

2011 MARCH BOARD OF REVIEW MINUTES

Monday, March 28, 2011

Chairperson Jenny Fredenburg called meeting to order on Monday, March 28, 2011 at 9:01 a.m. Meeting took place at Brighton City Hall Council Chambers, 200 N. First Street, Brighton, MI

Present: Chairperson Jenny Fredenburg, Member Bill Farquhar, Member Sam Ochnodnick, Assessor Kathy Lupi and Assistant Assessor Colleen Barton. Kathy Lupi will act as secretary to the Board of Review.

Call to the Public: Hearing none, Chairperson Jenny Fredenburg closed the Call to the Public.

Appeals begin

Discussion and decisions

See Attached

Chairperson Jenny Fredenburg adjourned the morning meeting at 12:00 p.m.

Chairperson Jenny Fredenburg called afternoon meeting to order at 1:00 p.m.

Call to the Public: Hearing none, Chairperson Fredenburg closed the Call to the Public.

Discussion and decisions

See Attached

Chairperson Jenny Fredenburg adjourned the final meeting of the 2011 March Board of Review at 4:25 p.m.

Monday, March 28, 2011

Schedule for the 2011 March Board of Review

City of Brighton Council Chambers

Members Present: Jenny Fredenburg, Sam Ochodnicki, Bill Farquher

Parcel #	Owner's Name	Property Address
Petition # 28-02	4718-30-404-019 SIDELKO THOMAS F & DONNA M	438 FOREST DR TWO YEARS AGO PETITIONER TRIED TO RE-FINANCE AND IT FINALLY WAS RE-FINANCED THIS YEAR. THE BANK APPRAISED THE HOME FOR THE RE-FINANCE AT 80,000. PRESENTED COMPS FROM APPRAISAL TO BOARD. BOARD REVIEWED COMP AT 428 FOREST DRIVE WHICH SOLD FOR \$87 / SF. AFTER REVIEW BOARD LOWERED AV TO 50,500.
Petition # 28-03	4718-31-204-011 SOUTH CHURCH STREET APARTMENTS	625 S CHURCH ST PACKETS PRESENTED TO BOARD. THIS IS A 19 UNIT APARTMENT BUILDING. APPRAISAL DONE FOR RE-FINANCING PURPOSES IN 2010 AND IT CAME IN AT 305,000. THEY ARE ASKING THAT THE TCV BE SET CLOSER TO THE APPRAISAL VALUE. VACANCY RATE WAS 15% IN 2010, HOWEVER THE THREE-YEAR AVERAGE HAS BEEN 10%. ALSO, SUPPLIED INCOME INFORMATION. AFTER REVIEW OF INCOME AND EXPENSE REPORT, BOARD LOWERED AV TO 169,200.
Petition # 28-04	4718-31-307-106 CEBULAK, RICHARD & LAURA ANNE	816 MAPLEWOOD CT PETITIONER JUST PURCHASED IN JAN 2011 FOR 122,000. UNIT HAS SOME MINOR DAMAGES THAT HE IS FIXING UP. PETITIONER IS COMING FROM BRIGHTON TOWNSHIP AND THE VALUES FELL THERE, SO HE DOESN'T UNDERSTAND WHY THE VALUES IN THIS COMPLEX WENT UP. COMPS USED: 1048 PINWOOD CT, 951 WOODRIDGE HILLS, 1028 ROSEWOOD CT, 816 MAPLEWOOD THAT ARE IN WOODRIDGE HILLS AND 274 REDMAPLE, 1140 MILDRED CT. IN NEIGHBORING COMPLEXES. AFTER REVIEW, ASSESSED VALUE DETERMINED TO BE ACCURATE.
Petition # 28-05	4718-99-001-806 DELAGE LANDEN OPERATIONAL SVCS, INC	VARIOUS AMENDED STATEMENT ACCEPTED. BOARD LOWERED AV & TV TO 28,600.
Petition # 28-06	4718-30-201-022 EICHINGER NICHOLAS	536 VICTORIA SQ HOLLY KOCH, REALTOR, ON BEHALF OF OWNER. OWNER PURCHASED THIS MONTH FOR 65,000. THREE COMPS IN COMPLEX SUPPLIED IN SALES PERIOD. THOSE SOLD FOR 73,000 55,000 AND 62,000. OWNER'S CONDO IS SMALLER THAN THESE THREE. APPRAISAL SUPPLIED FOR MORTGAGE PURPOSES. ALSO SUPPLIED CURRENT ACTIVE LISTINGS. BOARD CONSIDERED THE FOLLOWING COMPS 554 FOXBORO SQ, 502 & 500 STONEYWOOD, 539 AND 541 CARBERRY HILL WERE CONSIDERED BY THE BOARD. AFTER REVIEW BOARD LOWERED AV TO 38,490.
Petition # 28-07	4718-06-101-042 DANGELMAIER, KARL L. & LAURIE	1104 MAPLEGROVE CT MY TAXES WENT UP AND EVERYONE ELSE'S WENT UP. PETITIONER SUBMITTED REFINANCE APPRAISAL FOR REVIEW. BOARD REVIEWED COMPS: 1458 PEPPERGROVE, 1266 DURWOOD, 1054 PEPPERGROVE AND 8369 LEE ROAD. BOARD LOWERED AV TO 106,780.
Petition # 28-09	4718-99-003-080 IKON FINANCIAL SERVICES	VARIOUS AMENDED STATEMENT ACCEPTED. BOARD LOWERED AV & TV TO ZERO.

Petition #	Parcel #	Owner's Name	Property Address
Petition # 28-10	4718-30-201-011	ROSE, SUSAN M.	525 VICTORIA SQ
	COMPS PRESENTED TO BOARD. SHE'S PLANNING ON SELLING AND REALTORS ARE TELLING HER THAT THE UNIT WOULD SELL FOR ABOUT 50,000. BOARD CONSIDERED THE FOLLOWING COMPS 554 FOXBORO SQ, 50' & 500 STONEYWOOD, 539 AND 541 CARBERRY HILL WERE CONSIDERED BY THE BOARD. AFTER REVIEW BOARD LOWERED AV TO 37,430.		
Petition # 28-11	4718-99-001-764	CIT TECHNOLOGY FINANCING SVCS	VARIOUS
	AMENDED STATEMENT ACCEPTED. BOARD LOWERED AV TO 24,030.		
Petition # 28-12	4718-30-304-080	OKONIEWSKI, JOHN M. & LISA A.	333 W GRAND RIVER
	SEV IS TOO HIGH. NO RENT ROLL SUPPLIED. PART IS OWNER OCCUPIED. CELL PHONE STORE RENTS FOR \$29 / SF GROSS. PETITIONER SUPPLIED BANK APPRAISAL TO BOARD. AFTER REVIEW, BOARD DETERMINED AV TO BE ACCURATE.		