

MINUTES
Board of Equalization and Review
September 24, 2009

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

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 2:05 p.m. on Thursday, September 24, 2009.

Kenneth Oettinger **743699**

Mr. Kenneth Oettinger appeared before the Board to appeal the value of his property located at 7101 Crescent Ridge Dr., Chapel Hill, NC. Per Orange County records, the property is a 2.01-acre parcel improved with a 4562 square foot residence. Documentation included an appraisal dated March 2009. Mr. Oettinger feels his valuation is excessive when compared to homes that have sold or are listed for sale in his immediate area.

During deliberations the Board considered all information presented by the appellant. The appraisal and sales of comparable properties were considered. Reg Morgan made a motion to add 10% economic depreciation for the fact that the sketch is so cut-up. Barbara Levine seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Hongjie Pan **754921**

Mr. Hongjie Pan appeared before the Board to appeal the value of his property located at 406 Perry Creek Dr., Chapel Hill, NC. The current tax value assigned to the property by Orange County is \$410,940. Per Orange County records, the property is a 9,437 square foot lot improved with a 2522 square foot residence. Documentation included a chart showing all the properties that have sold in the Springcrest community from November 2007 to November 2008. Mr. Pan feels his valuation is excessive due to the current economic conditions and when compared to homes that are listed for sale or have sold in his neighborhood.

During deliberations the Board considered all information presented by the appellant. Sales of comparable properties were considered. Reg Morgan made a motion to change the grade from A+30 to A+25. Barbara Levine seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Teresa Walters **762197**

Ms. Teresa Walters appeared before the Board to appeal the value of her property located at 113 Camille Ct., Chapel Hill, NC. The current tax value assigned to the property by Orange County is \$366,076. Per Orange County records, the property is a 13,645 square foot lot improved with a 2189 square foot residence. Documentation included an appraisal dated May 2009 with an estimated market value of \$346,000. The appellant feels the valuation is excessive and should be the appraised value of \$346,000.

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

Ayes: 3
Noes: 0

Ernst & Sharon Metzger **549141**

Mr. and Mrs. Metzger appeared before the Board to appeal the value of their property located at 6015 St. Mary's Rd., Hillsborough, NC. The current tax value assigned to the property by Orange County is \$599,517. Per Orange County records, the property is a 5.09 acre tract of land improved with a 3508 square foot residence. Documentation included a set of blueprints which indicated the square footage to be 3557 rather than 5006 as indicated on county records. The owner also informed the Board that the basement is unfinished. The owners feel the valuation is excessive, and feels the discrepancy may be caused by the square footage being incorrect.

During deliberations the Board considered all information presented by the appellant. Sales of comparable properties were considered. Jane Sparks made a motion to send a staff appraiser to do a field review to check the attic and basement areas. Appropriate changes should be made based upon findings. This property does not need to come before the Board for further review. Barbara Levine seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Richard & Ellen Boylan **707105**

Mr. and Mrs. Boylan appeared before the Board to appeal the value of their property located at 1306 Willow Dr., Chapel Hill, NC. The appellants were accompanied by their appraisers, John McPhaul and Tiller McPhaul. The current tax value assigned to the property by Orange County is \$326,807. Documentation included an appraisal dated September 2009 along with several comparable properties that have sold or are listed for sale in the immediate area. Mr. and Mrs. Boylan also believe their valuation is excessive when compared to the valuations of neighboring properties.

During deliberations the Board considered all information presented by the appellant. The appraisal and sales of comparable properties were considered. Reg Morgan made a motion to change the grade from A+15 to A+10 and change the physical depreciation from 22% to 28%. Barbara Levine seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Russell White **563394**

Mr. Russell White appeared before the Board to appeal the value of his property located at 2115 Country Air Ln., Hillsborough, NC. The current tax value assigned to the property by Orange County is \$442,066. Mr. White purchased the property in 2007 for \$390,000. Per Orange County records, the property is a 2.25 acre parcel improved with a 2579 square foot residence. Documentation included an appraisal dated April 2009. The appellant believes the valuation is excessive given the current economic condition, and when compared to properties that have sold or are listed for sale in his neighborhood. Mr. White believes the valuation should be closer to the 2007 purchase price of \$390,000.

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 the grade from A+05 to A+00. Barbara Levine seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Robert Shaw **502728**

Mr. Robert Shaw appeared before the Board to appeal the value of an unimproved 1.61 acre tract whose legal description is #15 BL.B SEC.1: Meadow Estates, Orange County, NC. The current tax value assigned to the property by Orange County is \$8,226. Documentation included a copy of the perk test completed by Orange County Health Department around 1994, which concluded that the land is not suitable for improvement.

Per Mr. Shaw, it would cost approximately \$40,000 to install an alternative septic system. For this reason Mr. Shaw feels the valuation is excessive.

During deliberations the Board considered all information presented by the appellant. Adjustments already applied to the value were closely considered. Reg Morgan made a motion that no change be made to the valuation. Barbara Levine seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Fox Hill Farm LLC 571108, 574832, 574843

Mr. Tim Kepley appeared before the Board to represent Catherine C. McGhee, the Manager of Fox Hill Farm, and to represent the owner of these properties to appeal the value of Lots 141, 174 and 185 in Fox Hill Farm Subdivision in Orange County, NC. Below is a chart showing the tract number, the acreage, and tax valuation of the lots.

Tract #	Legal Description	Size	Tax Valuation	Current List Price
571108	141 Fox Hill Farm	1.85 Ac	\$131,610	\$125,000
574832	174 Fox Hill Farm	2.36 Ac	\$137,878	\$132,000
574843	185 Fox Hill Farm	1.78 Ac	\$125,644	\$120,000

These three properties are all listed for sale and Mr. Kepley asked that the Board consider reducing the tax valuation on all three lots to the current listing price.

During deliberations the Board considered all information presented by the appellant. Sales of comparable properties were considered. Jane Sparks made a motion to adjust the valuations of all three tracts to \$124,000. Barbara Levine seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Fox Hill Farm LLC 548724, 565292

Mr. Tim Kepley appeared before the Board to appeal the value of two unimproved tracts of land located on New Sharon Church Road, Orange County, NC. Below is a chart showing the tract number, the acreage, and tax valuation of the lots.

Tract #	Legal Description	Size	Tax Valuation
565292	#1 Fox Hill Farm P88/164-165	178.29 Ac	\$1,730,281
548724	#E Laura Watkins Est P71/13	25.00 Ac	\$ 236,500

The combined Orange County valuation for the two tracts is \$1,966,781. Documentation included an appraisal of these two tracts completed by Pickett-Sprouse Real Estate. Mr. Kepley feels the Orange county combined tax valuation is excessive and asked that it be reduced to \$1,830,000.

During deliberations the Board considered all information presented by the appellant. Sales of comparable properties were considered. Jane Sparks made a motion to add a land adjustment of A-08 to both tracts. Barbara Levine seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Fox Hill Farm LLC 565315

Mr. Tim Kepley appeared before the Board to appeal the value of the property located at 200 New Sharon Church Road, Orange County, NC. The current tax value assigned to the property by Orange County is \$1,314,929. According to Orange County records, the property is a 57.76 acre tract of land improved with a 2362 square foot residence and several outbuildings. Documentation included an appraisal completed by Pickett-Sprouse Real Estate. Mr. Kepley feels the Orange County tax valuation is excessive and asked that it be reduced to \$1,200,000.

During deliberations the Board considered all information presented by the appellant. Sales of comparable properties were considered. Reg Morgan made a motion to change the land adjustment from E-05 to E-10, and add an economic depreciation of -10% to the dwelling. Barbara Levine seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Fox Hill Farm LLC 565314

Mr. Tim Kepley appeared before the Board to represent Catherine C. McGhee, the Manager of Fox Hill Farm, to appeal the value of a 2.22 acre unimproved parcel of land whose legal description is N/S SR 1002, Orange County, NC. The current tax value assigned to the property by Orange County is \$107,839. Documentation included a market analysis summation sheet completed by Pickett-Sprouse Real Estate. Photographs and GIS maps were included with the documentation. Per Mr. Kepley, this property is located at the corner of St. Mary's Road and New Sharon Church Road and is not a part of the Fox Hill Farm Subdivision.

During deliberations the Board considered all information presented by the appellant. The appraiser's analysis and sales of comparable properties were considered. Reg Morgan made a motion to add a land adjustment of A-55 for topography, drainage and shape. Barbara Levine seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Fox Hill Farm LLC 575674

Mr. Tim Kepley appeared before the Board to appeal the value of a 23.22 acre tract of land whose legal description is S12A Fox Hill Farm S P104/167, Orange County, NC. The current tax value assigned to the property by Orange County is \$1,110,547. Documentation included an appraisal completed by Pickett-Sprouse Real Estate. Mr. Kepley feels the Orange County tax valuation is excessive and asked that it be reduced to \$950,000.

During deliberations the Board considered all information presented by the appellant. The appraisal and sales of comparable properties were considered. Reg Morgan made a motion to change the physical depreciation from 20% to 35%. Barbara Levine seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Jonathan Grubbs 770483

Mr. Jonathan Grubbs chose not to appear before the Board to appeal the value of his property located at 164 Tramore Dr., Chapel Hill, NC. Instead, the owner requested the information supplied to serve as his appeal basis. The current tax value assigned to the property by Orange County is \$712,621. According to Orange County records, the property is a 15,473 square foot lot improved with a 3651 square foot residence. Documentation included an appraisal dated March 2009.

During deliberations the Board considered all information presented by the appellant. Sales of comparable properties were considered. Reg Morgan made a motion to send a staff appraiser to do a field review of the property and make appropriate changes based on findings. This property will not need to come before the Board for further review. Barbara Levine seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Elizabeth & Richard Spero **712685**

Mr. and Mrs. Spero chose not to appear before the Board to appeal the value of their property located at 1545 Ephesus Church Rd., Chapel Hill, NC. The current tax value assigned to the property by Orange County is \$290,802. The appellants purchased the property in 1996 for \$155,000. Documentation included a market analysis.

During deliberations the Board considered all information presented by the appellant. The market analysis and sales of comparable properties were considered. Reg Morgan made a motion to change the physical depreciation from 29% to 33%, and add an adjustment of A-20 to the land. Barbara Levine seconded the motion and the motion carried.

Ayes: 3
Noes: 0

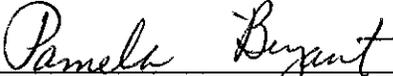
Maria Tsiapera **301071**

The appellant listed above failed to appear before the Board. Since the appellant presented no evidence, Reg Morgan 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. Jane Sparks 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 4:40 pm.


Jane Sparks, Chair


Pamela Bryant, Recording Secretary