

2015 MARCH BOARD OF REVIEW MINUTES

Monday, March 9, 2015

Chairperson Sam Ochodnicki called the 2015 March Board of Review organizational meeting to order on Monday, March 09, 2015 at 8:00 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, and temporary Assistant Assessor Terrie Gole. There were no members of the public. Colleen Barton will act as secretary to the Board of Review.

Assessor, Colleen Barton suggested the cancellation of the March 18, 2015 meeting due to lack of appointments. Chairperson Sam Ochodnicki made a motion to cancel the March 18, 2015 meeting, seconded by Jenny Fredenburg.

Call to the Public. Hearing none.

Call to the Public closed.

Assessor, Colleen Barton presented the Roll to the board. Each member received a booklet with board of review information. Booklet included, Map of the City of Brighton, frequently asked questions letter issued by the county, copies of L-4023, Bulletin 18 of 2014, Bulletin 17 of 2014, Bulletin 14 of 2014, Bulletin 12 of 2014, Bulletin 11 of 2013, Bulletin 22 of 2013, and Bulletin 6 of 2007. The general Property tax act (excerpt) for 211.27, the 2015 Poverty exemption application and guidelines, ECF Area neighborhood list, sales studies for residential, commercial, and Industrial.

Assessor explained that on a citywide basis, Commercial Real property increased approximately 1.36%, Industrial Real decreased approximately 1.6% and Residential Real increased approximately 8.7%.

Assessor reviewed the new laws and the State Tax Commission Bulletins.

Board reviewed the roll.

9:00 am. Board adjourned Organizational Meeting and went into appeals.

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 5:00 pm.

Schedule for the 2015 March Board of Review

Monday, March 09, 2015

City of Brighton Council Chambers

Members Present: Jenny Fredenburg, Sam Ochodnicky, Bill Farquher

Petition #	Parcel #	Owner's Name	Property Address
09-001	4718-31-305-139	BIELING TODD & CHRISTINA	930 FAIRWAY TRAILS CT
	<p>"PETITIONER FEELS THE TCV OF THE PROPERTY IS \$180,000. PLEASE SEE ATTACHCED COMPS. ACCORDING TO RECENT SALES IN THE AREA I BELIEVE THAT MY ASSESSED VALUE AND TAXABLE VALUE ARE INFLATED" COMPS SUBMITTED 712 OAK RIDGE DR, 951 FAIRWAY TRAILS DR, 885 DEVONSHIRE BLVD, AND THERE MORTGAGE APPRAISAL DATED 9/9/13 \$ 161,000. AFTER REVIEW BOARD LOWERED THE ASSESSED VALUE FROM \$103,640 TO \$98,000.</p>		
09-002	4718-31-101-025	BAIR RANDALL C	915 WASHINGTON ST
	<p>"PETITIONER FEELS THE TCV OF THE HOME IS \$30,000. THE HOME IS IN NEED MAJOR REMODELING. THE HOME IS "SETTLING" AND MANY CRACKS ARE APPEARING IN THE CEILINGS, WALLS AND FOUNDATION. THERE IS ONLY A PCV SHOWER IN BATHROOM, AND THERE IS NO ROOM FOR A BATHTUB WITHOUT KNOCKING DOWN A WALL. THE HOUSE WAS BUILT IN 1948. I HAVE LISTED MANY MORE REASONS ON A SEPARATE LIST. DRAIN TO CITY SWEER IS ALWAYS SLO. ON AVERAGE, EVERY 2 YYEARS, IT ALMOST BLOCKS COMPLETELY. I HAVE A "SNAKE;, WHICH IS ALWAYS IN THE LINE IN ORDER TO KEEP A PARTIAL OPENING SO AS NOT TO FLOOD COMPLETELY." COMP SUBMITTED 340 BRIGHTON LAKE RD, 306 BRIGHTON LAKE RD, 205 BEAVER ST. AFTER REVIEW BOARD LOWERED THE ASSESSED VALUE FROM \$51,530 TO \$46,000.</p>		
09-003	4718-31-207-001	MAHAKIAN JEFFREY	728 SPENCER RD
	<p>" PETITIONER FEELS THE TCV OF THE HOME IS \$195,000. VALUE OF NEW DETACHED GARAGE IS OVER STATED. FAIR MARKET VALUE IS LESS THAN \$200,000 (ESTIMATE \$190,000-\$195,000). AFTER REVIEW BOARD LOWERED THE ASSESSED VALUE FROM \$115,840 TO \$100,000.</p>		
09-004	4718-06-108-029	BEAVER THE FAMILY TRUST	6371 SYCAMORE VIEW DR
	<p>"PETITIONER FEELS THE TVC OF THE HOME IS \$280,000. A NEW CONDO EXACTLY LIKE MY IS SELLING FOR \$283,000 WITH APPLIANCE ALLOWANCE OF \$2,100. COMPS SUBMITTED 6258 BUTTERNUT CIRC, IS ADVERTISED FOR SALE FOR \$283,000." AFTER REVIEW BOARD LOWERED THE ASSESSED VALUE & TAXABLE VALUE FROM \$155,590 TO \$149,000.</p>		
09-005	4718-31-310-018	O'BOYLE JEFF & AMANDA	638 GLENWYTH
	<p>"PETITIONER FEELS THE TCV OF THE HOME IS \$144,000. INCREASED VALUE EXCEEDS THAT OF LIKE HOMES IN MY NEIGHBORHOOD. COMPS SUBMITTED 662 GLENWYTH RD, 602 GLENWYTH RD, 718 OAK RIDGE DR, 757 ROBERTSON DR, 884 DEVONSHIRE BLVD." "HAD A HIDDEN LEAK THAT WENT INTO KITCHEN THAT WAS NOT LISTED AT TIME OF SALE". AFTER REVIEW BOARD DETERMINDED THE ASSESSMENT TO BE ACCURATE. APPEAL DENIED.</p>		
09-006	4718-31-307-092	OCHODNICKY SAM & BRENDA	872 WOODRIDGE HILLS DR
	<p>"PETITIONER FEELS THE TCV OF THE HOME IS \$159,280. INCORRECT MEASUREMENTS PER ATTACHED. SYSTEM SHOW AN ADDITIONAL 8 SQ FT OVER HAND AND THAT THE OVERHAND OVER THE GARAGE IS 243 SQ FT WHEN IT IS ACTUALLY 214 SQ FT." AFTER REVIEW ONLY TWOM MEMBER OF THE BOARD VOTED TO LOWERED THE ASSESSED VALUE FROM \$80,500 TO \$70,730 AND THE TAXABLE VALUE FROM \$70,730 TO \$69,990.</p>		
09-007	4718-30-306-008	MERCIER MARC & SHERYL	713 WALNUT ST
	<p>"PETITIONER FEELS THE TCV OF THE DUPLEX IS \$129,000. ASSESSED VALUE WENT UP 43% WHICH NOTHING IN COUNTY WENT UP BY 43%. COMPS SUBMITTED 420 S CHURCH ST, 6658 ACADEMY DR, 252 ODOHERTY RD." LEASING FOR \$875 PER MO. AFTER REVIEW BOARD LOWERED THE ASSESSED VALUE & TAXABLE VALUE FROM \$98,330 TO \$85,170.</p>		
09-008	4718-06-107-007	AMICO JOSEPH H & MARGARET A	6199 NORTHRIDGE HILLS DR
	<p>VA EXEMPTION GRANTED</p>		
09-009	4718-06-108-036	MITCHELL KATHLEEN H	837 BOXWOOD CT
	<p>VA EXEMPTION GRANTED</p>		
09-010	4718-30-102-015	ABBOTT KENNETH D & TAMMY L	8709 CANDLEWOOD #6
	<p>VA EXEMPTION GRANTED</p>		

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Monday, March 09, 2015

City of Brighton Council Chambers

Members Present: Jenny Fredenburg, Sam Ochodnicky, Bill Farquher

Petition #	Parcel #	Owner's Name	Property Address
09-011	4718-30-404-063	WARREN MAURICE & KATHLEEN	443 GLENWAY
	VA EXEMPTION GRANTED		
09-012	4718-31-200-096	WARREN ROBERT A & MARY E REV TRUST	1124 SPENCER RD
	VA EXEMPTION GRANTED		
09-013	4718-31-307-069	SHUBERT LARRY	984 ROSEWOOD CT
	VA EXEMPTION GRANTED		
09-014	4718-31-307-120	DESJARDIN WILLIAM	837 WOODRIDGE HILLS DR
	VA EXEMPTION GRANTED		
09-015	4718-31-402-041	BROWN DAVID F	380 SPRING BROOKE DR
	VA EXEMPTION GRANTED		
09-016	4718-30-307-071	PIERSON BARBARA	915 MADISON
	AFTER REVIEW POVERTY EXEMPTION GRANTED. ASSESSED VALUE LOWERED FROM \$68,530 TO \$11,220 AND TAXABLE VALUE LOWERED FROM \$65,260 TO \$11,220.		
09-017	4718-99-003-295	DOAN JILL DR DDS MS PLC	8641 W GRAND RIVER STE 8
	LATE FILE 2015 PERSONAL PROPERTY STATEMENT RECEIVED 3/8/15. AFTER REVIEW BOARD CHANGED ASSESSED VALUE & TAXABLE VALUE FROM \$15,420 TO \$24,975.		
09-018	4718-99-000-898	GE CAPITAL INFORMATION TECH SOLUTIO	VARIOUS
	AMENDED STATEMENT. MISSED EQUIPMENT AT 440 W MAIN ST, STE 200. AFTER REVIEW BOARD CHANGED ASSESSED VALUE & TAXABLE VALUE FROM \$29,190 TO \$32,280.		
09-019	4718-99-001-267	CHILI'S GRILL & BAR #433	8071 CHALLIS RD
	LATE FILE 2015 PERSONAL PROPERTY STATEMENT. AFTER REVIEW BOARD CHANGED ASSESSED VALUE AND TAXABLE VALUE FROM \$126,260 TO \$110,520.		
09-030	4718-06-107-027	LONGWORTH ROBERT J	6137 MOUNTAIN LAUREL DR
	'PETITIONER FEELS THE TCV OF THE HOME IS \$222,000. ISSUE OF CHANGE IN VALUE ITEM BASEMENT.'" NO COMPS SUPPLIED. AFTER REVIEW BOARD DETERMINDED THE ASSESSMENT TO BE ACCURATE. APPROVED.		
09-031	4718-32-300-005	NVM PROPERTIES LLC	9836 E GRAND RIVER
	"PETITIONER FEELS THE TCV OF THE PROPERTY IS \$550,000. I BOUGHT MY PROPERTY FOR \$460,000 AND PUT ABOUT \$50,000 - \$70,000 IMPROVEMENTS AND MY RECENT APPRAISAL SHOWS IT WORTH \$600,000 WHICH IS WAY LESS THAN THE VALUE YOUR ASSESSED." BANK APPRAISAL SUBMITTED DATEFD 4/1/14 WITH A VALUE CONCLUSION OF \$600,000 FEE SIMPLE. COMPS IN APPRAISAL ARE 30712 LYON CENTER DR, LYON TWP, 125 E GRAND RIVER AVE, BRIGHTON, 10180 GRAND RIVER RD, BRIGHTON TWP, 33200 GRAND RIVER AVE, FARMINGTON." AFTER REVIEW BOARD LOWERED THE ASSESSED VALUE FROM \$389,920 TO \$360,000 AND TAXABLE VALUE FROM \$385,690 TO \$360,000.		
09-040	4718-06-101-019	LEMERAND JR LARRY C & TAMMY	1050 PEPPERGROVE DR
	'PETITIONER FEELS THE TCV OF THE HOME IS \$263,247. AVERAGE PRICE FOR SQUARE FOOT IS \$129.75 USING COMPS FROM LAST 6 MONTHS. COMPS SUBMITTED 1390 BAYWOOD CIR, 1098 MAPLEGROVE CT, 1300 BAYWOOD CIR, 1296 BAYWOOD CIR.'" AFTER REVIEW BOARDED LOWERED THE ASSESSED VALUE & TAXABLE VALUE FROM \$146,450 TO \$141,750.		