

MINUTES**STATE OF NORTH CAROLINA
COUNTY OF HENDERSON****BOARD OF COMMISSIONERS
DECEMBER 3, 1998**

The Henderson County Board of Commissioners met for a special called meeting at 5:30 p.m. in the Commissioners' Conference Room of the Henderson County Office Building at 100 North King Street, Hendersonville, North Carolina.

Those present were: Chairman Bob Eklund, Vice-Chair Grady Hawkins, Commissioner Renee Kumor, Commissioner Don Ward, County Manager David E. Nicholson, Assistant County Manager Angela S. Beeker, and Clerk to the Board Elizabeth W. Corn.

Also present were: Commissioners elect Marilyn Gordon and Bill Moyer. Public Information Officer Chris S. Coulson, Finance Director J. Carey McLelland, Assessor Robert Baird and Mark Edney from the Assessor's office.

Absent was Commissioner Vollie G. Good.

CALL TO ORDER/WELCOME

Chairman Eklund called the meeting to order and welcomed those in attendance, stating that the purpose of the meeting was an Appraisal worksession.

APPRAISAL WORKSESSION

Stan Duncan, NC Dept. of Revenue, stated that Henderson County is a model county, having moved by leaps and bounds in the Tax Appraisal area. He encouraged the Board to stand behind the Appraisal Staff.

Staff explained that values, budget, and existing rates were three separate and distinct functions.

NCGS 105-317 was reviewed - Appraisal of real property; adoption of schedules, standards, and rules.

NCGS 105-286 was also reviewed - Time for general reappraisal of real property.

Robert Baird reviewed the agenda with the Board, the above NC General Statutes and the 1999 proposed "Calendar of 1999 Reappraisal Events".

Mr. Baird also reviewed who the Reappraisal Staff were:

Mark Edney, Reappraisal Director
Lawrence Stacey, Residential Appraiser
Nick Mazzarella, Residential Appraiser
Jeff Smeltzer, Residential Appraiser
Susan Johnson, Residential Appraiser

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Larry Paige, Commercial Appraiser
Stella McCrary, Appraisal Office Technician
Debra Stephens, Sales/Imaging Specialist

These employees have a combined 70 years of appraisal experience with over 2,000 hours of continuing education.

Mr. Baird explained the methods of appraisal:

- **Cost Approach**
One of the three approaches to value, the cost approach is based on the principle of substitution - that a rational, informed purchaser would pay no more for the property than the cost of building an acceptable substitute with like utility. The cost approach seeks to determine the replacement cost of an improvement less depreciation plus land value.
- **Income Approach**
One of the three approaches to value, the income approach uses capitalization to convert the anticipated benefits of the ownership of property into an estimate of present value.
- **Market Approach**
The most probable sale price of a property in terms of money in a competitive and open market, assuming that the buyer and seller are acting prudently and knowledgeably, allowing sufficient time for the sale, and assuming that the transaction is not affected by undue pressures. A requirement of law or practice that the assessment ratio of all properties be equal to 1. Two issues are implicit here; that fractional assessment levels be avoided and that all property be assessed on the basis of market value and not on the basis of its value in some particular use - for example, agriculture - unless that use is the only use to which the property can legally be put (in which case its use value would be equal to its market value).

A list of definitions was also reviewed.

An example was presented and discussed of Commissioner Good's house and land.

It was explained that along with the notice of assessment, the citizen receives an appeal form. The Assessor's office has been working on a public awareness campaign. After the notices are mailed, our Public Information Officer helps with the public awareness part. Each appraiser has a neighborhood to appraise.

The "Machinery Act" is the Assessor's Bible. It tells him how to do his job.

Mark Edney presented the two schedules of value and requested the Board adopt them as two separate documents. Mark reviewed the biggest schedule tab by tab and then reviewed the

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smaller schedule.

The County Assessor submitted the 1999 Schedule of Rules, Standards and Values and the 1999 Present-Use Value Schedules as prescribed by NCGS 105-317 Subsection (c)(1) to the Henderson County Board of Commissioners for adoption.

A motion was made to adopt both the 1999 Schedule of Rules, Standards and Values and the 1999 Present-Use Value Schedules. All voted in favor and the motion carried.

Attest:


Elizabeth W. Corn, Clerk to the Board


Robert D. Eklund, Chairman

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