

# **2014 MARCH BOARD OF REVIEW MINUTES**

**Wednesday, March 12, 2014**

Chairperson Jenny Fredenburg called the meeting to order on Wednesday, March 12, 2014 at 5:00 pm. The meeting took place at Brighton City Hall Council Chambers, 200 N. First Street, Brighton, MI

Present: Chairperson Jenny Fredenburg, Member Sam Ochodnicki, & Member Bill Farquhar, Assessor Colleen Barton, Assistant Assessor Linda Klein. Colleen Barton will act as secretary to the Board of Review for today's meetings.

Call to the Public, None heard.

Call to the Public, closed.

Appeals begin.

Discussion and decisions.

See Attached.

Chairperson Jenny Fredenburg adjourned meeting at 9:00 p.m.

# Schedule for the 2014 March Board of Review

Wednesday, March 12, 2014

City of Brighton Council Chambers

Members Present: Jenny Fredenburg, Sam Ochodnicki, Bill Farquher

Petition #	Parcel #	Owner's Name	Property Address
12-001	4718-06-103-021	ANGST DOUGLAS M	1027 LONG LEAF CT
	PETITIONER FEELS THE TCV OF THE PROPERTY IS \$230,000. "SEV WAY ABOVE MARKET VALUE IN SUB ETC". COMPS SUPPLIED 1070 LONG LEAF CT, 854 NORTHERN RIDGE, 1010 PEACHWOOD CT, 1245 BAYWOOD CIRCLE. WANTS BOARD TO FOLLOW THE STATE FACTOR ACCORDING TO EVERYONE ELSE IN THE STATE OR FOLLOW THE HEADLY AMENDMENT. AFTER REVIEW BOARD LOWERED THE AV/TV TO \$125,150.		
12-002	4718-30-202-060	BANKS DELPHINE N	4353 DEESIDE DR
	PETITIONER FEELS THE TCV OF HER PROPERTY IS \$90,000. " THE TAXABLE BALUE OF OTHER UNITS, EXACTLY LINE MINE ARE LESS." AFTER REVIEW BOARD LOWERED THE AV/TV TO \$49,310.		
12-003	4718-31-204-001	HSD INVESTMENTS INC	822 E GRAND RIVER
	PETITIONER FEELS THE TCV IS \$575,000. "BUILDING RECENTLY APPRAISED AT \$575,000. WAS LISTED FOR SALE FOR \$650,000. ONE OFFER RECEIVED FOR \$600,000 THAT DID NOT CLOSE. SINCE THEN, ALL TENANTS HAVE LEFT. BUILDING WILL BE VACANT BY APRIL 15, 2014." PETITIONER SUPPLIED MORTGAGE APPRIASAL AS EVIDENCE. CURRENTLY REMOVED FROM MARKET. AFTER REVIEW BOARD LOWERED AV/TV TO \$353,500.		
12-007	4718-06-108-007	GOETZ ROBERT & NANCY	860 FLOWERING PLUM DR
	PETITIONER FEELS THE TCV OF THE PROPERTY IS \$270,000. "WE FEEL OUR ASSESSMENT SHOULD BE BASED ON THE 1.016 MULTIPLIER FACTOR. CONDO WAS PURCHASED IN AUGUST 2012 AT A PURCHASE PRICE \$255,853". AFTER REVIEW BOARD LOWERED THE AV/TV TO \$138,800.		
12-008	4718-30-201-065	GALLAGHER MICHAEL J & HEATHER L	552 FOXBORO SQ
	PETITIONER FEELS THE TCV OF THE PROPERTY IS \$73,000. "EXCESSIVE ASSESSED VALUE." AFTER REVIEW BOARD LOWERED THE AV/TV TO \$ 36,800.		
12-013	4718-06-108-015	APRILL BRIAN T	815 FLOWERING PLUM DR
	PETITIONER FEELS THE TCV OF THE PROPERTY IS \$240,000. " TOO HIGH BASED ON RECENT PURCHASE PRICE AND COMPARABLES". COMPARABLE SALES SUPPLIED, 6146 GREEN ASH, 6069 NORTHRIDGE HILLS DR, 823 FLOWERING PLUM, 6371 SYCAMORE VIEW DR, 879 FLOWERING PLUM DRIVE. PROVIDED CURRENTLY FOR SALE COMPS, 837 BOXWOOD CT, 636 SYCAMORE VIEW DR, 6352 SYCAMORE DR. AFTER REVIEW BOARD LOWERED THE AV/TV TO \$ 128,500.		
12-024	4718-06-108-010	CORCORAN CHRISTINA M	826 FLOWERING PLUM DR
	PETITIONER FEELS THE TCV OF THE PROPERTY \$225,000 TO \$230,000. " TO BRING DOWN THE SEV VALUE TO REFLECT WHAT I BOUGHT IT FOR OR CLOSER TO WHAT I BOUGHT IT BRAND NEW LAST YEAR. FEEL ITS OVER ASSESSED." ONE COMP SUPPLIED 818 FLOWERING PLUM. AFTER REVIEW BOARD LOWERED THE AV/TV TO \$127,600.		
12-025	4718-99-003-313	DEAN JOLLY	407 E GRAND RIVER STE D
	DEAN JOLLY(4718-99-003-313) IS AN EMPLOYEE OF CARE CLOUD(4718-99-003-197). REMOVED DEAN JOLLY FROM THE 2014 TAX ROLL DUE TO DOUBLE DIPPING. AFTER REVIEW BOARD LOWERED AV/TV TO ZERO.		
12-026	4718-99-003-299	PJA HOLDINGS LLC	150 N FIRST 400
	LATE FILE – PERSONAL PROPERTY EXEMPTION AFFIDAVIT ACCEPTED.		
12-027	4718-99-001-060	BRIGHTON PRIMARY CARE LLC	8680 W GRAND RIVER
	LATE FILE – PERSONAL PROPERTY EXEMPTION AFFIDAVIT ACCEPTED.		