

## **BAA CONFERENCE MINUTES – June 11, 2024**

**PARCEL ID:** R800 022 00E 0075 0000  
**APPELLANT:** Jay R. Smith  
**APPEAL:** Valuation  
**LOCATION:** Beaufort County Council Chambers, Beaufort

**Conference Start: 2:00 P.M.**

**Conference End: 3:15 P.M.**

### **Attending Board Members:**

Paul Jernigan, Chairman  
Bob Bible  
Andrew DiSalvo  
Stephen Koch  
Bob MacKay

**Time into Decision Session: 2:31**

**Time out of Decision Session: 2:59**

### **Board Conference Narrative Summary:**

Board Chairman Paul Jernigan explained the procedures for the Board conference.

After introduction by Deputy Assessor Milton Boswell, Certified General appraiser Ron Timblin presented his review of Mr. Smith's appeal. Mr. Timblin stated his work history and qualifications. Based on his appraisal, Ron Timblin appraised the land at \$75,000, noting that the 2023 reassessment value was \$72,000.

With his appraisal, Mr. Timblin included five (5) comparable sales. None of these comparable sales were adjusted for any sales concessions i.e., club fees. HUD closing statements are not recorded and concessions made by the seller post-closing are not recorded or available. All five (5) comparable sales were listed by Premier Properties by Haig Point with Haig Point Club & Community Association as the owner. HPCCA can gain ownership of lots through a procedure similar to foreclosure when lot owner is in arrears in payments to the association.

The property was sold in November of 2022 for \$75,000 as indicated on the recorded deed. Mr. Timblin stated that the rapid price reduction points to a seller that is affected by undue stimulus. The definition of market value includes “Price is not affected by undue stimulus.” There is a distinction between “willingness” to sell and a “compulsion” to sell. Compulsion to sell leads to a distressed sale.

Mr. Smith presented his own appraisal which stated a value of \$25,000 as of 12/31/2022. The appellant stated that Haig Point Club asked to include the club fee in the sale price. This is reflected in the deed recorded with Beaufort County.

Mr. Smith’s appraisal included two (2) sales in Haig Point and one (1) in Bloody Point. Also included was a letter from Haig Point Club stating the Smiths paid their club membership contribution from total proceeds to Haig Point Club.

### **Board Decision Results:**

The Board went into executive session to receive legal advice and to review the presentations of the parties. The Board then came out of executive session. Each Board member was then asked his view of the presentations and to state his decision. The Board unanimously concluded that appellant did not meet the burden of proof to support his opinion of value.

### **Additional Attendees:**

Ebony Sanders, Beaufort County Assessor  
Tom Keaveney, County Attorney  
Milton Boswell, Deputy Assessor  
Liz Rigg, BAA Coordinator  
Beaufort County Assessor’s office staff