

# **2016 MARCH BOARD OF REVIEW MINUTES**

**Wednesday, March 16, 2016**

Chairperson Jenny Fredenburg called the meeting to order on Wednesday, March 16, 2016 at 5:00 pm. 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 9:00 p.m.

# Schedule for the 2016 March Board of Review

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Wednesday, March 16, 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
16-001	4718-31-305-139	BIELING TODD & CHRISTINA	930 FAIRWAY TRAILS CT

Board of Review Comment:

PROPERTY OWNER FEELS THE TCV OF THE PROPERTY IS \$197,000. " COMPS IN THE AREA DO NOT HOLD UP TO THE VALUE OF \$208,800." COMPS SUBMITTED WERE 930 FAIRWAY TRAILS CT, 1020 ALPINE DR, 796 OAK RIDGE CT, 731 OAK RIDGE DR." PROVIDED MORTGAGE APPRAISAL. AFTER REVIEW THE BOARD LOWERED THE AV FROM \$104,400 TO \$100,000.

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Petition #	Parcel #	Owner's Name	Property Address
16-002	4718-06-101-084	BUDLONG ROBERT D & MARGARET M	1286 DURWOOD CT

Board of Review Comment:

PETITIONER FEELS THE TCV OF THE PROPERTY IS \$250,000. "1286 DURWOOD CT WAS SOLD & APPRAISED FOR \$250,000 ON 10/20/15. THE ASSESSED VALUE OF \$137,900 ASSUMES A VALUE OF \$275,800. THE AVERAGE SEV/SQ FT OF ALL HOMES ON DURWOOD CT IS \$71.77/SQ. FT. THE NEW ASSESSED VALUE OF 1286 DURWOOD CT FIGURES AT \$80.22. COMPS SUBMITTED 1286 DURWOOD CT. AFTER REVIEW BOARD DETERMINED THE ASSESSMENT TO BE ACCURATE.

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Petition #	Parcel #	Owner's Name	Property Address
16-003	4718-06-108-038	RATKOS BRIAN	820 BOXWOOD CT

Board of Review Comment:

PROPERTY OWNER FEELS THE TCV OF THE PROPERTY IS \$280,000. " I DISPUTE MY ASSESSMENT & TAXABLE VALUE WHEN CODO UNITS BUILT WITH THE SAME SQ FT ARE \$17,000 LESS THAN MY ASSESSMENT & WE NOW HAVE ALL THE SAME FINISHES." COMPS SUBMITTED 857 BOXWOOD CT, 845 BOXWOOD CT, 829 BOXWOOD CT, 812 BOXWOOD CT. AFTER REVIEW BOARD LOWERED THE AV FROM \$154,100 TO \$149,200.

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Petition #	Parcel #	Owner's Name	Property Address
16-005	4718-30-404-054	MINCHEW III THOMAS H & CARRIE J	463 GLENWAY

Board of Review Comment:

PROPERTY OWNER FEELS THAT THE TCV FO THE PROPERTY IS \$ 130,000. " LOWER PROPERTY TAXES. OTHE RUNITS SEEM TO BE LOWER. COMPS SUBMITTED 422 FOREST, 442 FOREST, 446 FOREST, 466 FOREST, 490 FOREST, 432 FOREST, 403 FOREST, 496 FOREST. AFTER REVIEW THE BOARD LOWERED THE AV/ FROM \$67,100 TO \$65,000.

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Petition #	Parcel #	Owner's Name	Property Address
16-006	4718-31-207-003	CLAUSNITZER TIM E	712 SPENCER RD

Board of Review Comment:

PROPERTY OWNER FEELS THE TCV OF THE PROPERTY IS \$275,000. " ASSESSED VALUE TOO HIGH. NO FIREPLACE 2 FULL BATH, 1 HALF BATH, NOT 3 FULL BATHS." COMPS SUBMITTED 1330 BRIGHTON LAKE RD, 8131 HEATHERTREE LN, 708 N SECOND ST, 8243 HEATHERTREE LN, 8228 HEATHERTREEN LN, 8307 HEATHER TREE LN, 6434 BLAKC WALNUT ST, 6205 BLACK WALNUT ST, 6205 BUTTER NUTT CIR, 6250 BUTTERNUT CIR. 130 S CHURCH ST, 6258 NORTHRIDGE WOODS, 6261 NORTHRIDGE WOODS DR, 6212 BUTTERNUT CIR, 6206 BUTTERNUT CIR, ,..... AFTER REVIEW BOARD LOWERED THE AV FROM \$192,000 TO \$150,000.

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Petition #	Parcel #	Owner's Name	Property Address
16-025	4718-99-000-898	GE CAPITAL INFORMATION TECH SOLUTIO	VARIOUS

Board of Review Comment:

AMENDED PERSONAL PROPERTY STATEMENT

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Petition #	Parcel #	Owner's Name	Property Address
16-026	4718-99-001-267	CHILI'S GRILL & BAR #433	8071 CHALLIS RD

Board of Review Comment:

AMENDED 2016 PERSONAL PROPERTY STATEMENT.

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Petition #	Parcel #	Owner's Name	Property Address
16-027	4718-99-002-038	AUTO ZONE #102264	1023 E GRAND RIVER

Board of Review Comment:

# Schedule for the 2016 March Board of Review

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Wednesday, March 16, 2016

City of Brighton Council Chambers

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

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2016 PERSONAL PROPERTY CORRECTION. THIS CORRECTION WOULD PUT THE TCV UNDER \$80,000, WHICH WOULD MAKE THIS PARCEL QUALIFY FOR THE 2016 ELIGIBLE PERSONAL PROPERTY CLAIMING EXEMPTION FROM COLLECTION OF TAXES (FORM 5076).

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<b>Petition #</b>	<b>Parcel #</b>	<b>Owner's Name</b>	<b>Property Address</b>
16-028	4718-99-002-830	PREMIER INTERNAL MEDICINE	1021 KARL GREIMEL DR STE 99

Board of Review Comment:  
PROPERTY EXEMPTION APPLICATION GRANTED.

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<b>Petition #</b>	<b>Parcel #</b>	<b>Owner's Name</b>	<b>Property Address</b>
16-029	4718-99-003-169	GREAT ATLANTIC NEWS	VARIOUS

Board of Review Comment:  
AMENDED 2016 PERSONAL PROPERTY STATEMENT ACCEPTED. NO ASSETS REPORTED IN THE BRIGHTON.

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<b>Petition #</b>	<b>Parcel #</b>	<b>Owner's Name</b>	<b>Property Address</b>
16-030	4718-99-001-506	CSC SERVICEWORKS, INC	VARIOUS

Board of Review Comment:  
RECEIVED 2016 AFFIDAVIT TO CLAIM SMALL BUSINESS EXEMPTION ON 2/16/16. HOWEVER ENVELOPE WAS POSTMARKED 2/10/16. ACCEPTED LATE FILE DUE TO POSTMARK DATE.

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<b>Petition #</b>	<b>Parcel #</b>	<b>Owner's Name</b>	<b>Property Address</b>
16-031	4718-30-100-025	SANBAR ASSOCIATES	8688 W GRAND RIVER

Board of Review Comment:  
RECEIVED WRITTEN APPEAL ON 3/16/16. OWNER FEELS THE TCF OF THE PROPERTY IS THE SAME AS IN 2015 AT \$742,040. "THE ASSESSED VALUE FOR OUR PROPERTY INCREASED 13% IN ONE YEAR WHILE CPI INDICIES SHOW OVERALL ECONOMIC VALUES REMAINED RELATIVELY FLAT AT -1 AND RETAIL COMMERCIAL ASKING VALUES RANGED FROM -4.9% TO 0% TO 4.3% DEPENDING ON THE COMMUNITY PER LOOPNET. WE BELIEVE THAT THE ASSESSED VALUE STAY THE SAME AS LAST YEAR." AFTER REVIEW BOARD LOWERED THE AV FROM \$419,300 TO \$400,000.

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<b>Petition #</b>	<b>Parcel #</b>	<b>Owner's Name</b>	<b>Property Address</b>
16-032	4718-99-003-240	FARMINGTON PHYSICAL THERAPY INC	8491 W GRAND RIVER STE 600

Board of Review Comment:  
AMENDED 2016 PERSONAL PROPERTY STATEMENT.

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