

MINUTES OF BOARD OF EQUALIZATION AND REVIEW

July 7, 2009

The Gates County Board of Commissioners reconvened as the Board of Equalization and Review at 5:30 P.M. in the Commissioner's Room, July 7, 2009.

Those present were Chairperson Henry Jordan, Carlton Nickens, Graham Twine, Kenneth Jernigan, Robert Ezell of Pearson Appraisals and Tax Administrator Renée McGinnis.

Chairperson Jordan called the meeting to order.

Chairperson Jordan asked for approval of the June 23rd minutes. Commissioner Nickens moved to approve the minutes. The motion was seconded by Commissioner Twine and carried unanimously.

The following appeals were reviewed:

Bradford Brown Smith: A correction was made in removing the farm buildings from the home lot to the farm. Commissioner Twine moved to lower the grade on the house from C+10 to C+5. It was seconded by Commissioner Nickens and carried unanimously. The value was decreased from 224,399 to 212,013.

Waverly Hollowell: Commissioner Jernigan moved to make the following changes: Adjust the woods land by 30 % due to swamp; change grade on home from D to D-10 and the effective age from 39 years to 59 years; change value on garage from 200 to 100 and the pole shed from 100 to 0. The motion was seconded by Commissioner Nickens and carried unanimously. The value was decreased from 97,192 to 81,183.

Penelope Walker and Mary Merino: The parcel was valued as eight acres of woods land. It was corrected per GIS to 5.39 acres cleared and 2.61 acres woods. This correction changed the value from 14,080 to 10,418. A motion was made by Commissioner Jernigan and seconded by Commissioner Nickens and carried unanimously.

Joseph Greene, Jr.: Per information presented by Mr. Greene at the June 23rd meeting concerning his home, Commissioner Twine moved to change the number of stories of the home from 1.5 to 1.0 and to add 600 square feet of finished attic. The motion was seconded by Commissioner Jernigan and carried unanimously. This action, along with the action previously taken on the lot, decreased the value from 225,371 to 192,389.

Thomas Perry Eure: PIN 10-01900- Commissioner Nickens made the motion to accept the corrections made to the soil types per the GIS and to change the grade on the house from D to D-10 and the effective age from 39 to 59 years. The motion was seconded by Commissioner Twine and carried. This action lowered the market value from 230,077 to 203,783 and the use value from 101,224 to 84,668. PIN 02-00571- Commissioner Twine made the motion to decrease the land value by 30% due to the lack of the necessary right-of-way for development, to accept the soil type corrections per the GIS and to remove the value of the septic system from the existing site. The motion was seconded by Commissioner Jernigan and approved. This action decreased the market value from 150,411 to 107,434 and the use value from 41,948 to 30,297.

Chairperson Jordan asked for the first scheduled appellant, Douglas Bailey. Mr. Bailey is a resident of Southern Pines mobile Home Park. He stated the value of the doublewide mobile homes located in the park appear to have increased in value \$15-20,000 but are selling for \$40-50,000. Mrs. McGinnis presented a petition from mobile home owners located in Southern Pines Mobile Home Park concerning the values on mobile homes located on rented property. The current value on Mr. Bailey's home is \$63,287 and it was purchased new eleven years ago for \$63,000. The current NADA value is \$35,264. He submitted an advertisement for a doublewide mobile home located in Lexington, NC, the same size and model as his for \$15,900. Mr. Bailey stated he would sell his mobile home for \$45-50,000. He also added that his home included a screened porch and he had just replaced the roof. Mr. Bailey stated that if his home was

sold the buyer would not be required to move it upon approval of a credit check. The lot is rented for \$175/month on a monthly basis requiring a 30-day notice of removal. Mr. Ezell stated there was no sales data for leasehold mobile homes. Mr. Bailey's value currently indicates 11% physical depreciation and 25% deduction due to location.

Mr. and Mrs. Richard Pearce filed an appeal on a one-acre lot located in Eure. Mrs. Pearce does not feel the value of the lot is consistent with other lots in the area. She asked if one lot was reduced in the area would surrounding lots be adjusted? She specifically asked about the value on an adjoining lot owned by Dan Bazemore. Mrs. McGinnis will check the records of the adjoining lot.

The next scheduled appellants; Mr. and Mrs. Gaither did not show for their appointment. Chairperson Jordan called for a five-minute recess.

Chairperson Jordan called the meeting back to order and called the next appellant, Arnold Manigault. Mr. Manigault had concerns with the value of his home. He stated the upstairs was unfinished but there was a permanent staircase. The home is a modular that has been bricked, not stick built and the electric heat should be a heat pump.

Appellant John Askew presented his situation with a 2-acre track located near Story's Crossroads on Highway 13. He discussed the proposed widening of US13 from Winton to the Virginia line. If this project goes through all but ten feet of his property will be involved and this would have to be disclosed if the property was sold. He also mentioned the proposed OLF. There has been no offer to purchase made by the State for the widening of US 13. Also, it was pointed out that a lot of debris was located on the site. Commissioner Twine moved to change the building site index from poor to very poor. Commissioner Nickens seconded the motion and it was carried unanimously. This action decreased the value from \$19,564 to \$13,564.

With no further appeals scheduled Commissioner Twine moved to recess to reconvene July 21, 2009 at 9:30 A.M. The motion was seconded by Commissioner Nickens and carried unanimously.

Renée H. McGinnis
Clerk

**GATES COUNTY BOARD OF COMMISSIONERS
SPECIAL MEETING MINUTES
JULY 13, 2009**

The Gates County Board of Commissioners met in Special Session at 10:00 a.m. on Monday, July 13, 2009 in the Commissioners' Room, 202 Court Street, Gatesville, NC. Commissioners Jordan, Askew, Nickens and Twine were present; Commissioner Jernigan was absent. Also present was County Manager, Toby Chappell.

Chairman Jordan called the meeting to order with a prayer and led the pledge of allegiance.

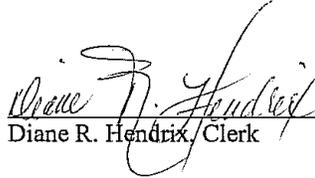
Toby Chappell, County Manager, introduced Cavanaugh & Associates.

Steve Cavanaugh distributed a Draft of the Waste Water Feasibility Study. A discussion of the study followed.

Commissioner Twine made a motion to have the Waste Water Feasibility Study formally presented at the July 20, 2009 Commissioners' Meeting. Commissioner Askew seconded the motion, motion carried without opposition.

Commissioner Twine made a motion to adjourn. Commissioner Nickens seconded the motion, motion carried without opposition.


Henry L. Jordan, Chairman


Diane R. Hendrix, Clerk

GATES COUNTY BOARD OF COMMISSIONERS
