

2012 MARCH BOARD OF REVIEW MINUTES

Wednesday, March 14, 2012

Chairperson Sam Ochnodnicki called meeting to order on Wednesday, March 14, 2012 at 5:00 p.m. Meeting took place at Brighton City Hall Council Chambers, 200 N. First Street, Brighton, MI.

Present: Chairperson Sam Ochnodnicki, Member Jenny Fredenburg, Member Bill Farquhar, Acting Assessor Colleen Barton, and Tax/Assessing Clerk Laura Hoshaw, Assessor of record Tracy Haley arrived at 7:00 p.m and the Tax/Assessing Clerk Laura Hoshaw left at 7:00 p.m. Colleen Barton will act as secretary to the Board of Review.

Call to the Public: Hearing none, Chairperson Sam Ochnodnicki closed the Call to the Public.

Appeals begin.

Discussion and decisions.

See Attached.

Chairperson Sam Ochnodnicki adjourned meeting at 9:00 p.m.

Monday, March 12, 2012

Schedule for the 2012 March Board of Review

City of Brighton Council Chambers

Members Present: Jenny Fredenburg, Sam Ochodnicki, Bill Farquher

Parcel #	Owner's Name	Property Address
Petition # 14-01	4718-30-402-086 ALLES, JAMES D TRUSTEE	233 HADLEY
	PETITIONER FEELS THE TCV OF THE HOME IS \$166,060. " SHOULD NOT HAVE GONE UP AT THIS TIME, WHILE EVERYONE ELSE IS GOING DOWN." AFTER REVIEW, BOARD LOWERED AV/TV TO \$ 83,030.	
Petition # 14-02	4718-31-101-041 MASHKE LLC	1022 MICHIGAN
	PETITIONER FEELS THE TCV OF THE HOME IS \$67,500. WHAT SHE BOUGHT IT FOR IN OCTOBER. IT IS A RENTAL. COMPS SUBMITTED 724 WHITNEY ST, 1026 MICHIGAN, 1021 MICHIGAN, 1030 MICHIGAN. AFTER REVIEW, BOARD DETERMINED ASSESSMENT TO BE ACCURATE. APPEAL DENIED.	
Petition # 14-03	4718-30-201-014 ARRON LESLIE	519 VICTORIA SQ
	PETITIONER FEELS THE TCV OF THE HOME IS \$50,000. " TV NEEDS TO BE CONSIDERED BASED ON ASSESSED VALUE" COMPS SUBMITTED 510 VICTORIA SQ, 502 STONEYWOOD DR, 515 CARBERRY HILL, 527 VICTORIA SQ, 536 VICTORIA SQ, 539 CARBERRY HILL. AFTER REVIEW BOARD LOWERED AV/TV TO \$38,335.	
Petition # 14-04	4718-06-201-054 MOTLEY, JOYCE E.	201 WOODLAKE DR
	PETITIONER FEELS THE TCV OF THE HOME IS \$125,000. " THE ASSESSED VALUE IS MORE THAN THE VALUE OF MY HOME. COMPS SUBMITTED. 213 WOODLAKE DR, 728 S THIRD ST, 1025 LIVINGSTON ST, 512 GLENWYTH RD, 312 WOODLAKE DR. AFTER REVIEW BOARD LOWERED AV/TV TO \$72,500.	
Petition # 14-05	4718-06-100-013 DAVIS, JANE E.	8401 LEE RD
	PETITIONER FEELS TCV OF THE HOME IS \$187,460. "ASSESSED AND TAXABLE IS INCORRECT. THE ASSESSED INCREASED \$7,140 IN A YEAR WHEN NEIGHBORING HOMES HAVE DECREASED VALUE. COMPS PRESENTED 8467 LEE RD, 8445 LEE RD, 1230 BAYWOOD CIR, 1203 BAYWOOD CIR, 1206 BAYWOOD CIR, 8543 LEE RD, 1229 BAYWOOD CIR. AFTER REVIEW BOARD LOWERED AV TO \$97,840 AND TV WAS AFFIRMED.	
Petition # 14-06	4718-30-404-050 BURRESS, DANIEL & GERALDINE	475 GLENWAY
	PETITIONER FEELS THE TCV OF THE HOME IS \$74,764. " TAXABLE VALUE & TAXABLE VALUE PROCESSED". WANTS HOME LOWERED TO PENDING DECISION FROM MTT PLUS THE 2.7% RATE OF INFLATION FOR 2012. WANTS DECISION ENTERED PRIOR TO FINAL DECISION ORDERED BY THE MTT. AFTER REVIEW BOARD LOWERED AV/TV TO \$37,382.	
Petition # 14-07	4718-31-302-061 WISHAW ROBERT & VICTORIA	792 ROBERTSON DR
	PETITIONER FEELS THE TCV OF THE HOME IS \$80,000. " THE FAIR MARKET VALUE OF PROPERTY OF THE SAME SIZE IS 25% LOWER, THE SALES COMPARISON SHOW A HOUSE THIS SIZE TO BE \$ 78,375. TV SHOULD BE \$40,000, REAL ESTATE APPRAISER FOR LOAN IS \$ 65,000. PRESENTED COMPS TO BOARD 755 S THIRD ST, 700 WHITNEY ST, 1022 MICHIGAN, 1025 FAIRWAY TRAILS DR, 830 DEVONSHIRE, 724 WHITNEY ST, 829 WASHINGTON ST, 7525 CHALLIS RD AND A MORTGAGE APPRAISAL. AFTER REVIEW BOARD LOWERED AV/TV TO \$52,040.	

	Parcel #	Owner's Name	Property Address
Petition # 14-09	4718-31-203-032	STONE, CHRISTIAN M	176 KISSANE
	PETITIONER FEELS THE TCV OF THE HOME IS \$80,000. "TOO HIGH". PETITIONER PRESENTED COMPS TO BOARD, 146 KISSANE AVE, 724 WHITNEY ST, 115 N FIFTH ST, 829 WASHINGTON, 1022 MICHIGAN ST, 1029 MICHIGAN, 7525 CHALLIS RD, 122 LEITH ST. PETITIONER. FEELS THE CARE OF THE CARTEL OWNED HOMES (182 KISSANE, 206 KISSANE) BRING DOWN THE VALUE OF HIS HOME. AFTER REVIEW BOARD LOWERED AV/TV TO \$53,620.		
Petition # 14-10	4718-30-307-063	LEITH, THOMAS	725 MADISON
	PETITIONER FEELS THE TCV OF THE HOME IS #130,000. "PER SQ FT VALUE IS \$127.16 A SQ FT OTHERS ARE \$ 74.33 TO \$113.01 A SQ FT. PROVIDED COMPS TO BOARD, 724 MADISON, 803 MADISON, 923 MADISON, 601 WASHINGTON, 202 S SEVENTH ST, 1009 W MAIN ST, 1019 MADISON. AFTER REVIEW BOARD LOWERED AV/TV TO \$83,200.		
Petition # 14-12	4718-31-205-011	BENTLEY, JIM & JUDY	292 O'DOHERTY
	PETITIONER FEELS THE TCV OF THE HOME IS \$ 100,000. "VALUE TOO HIGH." PRESENTED MORTGAGE APPRAISAL TO BOARD FOR 3950 HARTLAND RD. MORTGAGE APPRAISAL HAD CITY OF BRIGHTON COMPS IN IT. STATED 183 O DOHERTY SOLD FOR \$100,000. WHICH IS SIMILAR TO HIS. AFTER REVIEW BOARD LOWERED AV/TV TO \$ 65,470.		
Petition # 14-13	4718-30-201-039	OSTERMAN CHARLES M	515 CARBERRY HILL
	PETITIONER FEELS THE TCV OF THE HOME IS # 54,000. "TAXABLE VALUE ON ASSESSMENT NOTICE IS TOO HIGH FOR 2012. PETITIONER PRESENTED COMPS TO BOARD, 544 FOXBORO SQ, 559 FOXBORO SQ, 505 VICTORIA SQ, 519 VICTORIA SQ. ASSOCIATION DUES ARE ABOUT \$308.00 A MONTH. AFTER REVIEW BOARD LOWERED AV/TV TO \$32,075.		
Petition # 14-15	4718-30-306-011	MUHN INVESTMENTS LLC	317 N THIRD ST
	PETITIONER FEELS THE TCV OF THE DUPLEX IS \$112,266. " THE ASSESSED VALUE IS MORE THAN 50% OF THE TRUE CASH VALUE OF THE PROPERTY." COMP SUPPLIED TO BOARD 170 O'DOHERTY. MENTIONED THE MTT DECISION ON DOCKET # 378260. AFTER REVIEW, BOARD DETERMINED ASSESSMENT TO BE ACCURATE. APPEAL DENIED.		
Petition # 14-16	4718-30-402-039	ZEMKE W JOHN & ANNE C	216 N CHURCH ST
	PETITIONER FEELS THE TCV OF THE HOME IS \$102,000. PRESENTED A MARKET VALUE APPRAISAL AS OF 12/31/11. "ASSESSED VALUE & TAXABLE VALUE DO NOT REFLECT CURRENT MARKET VALUE." AFTER REVIEW BOARD LOWERED AV/TV TO \$ 69,000.		
Petition # 14-17	4718-99-003-194	DELL EQUIPMENT FUNDING	VARIOUS
	2012 STMT ACCEPTED AS FILED. EQUIPMENT ERRONEOUSLY CLAIMED UNDER DELL FINANCIAL SERVICES LP 4718-99-002-781. AFTER REVIEW BOARD INCREASED AV/TV TO \$1,580.		
Petition # 14-18	4718-99-002-781	DELL FINANCIAL SERVICES, LP	VARIOUS
	2012 STMT ACCEPTED AS FILED. EQUIPMENT ERRONEOUSLY NOT CLAIMED UNDER DELL EQUIPMENT FUNDING 4718-99-003-194 INSTEAD OF HERE UNDER DELL FINANCIAL SERVICES LP 4718-99-002-781. AFTER REVIEW BOARD LOWERED AV/TV TO \$3,680.		

Petition #	Parcel #	Owner's Name	Property Address
Petition # 14-19	4718-99-002-588	IVANTAGE	7927 NEMCO WAY 235
	LATE FILE 2012 PP STMT ACCEPTED AS FILED. AFTER REVIEW BOARD INCREASED AV/TV TO \$20,910.		
Petition # 14-20	4718-30-304-017	MATEM LLC	225 W GRAND RIVER
	WRITTEN APPEAL, "WE JUST CLOSED ON PROPERTY FEB 2012. FOR #210,000. EXISTING BUILDING WILL HAVE TO BE REMOVED AT A COST OF \$20,000. THIS WAS NOT A DISTRESSED SALE. IT REFLECTS MARKET CONDITIONS. AFTER REVIEW BOARD DETERMINED ASSESSMENT TO BE ACCURATE. APPEAL DENIED.		
Petition # 14-21	4718-31-200-032	DORER FAMILY LIMITED PARTNERSHIP	201 S EAST ST
	WRITTEN APPEAL. PETITIONER FEELS THE TCV OF THE PROPERTY TO BE \$90,000. PRESENTED COMPS, 320 N SECOND ST, 708 WALNUT ST, 510 HOPE ST, 224 S SECOND ST, & 215 S EAST ST. AFTER REVIEW BOARD DETERMINED ASSESSMENT TO BE ACCURATE. APPEAL DENIED.		