

MINUTES
Board of Equalization & Review
October 29, 2009

Board Members Present: Jane Sparks, Chair
Barbara Levine

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

Jane Sparks, chair brought the meeting to order at 2:15 pm on October 29, 2009.

David Mogle 337007

Owner presented an appraisal along with a printout from the Zillow website plus a building plan showing interior square footage.

Board reviewed the property data along with area sales. The Board reviewed the appraisal, the Zillow printout, and the building plans. Jane Sparks motioned to have the house value adjusted to approximately 307,000. Barbara Levine seconded the motion and the motion carried.

Ayes: 2
Noes: 0

Josiah Murry Etal 500529

The owner representative, Josiah Murry, explained the purchase history of the property and claimed there is no access to the property. Per the owner the acreage is an excellent candidate for development could they acquire access. Per Mr. Murry he and a relative (Scott Murry) have been trying to purchase access with no success. Mr. Scott Murry provided verbal descriptions of their efforts to acquire access. When asked, by Jane Sparks about the property being for sale, Josiah Murry responded "It's not for sale to be given away".

The Board considered the location of the property along with area sales and noted the property already has a significant adjustment of minus 59%. Barbara Levine motioned for no change. Jane Sparks seconded the motion and the motion carried.

Ayes: 2
Noes: 0

Thomas Brown 667586

Mr. Brown described how the value had changed from 2008 to 2009. Then Mr. Brown stated his position that the true value of the property is better approximated by the 2009 refinance appraisal provided.

The Board considered the information provided along with area sales and comparably located properties. Jane Sparks motioned to remove all 00 factors from the finished attic area and to change the grade/market factor and depreciation on the garage and storage area to B+10 and 10% respectively. Barbara Levine seconded the motion and the motion carried.

Ayes: 2
Noes: 0

Brian Batista 319615

The owner stated his position that the tax value of the property is too high compared to the two year old appraisal he supplied. Mr. Batista explained that the property was a foreclosure.

The Board considered the information provided along with area sales. Barbara Levine motioned no change. Jane Sparks seconded the motion and the motion carried.

Ayes: 2
Noes: 0

Lucille Carter 601013

Annie Wilkerson 601014

Ms. Carter and Ms. Wilkerson explained that both tracts had been clear cut and that this has greatly impacted the market value. The owners provided a letter from a Realtor as their evidence.

The Board considered the information provided along with area sales. Barbara Levine motioned to apply a land adjustment of minus 15% on each tract to account for the rough clear cut condition. Jane Sparks seconded the motion and the motion carried.

Ayes: 2
Noes: 0

Mark O'Neal 560758

Mr. O'Neal explained to the Board that there is a 5-acre power line easement that goes through one side of the property plus some topography issues that reduce the value of the property. The owner also provided some historical information on area sales which indicated, per the owner, a negative impact from the power line of 32 to 40%. Mr. O'Neal also spoke of a 2006 subdivision sale of a lot for \$245,000 which does not have the power line or the shape or topography issues.

The Board considered the information provided along with area sales. Jane Sparks motioned to change the land adjustment to A-40. Barbara Levine seconded the motion and the motion carried.

Ayes: 2
Noes: 0

Mary Morgan 754433

(Represented by daughter Beverly Dickinson)

Representative spoke of the increase from 2008 to 2009 of 59% which is not understandable in this market. Ms. Dickinson also provided pictures of the neighborhood and pictures of the subject house explaining also that the home has never had an electrical upgrade or kitchen and baths upgraded. Ms. Dickinson also provided documents which she described as showing that the subject lot is over assessed plus some sales information. Per the representative this property is rented.

The Board considered the verbal testimony plus that which was documented as well as area sales. Jane Sparks motioned to adjust the land value to approximately 250,000 and make no further adjustments. Barbara Levine seconded the motion and the motion carried.

Ayes: 2
Noes: 0

Mary Morgan & Beverly Dickinson 754427

(Represented by Beverly Dickinson)

Representative spoke of the increase from 2008 to 2009 of 60% which is not understandable in this market. Ms. Dickinson also provided pictures of the neighborhood and pictures of the subject house explaining also that the home does not have central heating or air and has never had an electrical upgrade or kitchen and baths upgraded. Ms. Dickinson also provided documents which she described as showing that the subject lot is over assessed.

The Board considered the verbal testimony plus that which was documented as well as area sales. Jane Sparks motioned to correct the heat and air conditioning and remove the \$300 shed and make no further adjustments. Barbara Levine seconded the motion and the motion carried.

Ayes: 2
Noes: 0

Oliver Clark 403852

Mr. Clark provided some historical information on how the property and area have been going down, along with some photographs. The owner also described how he has spoken with police and town officials on enforcing local ordinances in the area and keeping the storm drains cleared, etc.

The Board considered the verbal testimony, reviewed the pictures and neighborhood sales. Barbara Levine motioned to make no changes in the value. Jane Sparks seconded the motion and the motion carried.

Ayes: 2
Noes: 0

David Obringer 714105

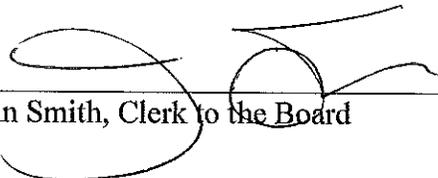
Mr. Obringer provided to the Board a December 2008 refinance appraisal plus some arguments related to being over assessed.

The Board considered all the information provided as well as area sales. Jane Sparks motioned to remove the 00 from under the finished attic area and to change the number of plumbing fixtures to 10. Barbara Levine seconded the motion and the motion carried.

Ayes: 2
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 5:30 pm.


Jane Sparks, Chair

 10/29/09
John Smith, Clerk to the Board