Ms. Sparks verified the data on the county records. She then made a motion to remove the attic finish and change the number of bathrooms to 3.5/11. Ms. Levine seconded the motion and the motion carried

Ayes: 3

Noes: 0

Oin Wei

Tract # 743891

Mr. & Ms. Wei appeared before the Board to appeal the valuation of their property located 206 Glenview Place in Chapel Hill. Mr. Wei stated that part of their home and lot are located in the Resource Conservation District. They purchased the home in 2005 for \$440,000 and think the current value of the home is approximately \$465,000

The Board reviewed and considered all the evidence submitted by the appellant and that which was provided by the county. Mr. Morgan made a motion to uphold the value placed on the property by the county. Ms. Levine seconded the motion and the motion carried.

Ayes: 3

Noes: 0

Charles Wilson Tract # 401150

Mr. Wilson has appealed the county assessed value of his property for 2009. He indicated on his submitted appeal that he does not need an appointment with the Board, however, he has requested that his submitted documentation be reviewed in his absence.

The Board reviewed all the submitted documentation from the appellant and that which was provided by the county. Ms. Sparks made a motion to adjust the physical depreciation to 30%. Mr. Morgan seconded the motion and the motion carried.

Ayes: 3

Noes: 0

William Condrey Tract # 601400

Mr. Condrey did not appear for his scheduled appointment.

Maxine Johnson Tract # 706900

Ms. Johnson did not appear for her scheduled appointment.

Having no further business on this day, Mr. Morgan motioned to adjourn for the day. The motion was seconded and the board adjourned at 5:04;m

Respectfully submitted by,
Judy Ryan

Jane Sparks, Chair