

MINUTES
Board of Equalization and Review
September 29, 2009

Board Members Present: Jerry Kruter, Chair
Barbara Levine
Margaret Brown

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

Mr. Kruter called the meeting to order at 2:05 p.m. on Tuesday, September 29, 2009.

Whit Rummel **706103**

Mr. Whit Rummel appeared before the Board to appeal the value of his property located at 201 Hillcrest Rd., Chapel Hill, NC. The current tax value assigned to the property by Orange County is \$480,780. Per Orange County records, the property is a 1.27 acre parcel improved with a 2228 square foot residence. Mr. Rummel purchased the property in 1993 for \$213,500. The appellant considers valuation excessive when compared to neighboring properties, but particularly his land valuation. Per the appellant, his home is older, smaller, and the construction is not as good as other properties around him. Also per the appellant, OPC Foundation owns the tract beside him and has converted the residence into a home for people with disabilities. According to Mr. Rummel, the property is not maintained, unkempt, has loiters and a lot of cars parked around it. He feels these factors detract from his value.

During deliberations the Board considered all information presented by the appellant. Sales of comparable properties were considered. Margaret Brown made a motion to change the A-05 land adjustment to A-10. Barbara Levine seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Ed Neely **707426**

Mr. Ed Neely appeared before the Board to appeal the value of his property located at 600 Lakeshore Ln., Chapel Hill, NC. The current tax value assigned to the property by Orange County is \$509,277. Mr. Neely purchased the property in 1992 for \$208,000. The appellant feels his valuation is excessive when compared with properties that have sold in his immediate area. Mr. Neely also compared his valuation to the valuations

placed on neighboring properties. Per the appellant, the kitchen was updated slightly several years ago, but the cabinets as well as the baths are original to the house. The appellant also pointed out that the house was built very near the property line because of a severe slope to the lot, which he feels makes much of the lot unbuildable. Mr. Neely believes his market value is \$455,548±. Documentation included interior photographs.

During deliberations the Board considered all information presented by the appellant. Sales of comparable properties were considered. Jerry Kruter made a motion that no change be made to the valuation. Margaret Brown seconded the motion and the motion carried.

Ayes: 3
Noes: 0

David Henke **725249**

Mr. David Henke appeared before the Board to appeal the value of his property located at 1602 Halifax Rd., Chapel Hill, NC. The current tax value assigned to the property by Orange County is \$1,203,275. Per Orange County records, the property is a 3.78 acre parcel improved with a 5748 square foot residence. Documentation included a letter dated August 17, 2009 from RBC Centura Bank which estimated the market value of the property. Per the appellant, the house has cracks in the foundation that need repair, the roof needs replacement, and approximately one-third of the lot is in the flood plain. Mr. Henke feels the valuation is excessive.

During deliberations the Board considered all information presented by the appellant. The letter from RBC Centura Bank and sales of comparable properties were considered. Margaret Brown made a motion that no change be made to the value. Barbara Levine seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Jacques A. El Chayeb, Sr. **712571**

Mr. Jacques El Chayeb appeared before the Board to appeal the value of his property located at 260 Edgewood Rd., Chapel Hill, NC. The current tax value assigned to the property by Orange County is \$246,944. Mr. El Chayeb purchased the property in March 2009, while in foreclosure, for \$180,000. Documentation included an appraisal dated March 2009. Mr. El Chayeb believes there is a discrepancy between the actual square footage of finished basement area and what is on the county record. County records indicate 903 square feet as being 100% finished.

During deliberations the Board considered all information presented by the appellant. The appraisal and sales of comparable properties were considered. Margaret Brown made a motion to send a staff appraiser to do a field review, re-measure the basement area and determine the amount of finished area as well as the number of baths. Appropriate changes should be made based on findings. This property will not need to come before the Board for further deliberation. Barbara Levine seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Charles A. Brownell **745463**

Mr. Charles Brownell appeared before the Board to appeal the value of his property located at 1008 Sabre Ct., Chapel Hill, NC. The current tax value assigned to the property by Orange County is \$1,013,340. Mr. Brownell believes his valuation is excessive given the current economic conditions. According to Mr. Brownell, there are six homes in this subdivision and two of them have been in foreclosure in recent months. Mr. Brownell feels this has had a negative impact on his property value. He requested that the Board lower his valuation to \$841,297±.

During deliberations the Board considered all information presented by the appellant. Sales of comparable properties were considered. Barbara Levine made a motion that no change be made to the value. Margaret Brown seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Thomas & Mary Serge **734100**

Mr. and Mrs. Serge appeared before the Board to appeal the value of their property located at 103 Deerfield Tr., Chapel Hill, NC. The current tax value assigned to the property by Orange County is \$530,156. According to Orange County records, the property is a 3.07 acre parcel of land improved with a 2858 square foot residence. Mr. and Mrs. Serge believe their valuation is excessive when compared to comparable homes in the immediate area that have sold in recent months. Documentation included information about the sale of these properties.

During deliberations the Board considered all information presented by the appellant. Sales of comparable properties were considered. Margaret Brown made a motion that no change be made to the value. Barbara Levine seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Wanda Wilkins

301449

Ms. Wanda Wilkins chose not to appear before the Board to appeal the value of her property located at 311 Tinnin Rd., Efland, NC, but asked that the documentation serve as her appeal. The current tax value assigned to the property by Orange County is \$34,267. Documentation included a list of items on the interior and exterior of the home that are in need of replacement or repair. According to Ms. Wilkins, several years ago an Orange County building inspector had recommended that the house be demolished due to the condition of the house.

During deliberations the Board considered all information presented by the appellant. Sales of comparable properties were considered. Barbara Levine made a motion that the physical depreciation be change from 68% to 75%. Jerry Kruter seconded the motion and the motion carried.

Ayes: 3

Noes: 0

Erik Legg

560445

Mr. Erik Legg appeared before the Board to appeal the value of his property located at 500 Deerhaven Ct., Hillsborough, NC. The current tax value assigned to the property by Orange County is \$416,911. According to county records, the property is a 3.9 acre parcel improved with a 2337 square foot residence. Mr. Legg purchased the property in 2006 for \$437,500. Documentation included an appraisal dated January 2009 with an estimated market value of \$370,000. Mr. Legg feels his valuation is excessive when compared to properties that have sold or are listed for sale in his neighborhood. Per Mr. Legg, there is only one perk site with water runoff in the rear. There is a discrepancy between the square footage as reported by the owner and the square footage on county records.

During deliberations the Board considered all information presented by the appellant. The appraisal and sales of comparable properties were considered. Margaret Brown made a motion to send a staff appraiser to do a field review and re-measure the house. This property will need to come back to the Board for final deliberation. Barbara Levine seconded the motion and the motion carried.

Ayes: 3

Noes: 0

Steven Suggs 564317

Mr. Steven Suggs appeared before the Board to appeal the value of his property located at 3916 Avon Brook Ln., Durham, NC. The current tax value assigned to the property by Orange County is \$497,843. According to county records, the property is a 2.61 acre parcel improved with a 2688 square foot residence. Documentation included information regarding the sale of 3901 Avon Brook Ln. in February 2009, which Mr. Suggs considers to be comparable to his home.

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 and re-measure the house. This property will need to come back to the Board for final deliberation. Barbara Levine seconded the motion and the motion carried.

Ayes: 3
Noes: 0

Peter & Robyn Zanard 707902

Mr. and Mrs. Zanard chose not to appear before the Board to appeal the value of their property located at 106 Sue Ann Ct., Carrboro, NC. Instead, the owners requested the information supplied to serve as the appeal basis. The current tax value assigned to the property by Orange County is \$235,159. According to county records, the property is a 10,000 square foot lot improved with a 1764 square foot residence.

During deliberations the Board considered all information presented by the appellant. Sales of comparable properties were considered. Barbara Levine made a motion that no change be made to the valuation. Margaret Brown seconded the motion and the motion carried.

Ayes: 3
Noes: 0

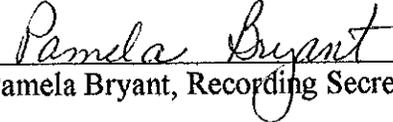
**Gary Schleifer 713657
Steven Baker 732135**

The appellants listed above failed to appear before the Board. Since the appellants presented no evidence, Barbara Levine made a motion that no change be made to the value at this time. Should the property owners 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: 3
Noes: 0

Having heard all the appeals scheduled on this date, Jerry Kruter made a motion to adjourn this meeting. Barbara Levine seconded the motion and the meeting was adjourned at 5:00 pm.


Jerry Kruter, Chair


Pamela Bryant, Recording Secretary