

# 2016 MARCH BOARD OF REVIEW MINUTES

**Monday, March 28, 2016**

Chairperson Jenny Fredenburg called the meeting to order on Monday, March 28, 2016 at 9:00 am. The meeting took place at Brighton City Hall Council Chambers, 200 N. First Street, Brighton, MI 48116.

Present: Chairperson Jenny Fredenburg. Members: Bill Farquhar, Colleen Jorgensen, and alternate member Larry Schillinger, Assessor of record Colleen Barton, and Assistant Assessor Lisa Johnson. Colleen Barton will act as secretary to the Board of Review for today's meeting.

Call to the Public, None heard.

Call to the Public, closed.

Appeals begin.

Discussion and decisions.

See Attached.

Chairperson Jenny Fredenburg adjourned meeting at motioned to adjourn meeting, second by Bill Farquhar 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 2016 March Board of Review

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Monday, March 28, 2016

City of Brighton Council Chambers

Members Present: Jenny Fredenburg, Bill Farquher, Colleen Jorgensen, and alternate member Larry Schillinger

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Petition #	Parcel #	Owner's Name	Property Address
28-001	4718-06-105-035	CALDWELL TIMOTHY & SHARON	6000 NORTHRIDGE HILLS DR

Board of Review Comment:

PROPERTY OWNER FEELS THE TCV OF THE PROPERTY IS \$280,000. "BASED ON THE CITY OF BRIGHTON 2016 SALES STUDY, 4 HOMES SOLD IN THE ECF AREA 4451 AND 5 HOMES SOLD IN ECF AREA 4452. OF THE 9 HOMES, THE AVERAGE SELLING PRICE WAS \$261,100 AND THE MEDIAN VALUE WAS \$267,000. MY 2016 AV OF \$156,000 IS \$20,000 TO HIGH. FEELS THE FAIR TAXABLE VAUE SHOULD BE \$136,000". COMPS SUBMITTED 6102 DOVEPLUM DR, 6140 DOVEPLUM DR, 6152 DOVEPLUM DR, 6168 DOVEPLUM DR, 6012 NORTHRIDGE HILLS DR, 740 HEATHERRIDE CT. AFTER REVIEW THE BOARD LOWERED THE AV/TV FROM \$ 156,000 TO \$143,000.

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Petition #	Parcel #	Owner's Name	Property Address
28-002	4718-99-003-421	AIRTECH LLC	VARIOUS

Board of Review Comment:

WRITTEN APPEAL THAT WAS RECEIVED AFTER 4 PM ON MARCH 18, 2016, WHICH WAS THE DUE DATE FOR WRITTEN APPEALS. PROPERTY OWNER IS APPEALING THE DENIAL OF THE EMPP FROM THE ASSESSOR ON 2/22/16. "PROPERTY REQUESTED FOR EXEMPTION AS ELIGIBLE MANUFACTURING PERSONAL PROPERTY (EMPP) WAS DENIED BY ASSESSOR. AIRTECH LLC IS NOT A LEASING COMPANY, NOR IS THIS A LEASING SITUATION BETWEEN TG FLUIDS AND AIRTECH LLC. AIRTECH LLC OWNS THE EQUIPMENT, ANDD IT IS ON THE OCCUPIED REAL PROPERTY OF TG FLUIDS BECAUSE OF THE NATURE OF THE PRODUCT THAT IS MANUFACTURED. AIRTECH LLC MANUFACTURERS, MEASURES, AND SELLS COMPRESSED AIR TO TG FLUIDS AND IT USES THAT PRODUCT TO RUN ITS MANUFACTURING EQUIPMENT TO PRODUCE TANGIBLE PERSONAL PROPERTY FOR SALE. TG FLUIDS IS NOT LEASING THE EQUIPMENT FROM US; IT IS BUYING OUR MANUFACTURED PRODUCT." AFTER REVIEW BOARD DETERMINED ASSESSMENT TO BE ACCURATE.

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Petition #	Parcel #	Owner's Name	Property Address
28-003	4718-30-305-019	JOHNSON GLORIA M	220 N FIFTH ST

Board of Review Comment:

POVERTY EXEMPTION GRANTED

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Petition #	Parcel #	Owner's Name	Property Address
28-004	4718-99-003-354	CLASSIC PAINTING COMPANY INC	810 E GRAND RIVER STE 2

Board of Review Comment:

RECEIVED 2016 AFFIDAVIT TO CLAIM SMALL BUSINESS EXEMPTION ON 1/15/2016.

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Petition #	Parcel #	Owner's Name	Property Address
28-005	4718-99-003-457	TWOSIX DIGITAL, LLC	209 W MAIN ST STE 106

Board of Review Comment:

RECEIVED 2016 AFFIDAVIT TO CLAIM SMALL BUSINESS EXEMPTION ON 1/19/2016.

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Petition #	Parcel #	Owner's Name	Property Address
28-006	4718-30-402-050	CASTIGLIONE JOEL A & LAUREL D	203 SCHOOL ST

Board of Review Comment:

PROPERTY OWNER FEELS THE TCV OF THE PROPERTY IS \$160,000. "TRIED TO SELL AT ASSED VALUE AND UNDED UP RENTING SO I THINK ITS REALLY WORK ABOUT \$160,000. HOME IS A RENTAL \$1,350 PER MONTH. COMPS SUBMITTED 951 FAIRWAY TRAILS DR, 736 NELSON ST, 634 NELSON ST, 885 DEVONSHIRE BLVD, 165 BECKER. AFTER REVIEW THE BOARD LOWERED THE AV FROM \$91,700 TO \$88,360.

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Petition #	Parcel #	Owner's Name	Property Address
28-007	4718-06-104-030	LICHT ELEANOR M TRUST	935 MILDRED J CT

Board of Review Comment:

PROPERTY OWNER FEELS THE TCV OF THE PROPERTY IS \$250,000. " WHY DID THE VALUE OF OUR CONDO GO UP \$23,820 FROM 2015? IF WE WERE TO PUT THE CONDO ON THE MARKET, WE WOULD NOT BE ABLE TO DO SO FOR MORE THAN \$250,000." NO COMPS PRESENTED. AFTER REVIEW THE BOARD LOWERED THE AV FROM \$140,500 TO \$130,000.

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Petition #	Parcel #	Owner's Name	Property Address
28-008	4718-06-104-029	SARGENT RICHARD K & ROBERTA C	923 MILDRED J CT

Board of Review Comment:

# Schedule for the 2016 March Board of Review

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WALK IN. PROPERTY OWNER FEELS THE TCV OF THE PROPERTY IS \$250,000. " LARGE INCREASE". PRESENTED NO COMPS. AFTER REVIEW THE BOARD LOWERED THE AV FROM \$142,400 TO \$132,500.

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<b>Petition #</b>	<b>Parcel #</b>	<b>Owner's Name</b>	<b>Property Address</b>
28-009	4718-99-002-807	IHOP RESTAURANT # 3240	8075 NEMCO WAY
<u>Board of Review Comment:</u> WRITTEN APPEAL FOR ASSESSOR'S DENIAL FOR 2016 SMALL BUSINESS TAX EXEMTION APPLICATION. AFTER REVIEW BOARD DETERMINED ASSESSMENT TO BE ACCURATE.			

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<b>Petition #</b>	<b>Parcel #</b>	<b>Owner's Name</b>	<b>Property Address</b>
28-010	4718-99-001-848	ZHETMAN BRIGHTON LC	8705 W GRAND RIVER
<u>Board of Review Comment:</u> AMENDED 2016 PERSONAL PROPERTY STATEMENT. AFTER REVIEW BOARD DETERMINED THE ASSESSMENT TO BE ACCURATE.			

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<b>Petition #</b>	<b>Parcel #</b>	<b>Owner's Name</b>	<b>Property Address</b>
28-012	4718-06-106-020	MIKULEC ZACHARY	8228 HEATHERTREE LN
<u>Board of Review Comment:</u> PROPERTY OWNER FEELS THE TCV OF THE PROPERTY IS \$340,000. "SALES DO NOT REFLECT ASSED VALUE. NOT AS NICE AS SOME NEIGHBORS." COMPS SUBMITT4ED 8131 HEATHERTREE LN, 8243 HEATHERTREE LN, 8260 HEATHERTREE LN, 6476 BLACK WALNUT ST, 8189 LEE RD, 7976 LEE RD, 8112 LEE RD, 6532 E RIDGE CT, 6925 SUMMIT RIDGE # 1. AFTER REVIEW BOARD LOWERED THE AV FROM \$207,700 TO \$190,000.			

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<b>Petition #</b>	<b>Parcel #</b>	<b>Owner's Name</b>	<b>Property Address</b>
28-019	4718-30-401-132	FARQUHAR WILLIAM L & LISA	111 HILLCREST AVE
<u>Board of Review Comment:</u> PROPERTY OWNER FEELS THE TCV OF THE PROPERTY IS \$172,140. "COMPARABLE SALES IN NEIGHBORHOOD". AFTER REVIEW BOARD LOWERED THE AV FROM \$107,800 TO \$86,070.			

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<b>Petition #</b>	<b>Parcel #</b>	<b>Owner's Name</b>	<b>Property Address</b>
28-020	4718-30-401-133	FARQUHAR WILLIAM L & LISA	HILLCREST AVE
<u>Board of Review Comment:</u> PROPERTY OWNER FEELS THE TCV OF THE PROPERTY IS \$32,000. COMP SUBMITTED 700 WHITNEY. AFTER REVIEW THE BOARD LOWERED THE AV FROM \$25,400 TO \$19,980.			

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