

2015 MARCH BOARD OF REVIEW MINUTES

Monday, March 23, 2015

Chairperson Sam Ochodnicki called the 2015 March Board of Review meeting to order on Monday, March 23, 2015 at 9:00 am. The meeting took place at Brighton City Hall Council Chambers, 200 N. First Street, Brighton, MI 48116.

Present: Chairperson Sam Ochodnicki, Member Jenny Fredenburg, Member Bill Farquhar, Assessor of record Colleen Barton. There were no members of the public. Colleen Barton will act as secretary to the Board of Review.

Call to the Public. Hearing none.

Call to the Public closed.

9:00 am. – Appeal Hearings begin.

See Attached:

Chairperson Sam Ochodnicki motioned to adjourn meeting, second by Bill Farquhar closed the morning session at 12:00 pm.

Chairperson Sam Ochodnicki called the afternoon session to order at 1:00 pm.

Appeals continued to be heard by the Board.

See Attached.

Chairperson Sam Ochodnicki motioned to close meeting, second by Jenny Fredenburg, meeting adjourned at 4:35 pm.

Schedule for the 2015 March Board of Review

Monday, March 23, 2015

City of Brighton Council Chambers

Members Present: Jenny Fredenburg, Sam Ochodnicki, Bill Farquhar

Petition #	Parcel #	Owner's Name	Property Address
23-001	4718-06-103-028	LEFEVE ROBERT & MICHELLE	1070 LONG LEAF CT
	<p>"PETITIONER FEELS THE TCV OF THE HOME IS \$243,000. THE REASON WE ARE PROTESTING OUR TENTATIVE SEV IS E4CVAUSE AFTER CONDUCTING A SEARCH ON COMPARABLE PROPERTIES WE BELIEVE THE MARKET VALUE FOR OUR PROPERTY IS LOWER BY COMPARISON OUR HOME IS IN ITS ORIGINAL CONDITION FROM WHEN IT WAS BUILT IN 2000, SUCH AS, UNFINISHED BASEMENT, ORIGINAL WINDOWS AND IMPROVEMENTS TO ANY OTHER LIVING AREAS INCLUDING KITCHEN AND BATH." COMPS SUPPLIED 1233 BAYWOOD CIRCLE, 10198 MAPLEGROVE CT, 8543 LEE RD. AFTER REVIEW BOARD LOWERED THE ASSESSED VALUE AND TAXABLE VALUE FROM \$137,150 TO \$132,500.</p>		
23-002	4718-31-200-065	RJB HOLDINGS LLC	1024 E GRAND RIVER
	<p>"PETITIONER FEELS THE TCV OF THE PROPERTY IS \$525,000. 1) THE PROPERTY IS CURRENTLY ONLY 50% OCCUPIED. MY BUSINESS IS THE ONLY TENANT AND WE PAY ENOUGH RENT TO COVER THE OVERHEAD, EXPENSES & MAINTENANCE. 2) THE PROPERTY IS LOCATED ON THE MOST OUTER EDGE OF BRIGHTON AND FRANKLY THE ROUGHER PART OF TOWN THAT WOULD NEVER COMMAND THE SAME VALUATION AS THE DOWNTOWN AREA OR SHOPPING DISTRICT. THIS IS WHY THE APPRAISAL CAME IN AT THE \$425,000 (PLEASE SEE ATTACHED). 3) LOOKING AT OTHER SOLD COMPS AS WELL AS THE BUILDING LOCATED AT 8550 W GRAND RIVER FOR CURRENT TAX ASSESSMENT THAT IS VERY SIMILAR TO THIS ONE. (ALSO SEE ATTACHED). COMPS SUPPLIED 8550 W GRAND RIVER, 5841 WHITMORE LAKE RD, 822 E GRAND RIVER, 10153 GRAND RIVER, 10031 SPENCER RD AND ONLY THE FIRST AND SECOND PAGE OF THE APPRAISAL. AFTER REVIEW BOARD DETERMINDED THE ASSESSMENT TO BE ACCURATE. APPEAL DENIED.</p>		
23-003	4718-31-100-093	COOPER DALE E TRUST	818 BRIGHTON LAKE RD
	<p>"PETITIONER FEELS THE TCV OF THE PROPERTY IS \$438,983. I AM APPEALING THE ASSESSMENT AS LAKE FROM AT \$2,000 A FOOT FOR 75.12 FOOT BECAUSE ALL FRONTAGE IS ON ORE CREEK AND IS A WET LAND WHICH IS 2/3 OF THE .92 ACRES. THE CREEK IS TOO SHALLOW TO ALLOW A BOAT, JET SKI, OR ANYTHIN WITH MORE THAN A 2" DRAW TO COME FROM THE LAKE TO THE PROPERTY. THE RECONIZE THIS FACT THE ASSESSOR DISCOUNTED 100 FT AT 50% TO \$1,000/FT BUT NEGLETED TO DO THE SAME FOR THE 75.12' WHIC WAS LEFT AT 100% OR \$2,000/FT. THE LAND VALUE OF \$245,952 DOES NOT RECOGNISE THAT 2/3 OF THE LAND MASS IS WET LAND AND THEIR IS ONLY ONE BUILDING SITE WHICH IS MY HOUSE OCCUPIES. IT IS TOTAL UNREASONABLE TO VALUE A LOT THIS SIZE THAT CAN NOT DOCK A BOAT OR ALLOW SWIMMING FROM THE FRONTAGE AT \$245,952. I ONLY PAID \$97,500 FOR THE LOT IN 2003. A REASONABLE VALUE FOR THE LOT CONSIDERING INFLATION AND THE REAL ESTATE MARKET WOULD BE \$135,000 AT THE MAXIMUM. PLEASE REDUCE THE LAND VALUE TO \$135,000." AFTER REVIEW BOARD LOWERED THE ASSESSED VALUE FROM \$274,970 TO \$238,050.</p>		
23-004	4718-30-200-014	TOKAI MICHAEL J & JUDY M	4199 FLINT RD
	<p>"PETITIONER FEELS THE TVC OF THE HOME IS \$260,000. THE PROPOSED TAXABLE VALUE INCCREASE IS ALMOST 20% YEAR OVER YEAR. THE ORIGINAL TAXABLE VALUE WAS ESTABLISHED THE MICHIGAN TAX TRIBUNAL JUDGEMENT (FEB 29, 2012. SEE EXJOBOT A). THE JUDGEMENT INCLUDED THE FINISHED LOWER LEVEL (SEE EXHIBIT B). THE 2015 TAXABLE VALUE SHOULD BE \$104,353 NOT THE PROPOSED \$118,880. TENTATIVE TAXABLE VALUE EXCEEDS STATE INFLATION RATE AND IS CONTRARY TO MICHIGAN STATE TRIBUNAL JUDGEMENT (SEE ATTACHED DOCUMENTS)." AFTER REVIEW BOARD LOWERED ASSESSED VALUE FROM \$162,930 TO \$150,150 AND TAXABLE VALUE FROM \$118,880 TO \$118,880.</p>		
23-005	4718-30-309-004	DEMILNER ROBERT PATRICK	335 S FIRST ST
	<p>PETITIONER FEELS THE TCV OF THE HOME IS \$125,000. TAXABLE VALUE IS LIMITED TO 1.6% NOT 9% AMOUNT SHOULD BE 62,231." AFTER REVIEW BOARD LOWERED ASSESSED VALUE FROM \$70,340 TO \$65,750 AND TAXABLE VALUE FROM \$68,910 TO \$65,750.</p>		
23-007	4718-31-200-051	VALKO ARLENE	S CHURCH ST
	<p>'PETITIONER FEELS THE TCV OF THE HOME IS BETWEEN \$20,000 & \$25,000. I TRIED SELLING MY LOT BEFORE AND NO ONE WOULD PAY WHAT I WANTED." AFTER REVIEW BOARD DETERMINDED THE ASSESSMENT TO BE ACCURATE. APPEAL DENIED.</p>		
23-008	4718-31-200-052	VALKO ARLENE	436 S CHURCH ST
	<p>'PETITIONER FEELS THE TCV OF THE PROPERTY IS AROUND \$200,000. THE HOUSES IN THE CITY OF BRIGHTON THAT I CHECKED OUT ARE LESS THAN MINE AND HAVE MUCH MORE TO OFFER.' COMPARABLES SUPPLIED 6400 GRAND CIRCLE DR, 7430 LONGWORTH DR, 1048 PEPPERWOOD CT, 927 LINCOLN DR, 8632 HILTON RD, 945 FAIRWAY TRAILS CT, 7143 IIA LN, 608 W MAIN ST, 231 S THRID ST." AFTER REVIEW BOARD LOWERED THE ASSESSED VALUE FROM \$147,780 TO \$125,000.</p>		

Schedule for the 2015 March Board of Review

Monday, March 23, 2015

City of Brighton Council Chambers

Members Present: Jenny Fredenburg, Sam Ochodnicki, Bill Farquher

Petition #	Parcel #	Owner's Name	Property Address
23-019	4718-31-301-086	HEINE CHARLES F	1218 BRIGHTON LAKE RD
	<p>PETITIONER FEELS THE TCV OF THE HOME IS \$550,000. HOUSE GROSS LIVING AREA IS ASSESSED AT 3,955 SQ FT. THE CONSTRUCTION DRAWINGS SHOW THE GROSS AREA TO BE 3,065. A MARKET SURVEY OF RECENT LOCAL LAKE FRONT HOME SALES SHOWS THE MARKET VALUE OF THE PROPERTY TO BE \$550,000. AN APPRAISAL CONDUCTED BY RICE & ASSOC ON 9/6/13 SHOWED THE VALUE OF THE IMPROVED PROPERTY TO BE \$525,000. COMPS SUBMITTED 5918 BRIGHTON LAKE RD, 1330 BRIGHTON LAKE RD, 5611 LAKE RIDGE DR, 8351 HILTON ROAD, 5278 ARBOR BAY DR, 969 LAKESIDE DR. FEELS THE MOST COMPARABLE HOMES ARE 1330 BRIGHTON LAKE RD, 5918 BRIGHTON LAKE RD, AND 5381 HILTON RD." AFTER REVIEW BOARD LOWERED THE ASSESSED VALUE FROM \$364,890 TO \$324,640 AND TAXABLE VALUE FROM \$311,290 TO \$311,290.</p>		
23-022	4718-30-303-010	HICKS ERNEST RAY	524 W GRAND RIVER
	<p>PETITIONER FEELS THE TCV OF THE HOME IS \$375,600. ASSESSEDF VALUE EXCEEDS 50% OF THE TCV(SEE ATTACHED VALUE GRID, COMPARABLE PHOTO'S & AERIAL PHOTOS. COMPS SUPPLIED 1026 E GRAND RIVER, 3840 ELIZABETH LAKE RD, 840 E GRAND RIVER, 904 E CLINTON STREET. AFTER REVIEW BOARD DETERMINED THE ASSESSMENT TO BE ACCURATE. APPEAL DENIED.</p>		
23-030	4718-31-200-032	DORER JOAN C	201 S EAST ST
	<p>WRITTEN APPEAL RECEIVED 3/23/15. PETITIONER JOAN DORER FEELS THE TCV OF THIS PROPERTY IS \$150,000. " I BELIEVE THIS ASSESSMENT IS ON TH HIGH SIDE, AND IS INACCURATE. THIS HOUSE WAS BUILT IN THE LATE 1800'S OR 1900'S. FRONT UNIT HAS HAND HEWED BEAMS. IT HAS COBLESTONE, DIRT FLOOR IN CRAWL. THERE IS NO WALOUT BASEMENT UNDER 3/4 OF THE HOUSE. THERE IS NOT WALK OUT BASEMENT. THE BASEMENT DOOR GOES TO THE BAK UNIT ADDITION ONLY AND IS NOT FINISHED. I HAVE HIRED AN APPRAISIER AND WILL HAVE IT AVAILABLE BEFORE THE BOARD OF REVIEW." NO COMPS SUBMITTED. AFTER REVIEW BOARD DETERMINED THE ASSESSMENT TO BE ACCURATE. APPEAL DENIED.</p>		
23-031	4718-30-305-019	JOHNSON GLORIA M	220 N FIFTH ST
	<p>POVERTY EXEMPTION APPLICANT. AFTER REVIEW BOARD LOWERED THE ASSESSED VALUE AND TAXABLE VALUE FROM \$55,410 TO \$7,060.</p>		
23-033	4718-31-101-097	CLARK MARY LOUISE TRUST	896 LIVINGSTON ST
	<p>PETITIONER FEELS THE TCV OF THE PROPERTY IS \$220,000. "THE ISSUES AFFECTING THE VALUE OF THIS HOME ARE: 1) IT'S SIGNIFICANLY NEWER THAN AVERAGE HOME OF THE AREA, THUS DOES NOT FIT THE TYPICAL ASSESSMENT ALGORITHM COMMONLY USED: 2) IT FACES CITY SERVICES BUILDINGS & PARKING LOTS (POLICE DEPT., MAINTENANCE YARD & BLDGS., & COMMUNITY CENTER).FOR THIS REASON MY HOME'S TCV AND TENTATIVE SEV SHOULD BE REDUCED TO THE ACCURATE MARKET OF \$220,000 SO THAT I AM FAIRLY ASSESSED ON MY HOME....." AFTER REVIEW BOARD LOWERED THE ASSESSED VALUE TO \$120,000.</p>		
23-034	4718-30-406-001	KARTY PAUL B & LYNNE L	4556 SPRING MOUNTAIN DR
	<p>PETITIONER FEELS THE TCV OF THE HOME IS \$240,000. THREE HOMES SOLD ON SPRING MOUNTAIN DRIVE IN 2015, 4595 SPRING MOUNTAIN FOR \$250,000, , 4580 SPRING MOUNTAIN FOR \$255,000, & 4562 SPRING MOUNTAIN FOR \$259,000. THE CLOSES COMP TO OUR HOME IS 4580. THE HOME IS LARGER AND WAS BUILT PRIOR TO SDG HOMES WHICH MEANS CONSTRUCTION IS FAR SUPERIOR. UPGRADES ARE SIMILAR, FINISHED BASEMENT, WOOD FLOORS, AND GRANITE COUNTER TOPS. OUR HOME HAS CONSTRUCTION ISSUES THAT HAVE NOT BEEN REPAIRED WHICH GREATLY AFFECTS VALUE. EVERY CORNER BEAD ON THE MAIN FLOOR IS COMMING AWAY FROM WALL.... AFTER REVIEW BOARD LOWERED THE ASSESSED VALUE TO \$ 145,000.</p>		
23-035	4718-99-000-491	KELLY SERVICES INCORPORATED	508 E GRAND RIVER STE 300
	<p>LATE FILE 2015 PERSONAL PROPERTY STATEMENT RECEIVED 3/18/15. AFTER REVIEW BOARD CHANGED AV/TV FROM \$4,710 TO \$5,640.</p>		
23-036	4718-99-003-190	BEACON FUNDING CORP	VARIOUS
	<p>LATE FILE. RECEIVED 2015 PP STMT ON 3/16/15. AFTER REVIEW THE BOARD ADJUSTED THE AV/TV FROM \$4,490 TO \$12,010.</p>		