

MINUTES
Board of Equalization and Review
September 10, 2009

Board Members Present: Jane Sparks, Chair
Jerry Kruter

Staff Members Present: John Smith, Assessor
Judy Ryan, Deputy Assessor
Brad Allison, Staff Appraiser
Pam Bryant, Recording Secretary

Ms. Sparks called the meeting to order at 2:10 p.m. on Thursday, September 10, 2009.

Robert Dalton **726668**

Mr. Robert Dalton appeared before the Board to appeal the value of his property located at 2 Crow Hollow Rd., Chapel Hill, NC. The current tax value assigned to the property by Orange County is \$942,219. The appellants purchased the property in 1998 for \$675,000. According to County records, the property is a 1.565 acre parcel improved with a 6814 square foot residence. Mr. Dalton is a broker for Howard Perry and Walston and he completed a market analysis on his property, which was included with documentation. According to Mr. Dalton records and his own measurements, the correct square footage of his home is 5900 square feet.

During deliberations the Board considered all information presented by the appellant. The market analysis and sales of comparable properties were considered. Jane Sparks made a motion to change building section F from 726 square feet to 485 square feet, change the basement area from 100% to 75%, as well as changing the dimensions of the garage from 22x33 to 22x26. Jerry Kruter seconded the motion and the motion carried.

Ayes: 2
Noes: 0

Xioju Xie **708495**

Mr. Xioju Xie appeared before the Board to appeal the value of his property located at 604 Tinkerbell Rd., Chapel Hill, NC. Mr. Xie was accompanied by Mr. Francis Chan for translation purposes. The current tax value assigned to the property by Orange County is \$239,926. The appellants purchased the property in 2005 for \$170,000. Documentation included an appraisal completed April 2009 with an estimated market value of \$215,000. Mr. Xie believes the valuation is excessive and should be the appraised amount of \$215,000.

During deliberations the Board considered all information presented by the appellant. The appraisal and sales of comparable properties were considered. Jane Sparks made a motion that no change be made. Jerry Kruter seconded the motion and the motion carried.

Ayes: 2
Noes: 0

Karl Klingelsmith **747390**

Mr. Karl Klingelsmith appeared before the Board to appeal the value of his property located at 4225 New Hope Springs Dr., Hillsborough, NC. The current tax value assigned to the property by Orange County is \$363,128. Mr. Klingelsmith is aware that the value was lowered from \$393,322 to \$363,128 during the informal appeals process, but wishes to pursue further reduction in the valuation. The appellant purchased the property in 2002 for \$279,000. According to County records, the property is a 1 acre parcel improved with a 2607 square foot residence. Documentation included an appraisal completed March 2009.

During deliberations the Board considered all information presented by the appellant. The appraisal and sales of comparable properties were considered. Jane Sparks made a motion to correct the county record by changing the baths from 3.5/9 to 2.5/6, removing bldg sections I and J, and changing building Section G from 436 square feet to 570 square feet. The motion also included changing building section H from 436 square feet to 748 square feet. Jerry Kruter seconded the motion and the motion carried.

Ayes: 2
Noes: 0

Peter Caprioli **175172**

Mr. Scott Dorsett appeared on behalf of Peter Caprioli to appeal the value of his property located at 112 Meander Ln., Rougemont, NC. The current tax value assigned to the property by Orange County is \$487,297. Mr. Caprioli is aware that the value was lowered from \$512,271 to \$487,297 during the informal appeals process, but wishes to pursue further reduction in the valuation. Documentation included an appraisal of 119 Meander Ln., which is Mr. Caprioli's daughter's home. The appraisal of the daughter's home was completed April 2009. The houses and land area are very similar per Mr. Dorsett who believes the appraisal gives an accurate market value for Mr. Caprioli's property as well as his daughter's property. Documentation also included a letter from the builder of Mr. Caprioli's home.

During deliberations the Board considered all information presented by the appellant. Sales of comparable properties were considered. Jerry Kruter made a motion to change the grade from A+00 to B+15. The motion included a directive to have a staff appraiser visit the site and complete a field review to check for walk-up stairs to storage area over the garage and attic area and to make the proper adjustments. This property will not need to come before the Board for further review. Jane Sparks seconded the motion and the motion carried.

Ayes: 2
Noes: 0

Mike Jones **719622**

Mr. Mike Jones appeared before the Board to appeal the value of his property located at 3710 Stoneycreek Rd., Chapel Hill, NC. The current tax value assigned to the property by Orange County is \$580,253. According to County records, the property is a 3.864 acre parcel improved with a 4306 square foot residence. Documentation included an appraisal completed May 2009 with an estimated market value of \$496,000.

During deliberations the Board considered all information presented by the appellant. The appraisal and sales of comparable properties were considered. Jane Sparks made a motion to change building section G from 400 square feet to 300 square feet, to change the basement area from 100% to 75%, and to change the grade form A+25 to A+20. Jerry Kruter seconded the motion and the motion carried.

Ayes: 2
Noes: 0

Peter Henry **742846**

Mr. Peter Henry appeared before the Board to appeal the value of his property located at 111 Cardiff Pl., Chapel Hill, NC. The current tax value assigned to the property by Orange County is \$359,639. According to county records, the property is a 15,455 square foot parcel improved with a 1664 square foot residence. Documentation included an appraisal completed March 2009.

During deliberations the Board considered all information presented by the appellant. The appraisal and sales of comparable properties were considered. Jane Sparks made a motion to combine building sections A and B and change the grade from A+10 to A+05. Jerry Kruter seconded the motion and the motion carried.

Ayes: 2
Noes: 0

Tom Clark 740803

Mr. Tom Clark appeared before the Board to appeal the value of his property located at 104 Half Moon Pt., Chapel Hill, NC. The current tax value assigned to the property by Orange County is \$686,704. According to county records, the property is a 33,744 square foot parcel improved with a 2934 square foot residence. Documentation included an appraisal completed January 2009 and comparable sales from the immediate area. Per the appellant, the house is built of lower quality materials than other homes in the neighborhood; it needs a new roof and new HVAC.

During deliberations the Board considered all information presented by the appellant. The appraisal and sales of comparable properties were considered. Jerry Kruter made a motion to change the land adjustment from A-20 to A-30, to change the physical depreciation from 19% to 22%, and change the grade from A+30 to A+20. The motion also included changing the land adjustment on Tract 735358 from A-25 to A-30. Jane Sparks seconded the motion and the motion carried.

Ayes: 2
Noes: 0

Edgardo Garcia 740132

Mr. Edgardo Garcia appeared before the Board to appeal the value of his property located at #5 Mt. Bolus Rd., Chapel Hill, NC. The current tax value assigned to the property by Orange County is \$310,517. According to county records, the property is a 47,612 square foot parcel improved with an 1815 square foot residence. Documentation included drawings of the home when it was originally built in 1953. Mr. Garcia purchased the house in 1992 with the intention of tearing it down, but has used it as a rental house since. Mr. Garcia feels the tax valuation is excessive given the design of the house and the fact it should be torn down.

During deliberations the Board considered all information presented by the appellant. Sales of comparable properties were considered. Jerry Kruter made a motion to send a staff appraiser to do a field review to check the sketch, living area and deck and to make all necessary adjustments with no need to bring the case back to the Board. Jane Sparks seconded the motion and the motion carried.

Ayes: 2
Noes: 0

Timothy Turvey **701988**

Mr. Timothy Turvey appeared before the Board to appeal the value of his property located at 417 Lakeshore Ln., Chapel Hill, NC. The current tax value assigned to the property by Orange County is \$1,052,460. Mr. Turvey purchased the property in 1985 for \$290,000. Documentation included photographs showing two exposed OWASA sewer lines that cross the lot, as well as photos showing the interior condition of the home. According to Mr. Turvey, OWASA does not maintain the easement and there are fallen trees and undergrowth that needs cutting. Per the appellant, a public beach is adjacent to his property line as well as a dam. Mr. Turvey feels the valuation of his property is excessive given the age of the house and the factors listed above.

During deliberations the Board considered all information presented by the appellant. Sales of comparable properties were considered. Jerry Kruter made a motion to change the grade from A+10 to A-20, change the physical depreciation from 24% to 29%, and add an A-20 adjustment to the land for the exposed sewer and slope. Jane Sparks seconded the motion and the motion carried.

Ayes: 2
Noes: 0

Marcus & Deborah West **772207**

Mr. and Mrs. West appeared before the Board to appeal the value of their property located in the Meadowmont Community at 313 Circle Park Pl., Chapel Hill, NC. Mr. and Mrs. West purchased the property in 2006 for \$1,321,000. Documentation included an appraisal completed April 2009 with an estimated market value of \$1,285,000. The appellants believe their value is excessive based on the appraisal's estimated value.

During deliberations the Board considered all information presented by the appellant. The appraisal and sales of comparable properties were considered. Jerry Kruter made a motion that no change be made to the valuation. Jane Sparks seconded the motion and the motion carried.

Ayes: 2
Noes: 0

Mary W. Terry **403875**

Ms. Mary Terry appeared before the Board to appeal the value of her property located at 519 Gwen Rd., Hillsborough, NC. The current tax value assigned to the property by Orange County is \$303,419. Ms. Terry purchased the property in 1992 for \$102,500. Documentation included an appraisal completed November 2008 with an estimated market value of \$275,000. Per the appellant, there is an in-law suite that is not attached to the main part of the house and adjoins the garage. The appellant believes her value is excessive based on the appraisal's estimated value.

During deliberations the Board considered all information presented by the appellant. The appraisal and sales of comparable properties were considered. Jane Sparks made a motion to correct the county record by change the baths from 3.5/10 to 4/10 and the bedrooms from 3 to 4. The motion also included adding a 10% economic adjustment for the in-law suite that is not attached to the house. Jerry Kruter seconded the motion and the motion carried.

Ayes: 2
Noes: 0

Ina Scott **643654**

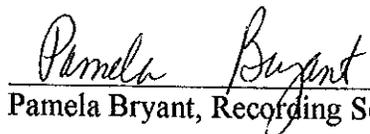
The appellant listed above failed to appear before the Board. Since the appellant presented no evidence, Jane Sparks made a motion that no change be made to the value at this time. Should the property owner request to reschedule, prior to Board adjournment, the case can be reconsidered at that time. Margaret Brown 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. Jerry Kruter seconded the motion and the meeting was adjourned at 5:45 pm.



Jane Sparks, Chair



Pamela Bryant, Recording Secretary