

2014 MARCH BOARD OF REVIEW MINUTES

Monday, March 24, 2014

Chairperson Jenny Fredenburg called the 2014 March Board of Review meeting to order on Monday, March 24, 2014 at 9:04 am. The meeting took place at Brighton City Hall Council Chambers, 200 N. First Street, Brighton, MI 48116.

Present: Chairperson Jenny Fredenburg, Member Sam Ochodnicki & Member Bill Farquhar which arrived at 9:12 a.m., Assessor of record Colleen Barton, and Assistant Assessor Linda Klein. 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.

9:06 am. – Appeal Hearings begin.

See Attached:

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

Chairperson Jenny Fredenburg called the afternoon session to order at 1:00 pm.

Appeals continued to be heard by the Board.

See Attached.

Chairperson Jenny Fredenburg motioned to close meeting, second by Bill Farquhar, meeting adjourned at 4:00 pm.

Schedule for the 2014 March Board of Review

Monday, March 24, 2014

City of Brighton Council Chambers

Members Present: Jenny Fredenburg, Sam Ochodnicky, Bill Farquher

Petition #	Parcel #	Owner's Name	Property Address
24-002	4718-30-201-044	HAUBER JOAN E	527 CARBERRY HILL
		PETITIONER FEELS THE TCV OF THE PROPERTY IS \$75,000. " CONO APPROCHING 40 YRS AND NOW WE HAVE "ADD ON'S" INCLUDING MORE SQ FT, DECK, ETC, AND NOTHING HAS CHANGED. " COMPS SUBMITTED 504 VICTORIA SQ, 542 FOXBORO SQ, 506 VICTORIA SQ, 524 VICTORIA SQ. AFTER REVIEW BOARD LOWERED THE AV/TV TO \$38,000.	
24-004	4718-30-305-078	THE STONE & GREENESTRONG LIV TRST	422 N FIFTH ST
		PETITIONER FEELS THE TCV OF THE PROPERTY IS \$135,500. " OVER INFLATED ASSESSMENT LOCATION OF PROPERTY IN REFERENCE TO SALEABILITY LESS THAN 100 FT FROM RAIL ROAD TRACKS, INDUSTRY IN FRONT AND BACK OF PROPERTY SEMI TRAFFIC." COMPS PRESENTED 905 W MAIN ST, 614 WALNUT, 315 N THIRD ST, 125 S FIFTH ST. AFTER REVIEW BOARD LOWERED THE AV/TV TO \$67,750	
24-005	4718-30-300-026	J & J JOSEPH PROPERTIES LLC	721 ADVANCE ST
		PETITIONER FEELS THE TCV OF THE PROPERTY IS \$1,388,898. " DECREASE IN VALUE DUE TO CITY OF BRIGHTON'S FAILURE TO ENFORCE IT ORDINANCE". AFTER REVIEW BOARD LOWERED THE AV/TV TO \$733,100.	
24-006	4718-30-300-027	J & J JOSEPH PROPERTIES LLC	714 ADVANCE ST
		PETITIONER FEELS THE TCV OF THE PROPERTY IS \$678,600. " DECREASE IN VALUE DUE TO CITY OF BRIGHTON'S FAILURE TO ENFORCE IT ORDINANCE". AFTER REVIEW BOARD LOWERED THE AV/TV TO \$358,200.	
24-007	4718-30-300-041	J & J JOSEPH PROPERTIES LLC	777 ADVANCE ST
		PETITIONER FEELS THE TCV OF THE PROPERTY IS \$454,266. " DECREASE IN VALUE DUE TO CITY OF BRIGHTON'S FAILURE TO ENFORCE IT ORDINANCE". AFTER REVIEW BOARD LOWERED THE AV/TV TO \$239,800.	
24-008	4718-30-308-006	217 MAIN LLC	217 W MAIN ST
		PETITIONER FEELS THE TCV OF THE PROPERTY IS \$750,000. " TAXES ARE TO HIGH" COMPS SUPPLIED 10461 GRAND RIVER, 6241 GRAND RIVER, 10180 GRAND RIVER, 125 E GRAND RIVER, 139 E GRAND RIVER, 8200 W GRAND RIVER, 8336 HILTON RD, 124 W MAIN ST, 425 W MAIN ST, 9020 MALTBY RD, 5955 WHITMORE LAKE. AFTER REVIEW BOARD LOWERED THE AV TO \$ 517,580.	
24-009	4718-06-102-032	BAKER LENOARD REVOC INTERVIVOS TRU	2240 WILLOW TREE DR
		PETITIONER FEELS THE TCV OF THE PROPERTY IS \$197,000. " ASSESSED VALUE NOT IN LINE WITH SALES OF CONDOS IN PERIOD OF THIS ASSESSMENT OCT 2011 TO SEPT 30, 2013.' COMPS SUBMITTED 2249 WILLOW TREE DR, 923 MILDRED J COURT, 801 MILDRED J COURT. AFTER REVIEW BOARD LOWERED THE AV TO \$98,500.	
24-010	4718-30-304-003	W & L PEARL ARTS INC	120 W MAIN ST
		PETITIONER FEELS THE TCV OF THE PROPERTY IS \$280,000. " THIS YEAR NO ONE LEASES MY BUILDING, AND I DO BUSINESS IN MY BUILDING. HOWEVER, THE BUSINESS IS NOT GOOD. THE PROPERTY TAX IS INCREASING." COMP SUBMITTED 205 W MAIN ST, 124 W MAIN ST, 141 W MAIN ST. AFTER REVIEW BOARD LOWERED THE AV/TV TO \$149,500.	
24-011	4718-06-105-001	NAKI JUDITH	884 PERSIMMON DR
		PETITIONER FEELS THE TCV OF THE PROPERTY IS \$175,000. THE INCREASE IN MY TAX BILL IS APPROXIMATELY \$677.00. IT SEEMS LIKE A LARGE INCREASE. I AM QUESTIONING THAT AMOUNT. AFTER REVIEW BOARD LOWERED THE AV/TV TO \$90,000.	
24-012	4718-06-106-005	TROWBRIDGE STEVEN & LORETTA	6478 BLACK WALNUT ST
		PETITIONER FEELS THE TCV OF THE PROPERTY IS \$325,000. " I PURCHASED THE PROPERTY FOR \$325,000. THE OWNER HAD THE PROPERTY FOR SALE AT \$332,900 AT THE TIME OF SALE. THE PROPERTY HAD BEEN ON THE MARKET FOR OVER 6 MONTHS. AFTER REVIEW BOARD LOWERED THE AV/TV TO \$162,500.	
24-013	4718-06-104-058	REANO STEVEN L	1127 STEPH LN

Schedule for the 2014 March Board of Review

Monday, March 24, 2014

City of Brighton Council Chambers

Members Present: Jenny Fredenburg, Sam Ochodnicky, Bill Farquher

Petition #	Parcel #	Owner's Name	Property Address
		<p>PETITIONER FEELS THE TCV OF THE PROPERTY IS \$220,000. " ASSESSED VALUE HAS INCREASED AND EXCEEDS THE VALE OF COMPARABLES IN SAME AREA. ASKING FOR CONSIDERATION TO VIEW MY PURCHASE AS "ARMS LENGTH". COMPS SUBMITTED 1127 STEPH, 1440 DARNEL 1143 MILDRED J CTR, 801 MILDRED J CT, 1317 PEPPERGROVE, 1427 DARNEL, 1127 DANEL, 1124 STEPH. AFTER REVIEW BOARD LOWERED THE AV/TV TO \$110,000.</p>	
24-014	4718-99-000-516	SPINALE CHARLES STATE FARM	404 W GRAND RIVER
		<p>LATE FILE – PERSONAL PROPERTY EXEMPTION AFFIDAVIT ACCEPTED.</p>	
24-018	4718-31-204-077	CONELY JOHN D	807 E GRAND RIVER
		<p>PETITIONER FEELS THE TCV OF THE PROPERTY IS \$160,000. " POOR HEALTH". AFTER REVIEW BOARD LOWERED THE AV/TV TO \$95,000.</p>	
24-019	4718-99-000-508	CONELY JACK	807 E GRAND RIVER
		<p>LATE FILE – PERSONAL PROPERTY EXEMPTION AFFIDAVIT ACCEPTED.</p>	
24-022	4718-06-101-140	WILSON JAY J	8445 LEE RD
		<p>PETITIONER FEELS THE TCV OF HIS PROPERTY IS \$211,254. " HAVE OVER VALUED". COMPS SUPPLIED 1043 LONG LEAF CT, 1270 DURWOOD CT, 8445 LEE RD, 1346 PEPPERGROVE, 1071 PEPPERGROVE, 830 NORTHERN RIDGE DR, 842 NORTHERN RIDGE DR, 1245 BAYWOOD CIR, 1050 LINCOLN DR, 1236 BAYWOOD CIR, & 1084 LONG LEAF CT. AFTER REVIEW BOARD LOWERED THE AV/TV TO \$112,500.</p>	
24-023	4718-06-108-026	RAY KIMBERLY A	6317 SYCAMORE VIEW DR
		<p>PETITIONER FEELS THE TCV OF THE PROPERTY IS \$276,228. "I HAVE REVIEWED THE CITY OF BRIGHTON 2014 SALES STUDY AND PULLED THREE ARMS-LENGTH COMPAARABLE SALES THAT REFLECT THAT MY PURCHASE PRICE OF \$276,802 IS COMPARABLE TO OTHER SALES OF SIMILAR SQUARE FOOTAGE (1617) AND CHARACTERISTICS (FINISHED WALK-OUT) IN THE SAME ECF AREA (4454); (1) PARCEL 4718-06-108-014, \$279,732, 1640 SQ FT, (2) PARCEL 4718-06-108-017, \$274,201, 1620 SQ FT, (3) PARCEL 4718-06-1088-029, \$274,178, 1686 SF, AVERAGE FOR ALL (4) \$276,228. AVERAGE COMPS; \$276,037." AFTER REVIEW BOARD LOWERED THE AV/TV TO\$138,500.</p>	
24-024	4718-06-101-141	STESIAK JEFFERY & JENNA	8467 LEE RD
		<p>PETITIONER FEELS THE TCV OF THE PROPERTY IS \$225,000. " TENTATIVE TAXABLE VALUE \$ 112,680 AND ASSESSED AMOUNT\$119,090." COMPS SUBMITTED 1043 LONG LEAF CT, 1071 PEPPERGROVE DR, 1245 BAYWOOD CIR, 1236 BAYWOOD CIR. AFTER REVIEW BOARD LOWERED THE AV/TV TO \$112,500.</p>	
24-035	4718-30-100-052	LAKE TRUST CREDIT UNION	8661 W GRAND RIVER
		<p>MTT DECISION THAT EFFECTED THE 2014 TAXABLE VALUE. MTT DOCKET # 441428. AFTER REVIEW BOARD LOWERED THE TV TO \$532,630.</p>	
24-036	4718-30-103-003	GRAND MEDICAL OFFICE BLDG LLC	8544 W GRAND RIVER
		<p>MTT DECISION THAT EFFECTED THE 2014 TAXABLE VALUE. MTT DOCKET # 440401. AFTER REVIEW BOARD LOWERED THE TV TO \$63,500.</p>	
24-037	4718-30-103-004	GRAND MEDICAL OFFICE BLDG LLC	8542 W GRAND RIVER
		<p>MTT DECISION THAT EFFECTED THE 2014 TAXABLE VALUE. MTT DOCKET # 440401. AFTER REVIEW BOARD LOWERED THE TV TO \$152,400.</p>	
24-039	4718-31-402-074	HEYWOOD LOUISE M	434 WATER TOWER CIR
		<p>PETITIONER FEELS THE TCV IS \$22,450 PLUS THE RATE OF INFLATION. "WE FILED BOARD OF REVIEW APPEAL LAST YEAR, BEFORE TRIBUNAL HEARING. ASSESSOR OFFERED COMPROMISE VALUE THAT WE ACCEPTED. THIS SHOULD BE NEW BASIS." AFTER REVIEW ASSESSMENT DETERMINED TO BE ACCURATE.</p>	
24-040	4718-99-001-260	ABC WAREHOUSE	8540 W GRAND RIVER

Schedule for the 2014 March Board of Review

Monday, March 24, 2014

City of Brighton Council Chambers

Members Present: Jenny Fredenburg, Sam Ochodnicki, Bill Farquher

Petition #	Parcel #	Owner's Name	Property Address
			LATE FILE – PERSONAL PROPERTY EXEMPTION AFFIDAVIT ACCEPTED.
24-041	4718-99-001-796	MARLIN LEASING	VARIOUS
			ORIGINALLY DENIED DUE TO INCOMPLETE AFFIDAVIT. COMPLETED AFFIDAVIT RECEIVED 3/17/14. AFTER REVIEW BOARD ACCEPTED THE PERSONAL PROPERTY EXEMPTION AFFIDAVIT.
24-042	4718-99-003-044	ESTATE PLANNING & ELDER LAW SERVICE	1056 CHARLES H ORNDORF DR E
			ORIGINALLY DENIED DUE TO INCOMPLETE AFFIDAVIT. COMPLETED AFFIDAVIT RECEIVED 3/17/17. AFTER REVIEW BOARD ACCEPTED THE PERSONAL PROPERTY EXEMPTION AFFIDAVIT.
24-043	4718-99-003-176	IDEXX DISTRIBUTION INC	VARIOUS
			ORIGINALLY DENIED DUE TO INCOMPLETE AFFIDAVIT. COMPLETED AFFIDAVIT RECEIVED 03/10/2014. AFTER REVIEW BOARD ACCEPTED THE PERSONAL PROPERTY EXEMPTION AFFIDAVIT.
24-044	4718-99-002-826	BEACH KEITH & TANIA	725 CLARK ST
			LATE FILE. AFTER REVIEW BOARD LOWERED AV/TV TO \$1,050.
24-045	4718-99-001-441	BIO MEDICAL APPLICATIONS OF MI INC	315 W NORTH ST
			PETITIONER FEELS THE TV/AV SHOULD BE \$85,375. "PROTESTING DUE TO ASSESSOR NOT GIVING WHAT COST THEY ARE ASSESSING DIALYSIS MACHINES THAT CAME OFF OF LEASES. AFTER REVIEW BOARD DETERMINED ASSESSMENT TO BE ACCRUATE.
24-046	4718-99-003-329	NOVITEX ENTERPRISE SOLUTIONS	VARIOUS
			NOVITEX ENTERPRISE SOLUTIONS (4718-99-003-329) IS FORMALLY PITNEY BOWES MANAGEMENT SERVICES (4718-99-003-183). DUPLICATE ASSESSMENT. AFTER REVIEW BOARD LOWERED AV/TV TO ZERO.
24-047	4718-99-003-183	NOVITEX ENTERPRISE SOLUTIONS INC	VARIOUS
			NOVITEX ENTERPRISE SOLUTIONS (4718-99-003-329) IS FORMALLY PITNEY BOWES MANAGEMENT SERVICES (4718-99-003-183). PUT ITEMS CLAIMED ON NOVITEX ENTERPRISE SOLUTIONS ON CORRECT PARCEL (4718-99-003-183). DUPLICATE ASSESSMENT. AFTER REVIEW BOARD LOWERED AV/TV TO \$4,100.
24-048	4718-99-002-019	JOHN DEERE LANDSCAPES # 99	708 ADVANCE ST
			MOVED OUT OF THE CITY PRIOR TO 12/31/13. AFTER REVIEW BOARD LOWERED AV/TV TO ZERO.
24-049	4718-99-002-715	DAVID ARMSTRONG PHD	1086 CHARLES H ORNDORF DR
			MOVED OUT OF THE CITY PRIOR TO 12/31/13. AFTER REVIEW BOARD LOWERED AV/TV TO ZERO.
24-050	4718-99-001-851	BRIGHTON LUCAS CONEY ISLAND LLC	1009 E GRAND RIVER
			LATE FILE – PERSONAL PROPERTY EXEMPTION AFFIDAVIT ACCEPTED.
24-051	4718-30-305-019	JOHNSON GLORIA M	220 N FIFTH ST
			POVERTY EXEMPTION GRANTED.
24-052	4718-99-002-338	LEAF FINANCIAL CORPORATION	VARIOUS
			NO EQUIPMENT LOCATED IN THE CITY AS OF 12/31/2013. AFTER REVIEW BOARD LOWERED AV/TV TO ZERO.
24-053	4718-99-002-536	C S TROJAN & ASSOCIATES INC	1375 RICKETT RD
			LATE FILE – PERSONAL PROPERTY EXEMPTION AFFIDAVIT ACCEPTED.
24-054	4718-99-000-898	GE CAPITAL INFORMATION TECH SOLUTIO	VARIOUS

Schedule for the 2014 March Board of Review

Monday, March 24, 2014

City of Brighton Council Chambers

Members Present: Jenny Fredenburg, Sam Ochodnicki, Bill Farquhar

Petition #	Parcel #	Owner's Name	Property Address
	PERSONAL PROPERTY CORRECTION. ITEM CLAIMED IN SECTION D HOWEVER DATA ENTERED IN SECTION F. AFTER REVIEW BOARD INCREASED AV/TV TO \$61,590.		
24-055	4718-06-201-027	JACKS FAMILY TRUST	1652 WOODLAKE CR
	VA EXEMPTION GRANTED		
24-056	4718-99-002-245	GE CAPITAL COMMERCIAL INC	1021 KARL GREIMEL DR 103
	LATE FILE - NO ASSETS IN THE CITY AS OF 12/31/2013. AFTER REVIEW BOARD LOWERED THE AV/TV TO		