

# **2015 MARCH BOARD OF REVIEW MINUTES**

**Wednesday, March 11, 2015**

Chairperson Sam Ochodnicky called the meeting to order on Wednesday, March 11, 2014 at 5:00 pm. The meeting took place at Brighton City Hall Council Chambers, 200 N. First Street, Brighton, MI

Present: Chairperson Sam Ochodnicky, Member Jenny Fredenburg, Member Bill Farquhar, Assessor Colleen Barton, temporary Assistant Assessor Terrie Gole. Colleen Barton will act as secretary to the Board of Review for today's meetings.

Call to the Public, None heard.

Call to the Public, closed.

Appeals begin.

Discussion and decisions.

See Attached.

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

# Schedule for the 2015 March Board of Review

Wednesday, March 11, 2015

City of Brighton Council Chambers

Members Present: Jenny Fredenburg, Sam Ochodnicki, Bill Farquhar

<b>Petition #</b>	<b>Parcel #</b>	<b>Owner's Name</b>	<b>Property Address</b>
11-001	4718-31-207-003	CLAUSNITZER TIM E	712 SPENCER RD
			"PETITIONER FEELS THE TCV OF THE HOME IS \$275,000. FIREPLACE DOES NOT EXIST. ASSESSMENT IS NOT SUPPORTED BY MARKET VALUES. COMPS SUBMITTED 8196 HEATHER TREE LN, 6478 BLACK WALNUT ST, 623 W MAIN ST." AFTER REVIEW BOARD LOWERED THE ASSESSED VALUE FROM \$196,240 TO \$150,000.
11-002	4718-31-201-037	CLAUSNITZER JACK & HEIDE	629 SPENCER RD
			'PETITIONER FEELS THE TCV OF THE HOME IS \$280,000. EXCESSIVE ASSESSMENT" COMPS SUBMITTED 713 E MAIN ST, 715 SPENCER RD, 530 SPENCER RD, 130 S CHRUCH ST." AFTER REVIEW BOARD LOWERED THE ASSESSED VALUE FROM \$199,930 TO \$185,250 AND TAXABLE VALUE FROM \$136,300 TO \$121,650.
11-003	4718-99-001-848	ZHETMAN BRIGHTON LC	8705 W GRAND RIVER
			OUR COMPANY FILED FORM 5076 TO CLAIM EXEMPTION FROM COLLECTION OF PROPERTY TAXES, AS THE TRUE CASH VALUE OF THE ELIGIBLE PERSONAL PROPERTY WAS LESS THAN \$80,000. UPON REQUEST OF THE ASSESSOR, WE PROVIDED FORM 632 TO DETAIL THE ORIGINAL COST/PURCHASE DATE OF ELIGIBLE PERSONAL PROPERTY. THE ASSESSOR THEN REQUESTED A FURTHER BREAKDOWN OF THE ITEMS IN SECTION M - LEASEHOLD IMPROVEMENTS, WHICH WE ALSO PROVIDED. WE DISAGREE THAT THESE ITEMS SHOULD BE ASSESSED AS PERSONAL PROPERTY... WE REQUEST CONSIDERATION THAT THESE ITEMS ENTIRELY REPRESENT LEASEHOLD IMPROVEMENTS WHICH ARE IMPROVEMENTS TO THE REAL PROPERTY AND ARE NOT ABLE TO BE SEPARATED FROM THE REAL PROPERTY FOR USE ELSEWHERE..... AFTER REVIEW BOARD DETERMINDED THE ASSESSMENT TO BE ACCURATE. APPEAL DENIED.
11-004	4718-06-108-038	RATKOS BRIAN	820 BOXWOOD CT
			"PETITIONER FEELS THE TCV OF THE HOME IS \$243,700. BRIGHTON ASSESSMENT STATE TAXABLE VALUE X 1.016 WOCJO WPI;D EQIA; 124,195 ACCORDING TO NEW ASSESSMENT MY TAXABLE VALUE INCREASED BY 10.08%. COMPS SUBMITTED 803 FLOWERING PLUM DR, 815 FLOWERING PLUM DR, 6182 GREE ASH DR, 801 MILDRED J CT." AFTER REVIEW BOARD DETERMINDED THE ASSESSMENT TO BE ACCURATE. APPEAL DENIED.
11-007	4718-06-103-021	ANGST DOUGLAS M & COLLEEN T F	1027 LONG LEAF CT
			"PETITIONER FEELS THE TCV OF THE HOME IS \$250,000 MAX. SEV WAY OVER MARKET VALUE IN LIGHT OF SALE COMPS IN LAST 6 MONTHS." COMPS SUBMITTED 945 FAIRWAY TRAILS CT, 1296 BAYWOOD CIRCLE, 1233 BAYWOOD CIR." AFTER REVIEW BOARD DETERMINDED THE ASSESSMENT TO BE ACCURATE. APPEAL DENIED.
11-008	4718-06-108-039	GALBALLY RICHARD & MARY	812 BOXWOOD CT
			"PETITIONER FEELS THE TCV OF THE HOME IS \$248,000. ONE YEAR OLD CONDO CANNOT BE COMPARED TO JUST NEW CONSTRUCTION I BROUGHT COMPS FROM THE WHOLE AREA. COMPS SUPPLIED 815 FLOWERING PLUM DR, 803 FLOWERING PLUM DR, 6146 GREEN ASH DR, 6182 GREEN ASH DR, 6170 GREEN ASH DR, 6158 GREEN ASH DR, 956 STEPH LN, 1124 STEPH LN, 1011 STEPH LN, 923 MILDRED J CT, 801 MILDRED J CT, 6149 MOUNTAIN LAUREL DR, 6161 MOUNTAIN LAUREL DR, 6180 MOUNTAIN LAUREL DR." AFTER REVIEW BOARD LOWERED THE ASSESSED VALUE AND TAXABLE VALUE FROM \$145,000 TO \$140,000.