

2010 MARCH BOARD OF REVIEW MINUTES

Monday, March 8, 2010

The first meeting of the 2010 March Board of Review was called to order on Monday, March 8, 2010 at 8:00 am by Chairperson Bill Farquhar. The meeting took place at Brighton City Hall Council Chambers, 200 N. First Street, Brighton, MI

Present: Chairperson Bill Farquhar, Member Jenny Fredenburg, Member Sam Ochodnicki, Assessor Kathy Lupi and Assistant Assessor Colleen Barton. Kathy Lupi will act as secretary to the Board of Review for today's meetings.

Call to the Public. Hearing none Call to the Public closed.

Assessor, Kathy Lupi presented the Roll to the board. Each member received a booklet with board of review information. Booklet included agenda for organization meeting, copies of newspaper postings of meeting dates and times, poverty exemption income levels as approved by council and sales studies to be used in decision making.

Assessor explained that on a city-wide basis, Commercial Real property decreased approximately 3.5%, Industrial Real decreased approximately 12% and Residential Real decreased approximately 8%.

Assessor and Assistant Assessor conducted a reappraisal of Kissane Park, Pine Lawn & Brighton Haven subdivisions, all lakefront properties and Main Street Crossing, Forest Hills, Pondview and Woodridge Knolls Condominiums.

Board reviewed the roll.

10:00 am. – Appeal Hearings begin

See Attached

Chairperson Bill Farquhar closed the morning session at 12:00 pm.

Chairperson Bill Farquhar called the afternoon session to order at 1:00 pm.

Appeals continued to be hear by the Board

See Attached

Chairperson Bill Farquhar adjourned the meeting at 5:00 pm.

Monday, March 8, 2010

Schedule for the 2010 March Board of Review

City of Brighton Council Chambers

Members Present: Jenny Fredenburg, Sam Ochodnicki, Bill Farquher

| Parcel # | Owner's Name | Property Address |
|------------------|--|----------------------|
| Petition # 08-01 | 4718-30-201-003 COLL STEVEN J | 505 VICTORIA SQ |
| | PETITIONER SUPPLIED THREE COMPARABLES TO BOARD. BASED ON THESE COMPARABLES PETITIONER FEELS THAT HIS ASSESSED VALUE IS TOO HIGH. HE FEELS THAT THE ASSESSED AND TAXABLE VALUE SHOULD BE 39,185. AFTER REVIEW, BOARD LOWERED AV TO 46,870. | |
| Petition # 08-03 | 4718-30-201-015 MCNEELY CYNTHIA L | 520 VICTORIA SQ |
| | PETITIONER HAS 2 STORY, 2 BEDROOM, 1 1/2 BATH CONDO. SHE FEELS THAT BECAUSE HAMILTON FARMS UNITS WERE BUILT IN THE 70S, YOU CAN NOT COMPARE THESE SALES TO NEWER CONDOS. SHE SUPPLIED COMPS TO BOARD AND FEELS THE TRUE CASH VALUE OF CONDO IS \$60,000. AFTER REVIEW, BOARD LOWERED AV TO 38,170. | |
| Petition # 08-04 | 4718-30-201-044 HAUBER JOAN E | 527 CARBERRY HILL |
| | PETITIONER PROVIDED COMPS TO BOARD WHICH SHE FEELS SHOWS THAT THE ASSESSED VALUE IS TO HIGH. SALE OF ONE CONDO SOLD FOR 72,700 AND IS END UNIT WHILE SUBJECT IS AN MIDDLE UNIT. 529 CARBERRY HILL RIGHT NEXT DOOR SOLD FOR \$72,000. 484 FOREST HILLS IS IN ANOTHER COMPLEX AND SOLD FOR \$72,900. PETITIONER FEELS THAT THE AV SHOULD BE 35,000. AFTER REVIEW, BOARD LOWERED AV TO 39,900. | |
| Petition # 08-05 | 4718-30-304-010 BAIDEL PROPERTIES LLC | 116 W MAIN ST |
| | PETITIONER SUPPLIED EXPLANATION OF HIS REASONS THAT THE PROPERTY IS NOT WORTH THE VALUE CURRENTLY ON ROLL. TWO COMPARABLES ARE LISTINGS NOT SALES. PROPERTY WAS PURCHASED ON FORECLOSURE. PETITIONER FEELS THE TRUE CASH VALUE IS 225,000. BUILDING IS OWNER OCCUPIED. BUILDING HAS NO BACK DOOR BUT MEETS FIRE CODES. AFTER REVIEW, BOARD LOWERED AV TO 153,840. | |
| Petition # 08-06 | 4718-30-200-014 TOKAI, MICHAEL J. & JUDY M. | 4199 FLINT RD |
| | PETITIONER PRESENTED APPRAISAL TO BOARD. HE FEELS THAT BASED ON THIS APPRAISAL THE ASSESSED VALUE IS TOO HIGH - HE FEELS THE TRUE CASH VALUE OF PROPERTY IS 205,000 BASED ON APPRAISAL. AFTER REVIEW, ASSESSMENT DETERMINED TO BE ACCURATE. APPEAL DENIED. | |
| Petition # 08-07 | 4718-31-402-058 VIVIANO, ANTHONY | 409 SPRING BROOKE DR |
| | TWO COMPARABLES PRESENTED TO BOARD - ONE IS AN ESTATE SALE. PETITIONER FEELS THAT THE TRUE CASH VALUE OF CONDO IS 50,000. AFTER REVIEW, BOARD LOWERED AV TO 44,100. | |
| Petition # 08-08 | 4718-30-404-050 BURRESS, DANIEL & GERALDINE | 475 GLENWAY |
| | PETITIONER PRESENTED APPRAISAL TO BOARD. CONDO IS IN FOREST HILLS CONDO COMPLEX. FEELS THAT BASED ON THIS APPRAISAL PROPERTY HAS A TRUE CASH VALUE OF 71,000. 5 FORECLOSURES IN THIS COMPLEX IN THE 70,000 RANGE, THEREFORE, PETITIONER FEELS THAT REFLECTS THE MARKET. HE FEELS THAT 484 FOREST IS AN ARM'S LENGTH AND FALLS IN THE SAME RANGE AS THE FORECLOSURES. AFTER REVIEW, BOARD LOWERED AV TO 50,770. | |

| | Parcel # | Owner's Name | Property Address |
|------------------|---|----------------------------|--------------------|
| Petition # 08-10 | 4718-30-404-019 | SIDELKO THOMAS F & DONNA M | 438 FOREST DR |
| | PETITIONER PRESENTED DOCUMENTATION TO BOARD. PROPERTY RECORD CARD AND A BANK APPRAISAL. APPRAISAL INDICATED A VALUE OF 75,000. PETITIONER IS REQUESTING A REDUCTION. AFTER REVIEW, BOARD LOWERED AV TO 50,820. | | |
| Petition # 08-12 | 4718-06-104-041 | MULVIHILL KAREN | 1143 MILDRED J CT |
| | DAN MULVIHILL REPRESENTING SISTER, KAREN. MR. MULVIHILL PRESENTED COMPARABLES TO BOARD. FIRST TWO COMPARABLES ARE MOST LIKE KAREN'S CONDO. BASED ON COMPARABLES HE FEELS THAT THE TRUE CASH VALUE OF CONDO IS 150,000. AFTER REVIEW, BOARD LOWERED AV TO 82,760. | | |
| Petition # 08-13 | 4718-31-300-057 | BROWER, JOHN & BARBARA | ADAMS ST |
| | PETITIONER PRESENTED INFORMATION ON VACANT PROPERTY HE OWNS TO THE BOARD. HE CONTENDS THAT THE TRUE CASH VALUE OF LOT IS 25,000. HE FEELS THE CITY HAS THE DIMENSIONS OF THE LOT INCORRECT AND WANTS IT CORRECTED. AFTER REVIEW, BOARD LOWERED AV TO 23,370. | | |
| Petition # 08-14 | 4718-31-200-065 | 1024 BUILDING L.L.C. | 1024 E GRAND RIVER |
| | PETITIONER PRESENTED BANK APPRAISAL TO THE BOARD. APPRAISAL LISTS VALUE OF 710,000. HE THINKS THAT THE ASSESSMENT DID NOT DECREASE ENOUGH. CENTURY 21 LEASES APPROXIMATELY 4,100 SF AND PAYS \$4,000 / MONTH NNN. AFTER REVIEW BOARD AV TO 474,540. | | |
| Petition # 08-16 | 4718-31-302-036 | WISCHER REVOC TRUST | 742 DEVONSHIRE |
| | RENTAL PROPERTY. PETITIONER PRESENTED COMPARABLE LISTINGS TO THE BOARD AND HE FEELS THAT THIS PROPERTY IS WORTH 80,000 - 85,000. 769 ROBERTSON IS THE SAME FLOOR PLAN AS SUBJECT EXCEPT IT HAS A BASEMENT - THE ASKING PRICE IS \$100,000. AFTER REVIEW, AV DETERMINED TO BE ACCURATE. APPEAL DENIED. | | |
| Petition # 08-17 | 4718-06-105-016 | WAY JAMES L & MARGUERITTE | 943 PERSIMMON DR |
| | PETITIONER PRESENTED THREE COMPARABLES IN THE SAME CONDO COMPLEX TO BOARD. PETITIONER FEELS THAT THE TRUE CASH VALUE IS 166,000 WITH AN ASSESSED VALUE OF 83,000. AFTER REVIEW, BOARD LOWERED AV TO 83,160. | | |
| Petition # 08-18 | 4718-31-310-057 | LEWIS JANICE TURST | 590 OAK RIDGE DR |
| | PETITIONER PRESENTED A SALES STUDY OF HER AREA FOR THE PAST THREE YEARS. PETITIONER FEELS THAT THE TRUE CASH VALUE IS APPROXIMATELY 150,000 BASED ON WHAT A REALTOR HAS TOLD HER. AFTER REVIEW, BOARD LOWERED AV TO 75,000. | | |
| Petition # 08-19 | 4718-31-302-060 | HAWKINS, LYNNETTE K. | 798 ROBERTSON DR |
| | PETITIONER PRESENTED NO COMPARABLES - FEELS ASSESSMENT IS TOO HIGH. AFTER REVIEW, BOARD LOWERED AV TO 55,000. | | |

| Parcel # | Owner's Name | Property Address |
|------------------|--|-----------------------|
| Petition # 08-20 | 4718-31-303-006 LAM, MIKE MING & WENDY SAU | 729 FAIRWAY TRAILS DR |
| | PETITIONER FEELS MARKET VALUE OF HOME IS 130,000. PETITIONER PRESENTED COMPARABLES IN HAMBURG TOWNSHIP AND ROYAL OAK. AFTER REVIEW, ASSESSMENT DETERMINED TO BE ACCURATE. APPEAL DENIED. | |
| Petition # 08-21 | 4718-31-301-170 RION SUSAN & CHAVEZ MILAGRO JTWFRS | 1030 BRIGHTON LAKE RD |
| | PETITIONER IS A REALTOR AND SUPPLIED THE BOARD WITH COMPARABLES. THIS HOME IS A RENTAL AND AN OLDER COTTAGE TYPE LAKEFRONT HOME. PETITIONER IS APPEALING THE VALUE AND LOOKING FOR A REDUCTION. AFTER REVIEW, ASSESSMENT DETERMINED TO BE ACCURATE. APPEAL DENIED. | |
| Petition # 08-22 | 4718-30-402-064 KLOSTERMAN JOSEPH M & KATHLEEN M | 114 SCHOOL ST |
| | PETITIONER FEELS THE TRUE CASH VALUE OF DUPLEX IS 140,000. DECLINING PROPERTY VALUES IN AREA. AFTER REVIEW, ASSESSMENT DETERMINED TO BE ACCURATE. APPEAL DENIED. | |
| Petition # 08-23 | 4718-30-102-063 RONLEY ENTERPRISES | 8727 CANDLEWOOD #2 |
| | PETITIONER SAID THAT HE'S HAVING A PROBLEM GETTING RENTERS. CONDO WAS ON THE MARKET WITH NO REAL OFFERS. APT. #7 SOLD FOR \$27,000. PETITIONER FEELS CONDO'S MARKET VALUE IS 30,000. AFTER REVIEW, BOARD LOWERED AV TO 19,790. | |
| Petition # 08-25 | 4718-30-402-058 750 NELSON STREET LLC | 750 NELSON ST |
| | PETITIONER SAYS RENTERS ARE HARD TO FIND AND SHE'S PAYING \$350 / MO IN TAXES ON THIS NON-PRE HOME. PETITIONER FEELS THAT SHE CAN GET APPROXIMATELY \$110,000 ON THE OPEN MARKET. AFTER REVIEW, ASSESSMENT DETERMINED TO BE ACCURATE. APPEAL DENIED. | |
| Petition # 08-26 | 4718-30-201-051 MCLEOD DAVID | 543 CARBERRY HILL |
| | POVERTY EXEMPTION GRANTED. BOARD LOWERED AV & TV TO 11,920. | |
| Petition # 08-27 | 4718-30-404-032 SCHUMACHER, VIRGINIA | 455 FOREST DR |
| | POVERTY EXEMPTION GRANTED. BOARD REDUCED AV & TV TO 44,830. | |
| Petition # 08-28 | 4718-99-001-978 GREEN PATH | 211 N FIRST ST 300 |
| | PERSONAL PROPERTY EXEMPTION REQUEST BASED ON 211.7N. AFTER REVIEW, REQUEST DENIED. | |

| | Parcel # | Owner's Name | Property Address |
|------------------|-----------------|---|-------------------------|
| Petition # 08-29 | 4718-31-300-056 | GRISWOLD LUCRETIA R | 715 ADAMS ST |
| | | POVERTY EXEMPTION GRANTED. BOARD REDUCED AV & TV TO 46,960. | |
| Petition # 08-30 | 4718-30-305-019 | JOHNSON, GLORIA M. | 220 N FIFTH ST |
| | | POVERTY EXEMPTION GRANTED. BOARD LOWERED AV & TV TO 45,610. | |

2010 MARCH BOARD OF REVIEW MINUTES

Wednesday, March 10, 2010

Chairperson Bill Farquhar called meeting to order on Wednesday, March 10, 2010 at 4:00 p.m. Meeting took place at Brighton City Hall Council Chambers, 200 N. First Street, Brighton, MI

Present: Chairperson Bill Farquhar, Member Jenny Fredenburg, Member Sam Ochnodnick, Assessor Kathy Lupi and Assistant Assessor Colleen Barton. Colleen Barton will act as secretary to the Board of Review.

Call to the Public: Hearing none, Chairperson Farquhar closed the Call to the Public

Appeals begin

See Attached

Chairperson Bill Farquhar adjourned the meeting at 9:00 pm.

Wednesday, March 10, 2010

Schedule for the 2010 March Board of Review

City of Brighton Council Chambers

Members Present: Jenny Fredenburg, Sam Ochodnicki, Bill Farquher

| Parcel # | Owner's Name | Property Address | |
|------------------|--|--------------------------------|----------------------|
| Petition # 10-01 | 4718-30-305-033 | 4TH STREET TRIO LLC | 306 N FOURTH ST |
| | PETITIONER SUBMITTED ITEMS TO THE BOARD. REQUESTED TCV TO BE 558,404. BROUGHT FORWARD THAT WE HAVE INACCURATE ITEMS ON SYSTEM. WE HAVE INCORRECT SQ FT AND WE SHOW ELEVATOR. IT SHOULD BE A CARGO LIFT. REQUESTED CREDIT TO TCV OF 239,00 LESS THAN WHAT WE HAVE IT AT. COMPS SUBMITTED OUT OF COUNTY ALL IN GENESEE COUNTY. AFTER REVIEW SQ FT IS ADJUSTED, HOWEVER, A/C IS ADDED. AFTER REVIEW, ASSESSED VALUE LOWERED TO 510,230. | | |
| Petition # 10-02 | 4718-30-201-034 | BIGNELL, MICHAEL G. | 508 STONEYWOOD |
| | PETITIONER SUPPLIED NO COMPS. REQUEST TCV OF 95,000 TO 100,000. HIS UNIT HAS NOT HAD ANY UPGRADES AND HE IS ONE OF THE ORIGINAL OWNERS. AFTER REVIEW, BOARD LOWERED AV TO 46,870. | | |
| Petition # 10-03 | 4718-30-303-015 | GRIFFITH REALTY, INC. | FLINT RD |
| | PETITIONER SUBMITTED COMPS TO BOARD. REQUESTED TCV OF 12,500. SALES IN SUPPLIED NOT IN CITY ALL IN BRIGHTON SCHOOL DISTRICT. AFTER REVIEW, BOARD LOWERED AV TO 17,500. | | |
| Petition # 10-04 | 4718-30-303-016 | GRIFFITH LLC | 515 FLINT RD |
| | PETITIONER SUBMITTED COMPS TO BOARD. REQUESTED TCV OF 15,000. SALES IN SUPPLIED NOT IN CITY ALL IN BRIGHTON SCHOOL DISTRICT. AFTER REVIEW, BOARD LOWERED AV TO 15,000. | | |
| Petition # 10-06 | 4718-31-309-014 | MILLHOUSE JOHN & ROSANNE | 815 BRIGHTON LAKE RD |
| | PETITIONER PRESENTED COMPS TO BOARD. REQUESTED TCV OF 120,000. HAD LOTS OF WATER & DRYWALL DAMAGE WHEN PURCHASED. COMPS 615 BRIGHTON LAKE RD, & 509 WASHINGTON. BOARD SENT OUT APPRAISER TO JUDGE % COMPLETE OF RENOVATION. REDUCED TO 70% COMPLETE. BOARD LOWERED AV TO 75,300. | | |
| Petition # 10-07 | 4718-31-402-085 | ALLAN, DEBORAH F | 303 SPRING BROOKE DR |
| | PETITION PRESENTED ITEMS TO THE BOARD. REQUEST TCV OF 40,000. SUPPLIED APPRAISAL FOR REFINANCE. CURRENT RENT 750 MO. COMPS 418 WATER TOWNER SOLD FOR 55,000(RATIO OVER 80%), 430 WATER TOWER SOLD FOR 50,500 (FORECLOSURE). AFTER REVIEW, BOARD LOWERED AV TO 46,200. | | |
| Petition # 10-08 | 4718-31-300-101 | GARDNER JASON & COGLEY JOHN JR | 615 BRIGHTON LAKE RD |
| | PETITION PRESENTED ITEMS TO THE BOR. PRESENTED COMPS OF NEIGHBORING TOWNSHIPS OF VACANT LAND SALES NONE FOR CITY OF BRIGHTON. REQUEST TCV OF 20,438. OFFERED ON MARKET SINCE 2006. CURRENTLY LISTED AT 39,000. NO OFFERS AT THIS TIME. AFTER REVIEW, BOARD LOWERED AV TO AFTER REVIEW, BOARD LOWERED AV TO 37,280. | | |

| | Parcel # | Owner's Name | Property Address |
|------------------|-----------------|---|-------------------------|
| Petition # 10-09 | 4718-30-306-070 | RIEDMILLER LINDA J POVERTY EXEMPTION APPROVED. BOARD LOWERED AV TO 24,710 | 330 N SECOND ST |
| Petition # 10-10 | 4718-06-103-029 | URBAIN, JOSEPH J & ALICIA M PETITIONER SUPPLIED ITEMS TO BOARD. COMPS 1091 LONG LEAF CT, 1054 LONG LEAF TT, & 1076 LONG LEAF CT. REQUEST TCV OF 220,000. AFTER REVIEW BOARD REDUCED AV TO 110,000. | 1076 LONG LEAF CT |
| Petition # 10-11 | 4718-31-302-032 | MITCHELL, EMILY LETTER APPEAL. ASSESSMENT DETERMINED TO BE ACCURATE. APPEAL DENIED. | 790 DEVONSHIRE |
| Petition # 10-12 | 4718-31-402-016 | PETERSON, IRENE & BOOTH, CAROLYN PETITION PRESENTED APPRAISAL TO BOARD (APPRAISAL DONE FOR BOARD). REQUESTED TCV 40,000. NEW PAINT & CARPET RECENTLY. ASSOC DUES \$120 MO. RENTAL POSSIBLE RENT \$700 MO. AFTER REVIEW, BOARD LOWERED AV TO 36,000. | 328 SPRING BROOKE DR |
| Petition # 10-13 | 4718-31-402-008 | FEDERAL NATIONAL MORTGAGE ASSOC ITEMS PRESENTED TO BOARD. REQUESTED TCV 35,000. CURRENTLY IN FORCLOSURE. REQUEST PRE REAPPLIED FOR 2010 AS CO-OWNER JEANNE MILLER IS STILL RESIDING THERE PER ROBERT WAGNER. PER REQUEST TO RESCIND CO-OWNER JEANNE MILLER RESCINDED PRE IN 04/20/09. REQUESTED IF JEANNIE WANTS A PRE TO REAPPLY & PROVIDE PROOF. AFTER REVIEW, BOARD LOWERED AV TO 36,000. | 312 SPRING BROOKE DR |
| Petition # 10-14 | 4718-30-102-037 | ROTH JAMES & NANCY PETITIONER PRESENTED ITEMS TO THE BOARD. REQUESTED TCV 20,000. 1 BEDROOM RENT \$490 MO NO CAR PORT. AFTER REVIEW, BOARD LOWERED AV TO 16,130. | 8723 MEADOWBROOK 4 |
| Petition # 10-15 | 4718-05-101-103 | NIKITIN MATTHEW PETITIONER PRESENTED ITEMS TO THE BOARD. REQUESTED TCV 90,000. COMPS PROVIDED 266 REDMAPLE LN, 324 REDMAPLE, 380 WOODFIELD SQ & A LISTING FOR 416 WOODFIELD SQ FOR 90,000. AFTER REVIEW, BOARD LOWERED AV TO 55,190. | 338 WOODFIELD SQUARE LN |
| Petition # 10-16 | 4718-31-301-201 | SHERMAN MICHAEL W & ANGELA M PETITION PROVIDED REAPPRAISAL FOR REFINANCE TO BOARD. PETITIONER PROVIDED COMPS. REQUESTED TCV AT 242,000 - 263,000. PETITIONER PAID 242,000 WITH 7,000 IN CONCESSIONS. WOULD LIKE TCV AT 242,000. AFTER REVIEW AND REMOVAL OF SEWER COSTING, BOARD LOWERED AV TO 175,000. | 939 LAKESIDE DR |

| Petition # | Parcel # | Owner's Name | Property Address |
|------------------|---|------------------------------|-----------------------|
| Petition # 10-17 | 4718-06-106-018 | WESTON DANIELLE | 8180 HEATHERTREE LN |
| | PETITIONER PROVIDED ITEMS TO BOARD, REQUESTED TCV \$280,000. FEELS THAT THERE IS NOTHING IN THE CITY TO COMPARE THEM TOO. BUILDER STEVE DAVIS IS NOT PROVIDING GOOD SERVICE. ALSO, FEELS STREET HAS BEEN FORGOTTEN BY THE CITY. PRESENTED COMPS TO BOARD. SOME HOMES ON STREET ARE RENTALS. PETITIONER FEELS THAT THE SQ FOOTAGE OF THE HOME IS INCORRECT. AFTER REDUCING THE SF OF THE HOME, BOARD LOWERED AV TO 142,360. | | |
| Petition # 10-18 | 4718-31-100-028 | AUSEL LORIE S | 468 S THIRD ST |
| | PETITIONER PRESENTED ITEMS TO BOARD REQUESTED TCV 166,000 TO 173,000. FEELS MARKET HAS REDUCED OVER 20% SINCE PURCHASE DATE. SOME COMPS IN BRIGHTON TWP. CITY COMPS PROVIDED WERE 517 GLENWYTH, 1041 FAIRWAY TRAILS, 750 FAIRWAY TRAILS, 217 N FIFTH ST. AFTER REVIEW, BOARD LOWERED AV TO 92,340. | | |
| Petition # 10-19 | 4718-30-201-030 | TYRPAK DAVID M | 500 STONEYWOOD |
| | PETIONER SUPPLIED ITEMS TO BOARD. REQUESTED TCV 75,000. NEW OWNER RENTING THIS HOME SINCE 2008 WHILE PREV OWNER TRIED TO SELL HOME. SELLER HAD PROFESSIONAL MORG APPRAISAL. COMPS PROVIDED IN APPRAISAL ARE 543 CARBERRY, 529 CARBERRY, & 544 FOXBORO SQ. PAID MORE THAT MARKET VALUE BECAUSE (SHORT SALE - PREVIOUS OWNER AND NEW OWNER HAD TO BRING \$ TO CLOSING), PREV OWNER WANTED A 3 YEAR LEASE NOT A MO/MO, NEW OWNER DID NOT WANT TO MOVE, BOUGHT APPLIANCES WITH HOME. OFFERED 10% OVER APPRAISED VALUE DUE TO THOSE REASONS. AFTER REVIEW, BOARD LOWERED AV TO 41,660. | | |
| Petition # 10-20 | 4718-31-306-202 | BRINKER, MICHAEL J. & TAMMIE | 929 ALPINE CT |
| | PETITIONER PROVIDED ITEMS TO BOARD. REQUESTED TCV 150,000. COMPS PROVIDED 1016 ALPINE CT(SALE 9/29/08), 850 ALPINE CT(SALE 8/8/08), & 933 ALPINE CT IS JUST ORIGINAL COMPARABLE TO HIS NO SALE JUST TO SHOW AV/TV. PROVIDED CURRENT LISTING TO BOARD. AFTER REVIEW, BOARD LOWERED AV TO 87,540. | | |
| Petition # 10-21 | 4718-31-303-002 | NEAL, JEFFREY & BEVERLY | 705 FAIRWAY TRAILS DR |
| | PETITIONER PROVIDED ITEMS TO BOARD, REQUESTED TCV 170,000. EXPLAINED DECK ADDED TO ROLL THAT WAS PICKED UP AT TIME OF REAPPRAISAL. FEELS OTHER 6 HOMES IN AREA ARE APPRAISED CORRECTLY. AFTER REVIEW, BOARD LOWERED AV TO 87,250. | | |
| Petition # 10-22 | 4718-30-102-111 | DESAI BIPIN & PAMELA | 8739 GREEN WILLOW # 6 |
| | PETITIONER PROVIDED NO ITEMS TO BOARD, REQUESTED TCV 24,000. RECENT PURCHASE OF 24,000. FEELS PURCHASE PRICE IS FAIR MARKET VALUE. AFTER REVIEW, BOARD LOWERED AV TO 16,130. | | |
| Petition # 10-23 | 4718-30-402-048 | GRIFFITH, SCOTT & DIANE | SCHOOL ST |
| | PETITIONER SUBMITTED COMPS TO BOARD. REQUESTED TCV OF 12,500. SALES IN SUPPLIED NOT IN CITY ALL IN BRIGHTON SCHOOL DISTRICT. AFTER REVIEW, BOARD LOWERED AV TO 17,500. | | |
| Petition # 10-24 | 4718-31-100-099 | AT&T MOBILITY, LLC | 322 FRANKLIN ST |
| | LETTER APPEAL. ASSESSMENT DETERMINED TO BE ACCURATE. APPEAL DENIED. | | |

| Parcel # | Owner's Name | Property Address |
|------------------|---|--|
| Petition # 10-25 | 4718-30-306-011 MUHN INVESTMENTS LLC | 317 N THIRD ST PETITION PROVIDED ITEMS TO BOARD, HOWEVER NO COMPARABLE SALES PROVIDED. ONLY COMP PROVIDED TO BOARD 720 WALNUT ST. FIGURES THE COST APPROACH TO VALUE & ECF FACTOR PETITIONER FEELS THAT THE REAL TCV IS 134,312. FEELS THAT HE SHOULD GET SAME ADJUSTMENT AS 720 WALNUT. FEELS HIS GARAGE IS OVER ASSESSED AND IS SMALLER THAN 720 WALNUT. ASSESSMENT DETERMINED TO BE ACCURATE. APPEAL DENIED. |
| Petition # 10-26 | 4718-31-402-012 WEINAND DENNIS E & SUSAN J | 320 SPRING BROOKE DR PETITIONER SUPPLIED ITEMS TO BOARD, REQUESTED TCV 41,096. COMPS PROVIDED TO BOARD, 8709 CANDLEWOOD, 8727 CANDLEWOOD, 418 WATER TOWER CIR, 336 SPRING BROOKE DR. AFTER REVIEW, BOARD LOWERED AV TO 36,000. |
| Petition # 10-27 | 4718-99-001-690 AT&T MOBILITY, LLC | 322 FRANKLIN ST LETTER APPEAL. ASSESSMENT DETERMINED TO BE ACCURATE. APPEAL DENIED. |
| Petition # 10-28 | 4718-30-306-084 MATEM, LLC | 308 N SECOND ST LETTER APPEAL. ASSESSMENT DETERMINED TO BE ACCURATE. APPEAL DENIED. |

2010 MARCH BOARD OF REVIEW MINUTES

Thursday, March 11, 2010

Chairperson Bill Farquhar called meeting to order on Thursday, March 11, 2010 at 9:00 a.m. Meeting took place at Brighton City Hall Council Chambers, 200 N. First Street, Brighton, MI

Present: Chairperson Bill Farquhar, Member Jenny Fredenburg, Member Sam Ochnodnick, Assessor Kathy Lupi and Assistant Assessor Colleen Barton. Colleen Barton will act as secretary to the Board of Review.

Call to the Public: Hearing none, Chairperson Farquhar closed the Call to the Public

Appeals begin

See Attached

Chairperson Bill Farquhar adjourned the meeting at 1:00 pm.

Thursday, March 11, 2010

Schedule for the 2010 March Board of Review

City of Brighton Council Chambers

Members Present: Jenny Fredenburg, Sam Ochodnicki, Bill Farquher

| Parcel # | Owner's Name | Property Address |
|--|---|--------------------------|
| Petition # 11-01 | 4718-30-310-039 STEIGER LINDSAY | 215 MADISON |
| PETITIONER PRESENTED ITEMS TO THE BOARD. REQUESTED TCV 110,000. PETITIONER PRESENTED MORTGAGE APPRAISAL FOR 105,000. COMPS PRESENTED 207 MADISON (RATIO > 80%), 205 MADISON (RELOCATION SALE), & 1008 PINEWOOD CT(FORECLOSURE). AFTER REVIEW, BOARD LOWERED AV TO 70,620. | | |
| Petition # 11-02 | 4718-06-105-004 SCHLIMMER WILLIAM C & KATHLEEN A | 865 SWEET LEAF DR |
| POVERTY APPLICATION. DENIED. INCOME EXCEEDS CITY OF BRIGHTON INCOME LIMIT. | | |
| Petition # 11-03 | 4718-06-101-136 MCDANIEL MARK D & SHEREE L | 1480 PEPPERGROVE DR |
| REQUESTED TCV 210,000. COMPS PROVIDED 1282 DURWOOD CT, 1346 PEPPERGROVE-DR, 8519 LEE ROAD, 8527 LEE ROAD, 1266 BAYWOOD CIR. COMPARABLE HOMES 1458 PEPPERGROVE, 8369 LEE RD, 1408 BAYWOOD(MOST LIKE HIS), 8301 LEE RD, & 1270 DURWOOD. FEELS HOME IS OVERASSESSED 11,540 & OVER ASSESSED 9,414 HOME SALES IN SUB. OVER ASSESSED BY 15,110 & 13,260 OVER NEIGHBORS. FEELS SINCE HE IS A CORNER LOT HE SHOULD BE ASSESSED LOWER. AFTER REVIEW, BOARD LOWERED AV TO 111,000. | | |
| Petition # 11-04 | 4718-31-402-070 CONNOLLY MARY J ET AL | 450 WATER TOWER CIR |
| PETITION PROVIDED ITEMS TO BOARD, REQUESTED TCV 72,000. COMPS PROVIDED 543 CARBERRY HILL, 529 CARBERRY HILL, 484 FOREST DR. AFTER REVIEW, BOARD LOWERED AV TO 36,000. | | |
| Petition # 11-05 | 4718-06-107-048 FEDYSZAK JOSEPH & PATRICIA | 6036 NORTHRIDGE HILLS DR |
| REQUESTED TCV 180,000, PETITION PRESENTED ASSESSED VALUE COMPS 6036 NORTHRIDGE HILLS, 6084 NORTHRIDGE HILLS, 6096 NORTHRIDGE HILLS DR, 6065 GREEN ASH, 6101 MOUNTAIN LAUREL. PRESENTED NO SALES COMPS. AFTER REVIEW, BOARD LOWERED AV TO 82,760. | | |
| Petition # 11-06 | 4718-30-308-109 LLB PROPERTIES LLC | 323 W MAIN ST |
| PETITIONER PROVIED ITEMS TO BOARD, REQUESTED AV 875,000 - 900,000. SECOND FLOOR UNFINISHED AND HAS BEEN FOR RENT FOR 4 YEARS. AFTER REVIEW, BOARD LOWERED AV TO 450,000. | | |
| Petition # 11-07 | 4718-30-306-050 434 MAIN LLC | 434 W MAIN ST |
| ITEMS PRESENTED TO BOARD, REQUESTED TCV 220,000 TO 245,000. AFTER REVIEW BOARD LOWERED AV TO 122,500. | | |

| | Parcel # | Owner's Name | Property Address |
|------------------|---|------------------------------------|------------------------|
| Petition # 11-08 | 4718-30-201-050 | LECLAIR DAVID B | 541 CARBERRY HILL |
| | REQUESTED TCV 72,000. COMP SUPPLIED 529 CARBERRY, 484 FOREST. AFTER REVIEW, BOARD LOWERED AV TO 46,870. | | |
| Petition # 11-11 | 4718-32-300-005 | GOLDEN PLATTER, INC | 9836 E GRAND RIVER |
| | REQUESTED TCV 650,000 TO 675,000. REASON FOR PROTEST. HIGH TAX VALUE. PETITIONER PROVIDED NO COMPS TO BOARD. AFTER REVIEW, BOARD LOWERED AV TO 375,000. | | |
| Petition # 11-19 | 4718-30-100-083 | BASHAR QALIEH 8550 W GRAND RVR LLC | 8550 W GRAND RIVER |
| | PETITIONER PROVIDED LETTER TO THE BOARD. REQUESTED AV 680,000. PETITIONER CAN NOT FIND TENANTS TO EVEN BREAK EVEN WITH PURCHASE PRICE. FEELS ASSESSED VALUE NOT EVEN CLOSE TO REALITY. GREG GARWOOD FEELS THAT THEY COULD NOT GET 800,000 FOR THE BUILDING. FEELS THAT IT SHOULD LEASE FOR \$10.00 PER SQ FT. GROSS RENT OR \$5.00 PER SQ FT FOR NNN RENT. AFTER REVIEW, BOARD LOWERED AV TO 408,940. | | |
| Petition # 11-20 | 4718-99-001-616 | BRIGHTON PEDIATRICS | 8550 W GRAND RIVER 300 |
| | PETITIONER STATED THAT HE FORGOT TO FILE 2010 PP STMT. PETITIONER HAS NOT FILED ANY PP STMT SINCE 2006. PETITIONER REQUEST TCV 12,000. AFTER REVIEW, BOARD LOWERED AV TO 14,000. | | |

2010 MARCH BOARD OF REVIEW MINUTES

Tuesday, March 16, 2010

Chairperson Bill Farquhar called meeting to order on Tuesday, March 16, 2010 at 5:00 p.m. Meeting took place at Brighton City Hall Council Chambers, 200 N. First Street, Brighton, MI

Present: Chairperson Bill Farquhar, Member Jenny Fredenburg, Member Sam Ochnodnick, Assessor Kathy Lupi and Assistant Assessor Colleen Barton. Kathy Lupi will act as secretary to the Board of Review.

Call to the Public: Hearing none, Chairperson Farquhar closed the Call to the Public

Appeals begin

See Attached

Chairperson Bill Farquhar adjourned the meeting at 8:45 p.m.

Tuesday, March 16, 2010

Schedule for the 2010 March Board of Review

City of Brighton Council Chambers

Members Present: Jenny Fredenburg, Sam Ochodnicki, Bill Farquher

| | Parcel # | Owner's Name | Property Address |
|------------------|--|----------------------------|-------------------------|
| Petition # 16-01 | 4718-31-203-032 | STONE, CHRISTIAN M | 176 KISSANE |
| | PETITIONER PRESENTED COMPARABLE SALES TO BOARD. PETITIONER FEELS THE TRUE CASH VALUE OF HIS HOME IS 100,000. HOME IS INCORRECTLY COSTED OUT ON A CRAWL - SHOULD BE SLAB. CARETEL OWNS TWO HOMES ON THE STREET THAT ARE NOT BEING KEPT UP. AFTER REVIEW, BOARD ADJUSTED FOUNDATION AND EFFECTIVE AGE LOWERING THE AV TO 61,860. | | |
| Petition # 16-02 | 4718-30-102-128 | JACKSON MICHAEL & PATRICIA | 8739 GREEN WILLOW #11 |
| | PETITIONER PURCHASED CONDO IN MARCH 2009 ON FORECLOSURE FOR \$24,000 AND FEELS THAT IS THE TRUE CASH VALUE OF THE PROPERTY. PETITIONER PRESENTED COMPARABLES TO BOARD FOR REVIEW. AFTER REVIEW, BOARD LOWERED AV TO 16,130. | | |
| Petition # 16-03 | 4718-30-102-118 | TENBRUNSEL, JEAN G. TRUST | 8735 GREEN WILLOW # 9 |
| | LETTER APPEAL. AFTER REVIEW, BOARD LOWERED AV TO 19,790. | | |

2010 MARCH BOARD OF REVIEW MINUTES

Monday, March 22, 2010

Chairperson Bill Farquhar called meeting to order on Monday, March 22, 2010 at 8:05 a.m. Meeting took place at Brighton City Hall Council Chambers, 200 N. First Street, Brighton, MI

Present: Chairperson Bill Farquhar, Member Jenny Fredenburg, Member Sam Ochnodnick, Assessor Kathy Lupi and Assistant Assessor Colleen Barton. Kathy Lupi will act as secretary to the Board of Review.

Call to the Public: Hearing none, Chairperson Farquhar closed the Call to the Public.

Appeals begin

See Attached

Chairperson Bill Farquhar adjourned the morning meeting at 12:00 p.m.

Chairperson Bill Farquhar called afternoon meeting to order at 1:00 p.m.

Call to the Public: Hearing none, Chairperson Farquhar closed the Call to the Public.

Appeals begin

See Attached

Chairperson Bill Farquhar adjourned the final meeting of the 2010 March Board of Review at 6:40 p.m.

Monday, March 22, 2010

Schedule for the 2010 March Board of Review

City of Brighton Council Chambers

Members Present: Jenny Fredenburg, Sam Ochodnicki, Bill Farquher

| Parcel # | Owner's Name | Property Address |
|------------------|--|--------------------|
| Petition # 22-01 | 4718-31-100-072 MELE JEANETTE | 717 WASHINGTON ST |
| | PETITIONER PRESENTED COMPARABLES TO THE BOARD. PETITIONER FEEL HOME IS OVERASSESSED AND THE TRUE CASH VALUE OF THE HOME IS 110,000. AFTER REVIEW OF COMPARABLE PROPERTIES BOARD LOWERED AV TO 79,360. | |
| Petition # 22-04 | 4718-06-105-013 DEMPSEY JAMES E & GAIL A | 885 PERSIMMON DR |
| | COMPARABLES PRESENTD TO BOARD. PETITIONER FEELS THAT TRUE CASH VALUE OF THE HOME IS 155,000 - 160,000. AFTER REVIEW, BOARD LOWERED AV TO 83,000. | |
| Petition # 22-05 | 4718-30-306-094 SBT LLC | 150 N FIRST ST |
| | PETITIONER PRESENTED INCOME INFORMATION AND PROPOSEDTRUE CASH VALUE OF 474,610. AFTER REVIEW, BOARD DETERMINED THE ASSESSED VALUE TO BE ACCURATE. APPEAL DENIED. | |
| Petition # 22-06 | 4718-30-306-049 SBT II LLC | 440 W MAIN ST |
| | PETITIONER PRESENTED INCOME INFORMATION AND PROPOSEDTRUE CASH VALUE OF 1,136,843. AFTER REVIEW, BOARD LOWERED AV TO 800,000. | |
| Petition # 22-07 | 4718-30-303-055 BOHLEN, ROBERT M. | 130 W GRAND RIVER |
| | NO DOCUMENTATION PRESENTED TO BOARD. PETITIONER CONTENDS THAT THE TRUE CASH VALUE OF PROPERTY IS 984,000. PETITIONER FEELS THAT SEV IS AT LEAST 40% MORE THAT WHAT THE PROPERTY WOULD SELL FOR. BUILDING IS OWNER OCCUPIED. AFTER REVIEW, ASSESSMENT DETERMINED TO BE ACCURATE. APPEAL DENIED. | |
| Petition # 22-09 | 4718-31-207-014 BEACH KEITH & TANIA | 725 CLARK ST |
| | BUILDING WAS PURCHASED IN 2004. TAXES INCREASED SIGNIFICANTLY AFTER THE PURCHASE. PETITIONER FEELS THAT THE TRUE CASH VALUE OF PROPERTY IS 240,000. RENTALS RANGE FROM \$760 - \$800 / MO. PETITIONER PRESENTED TWO COMPARABLES, DUPLEX ON O'DOHERTY AND 823 RICKETT ROAD APARTMENTS. AFTER REVIEW, BOARD LOWERED AV TO 130,000. | |
| Petition # 22-12 | 4718-06-101-043 MIKULEC DONALD A | 1114 MAPLEGROVE CT |
| | COMPARABLES PRESENTED TO THE BOARD. USING SEVERAL COMPARABLES HE CAME UP WITH A SQ FOOT VALUE. PETITIONER CONTENDS THAT THE AV OF HIS HOME SHOULD BE 95,755 AND THE TRUE CASH VALUE IS APPROXIMATELY 190,000. AFTER REVIEW, BOARD LOWERED AV TO 99,000. | |

| | Parcel # | Owner's Name | Property Address |
|------------------|--|---------------------------------|-----------------------|
| Petition # 22-13 | 4718-19-300-029 | FARAH REAL ESTATE BRIGHTON, LLC | 8075 NEMCO WAY |
| | PETITIONER PRESENTED COMPARABLES TO BOARD. PETITIONER CONTENDS THAT THE TRUE CASH VALUE THE BUILDING AND BUSINESS IS 900,000. BUSINESS HAS TAKEN A HIT SINCE OPENING IN 2008. THEY EMPLOY 50 PEOPLE AND ARE HAVING TROUBLE MAKING A PROFIT. AFTER REVIEW, APPEAL DENIED. ASSESSMENT DETERMINED TO BE ACCURATE. | | |
| Petition # 22-14 | 4718-06-103-021 | ANGST, DOUGLAS M | 1027 LONG LEAF CT |
| | COMPARABLES PRESENTED TO THE BOARD. PETITIONER FEELS TCV SHOULD BE 215,000. PETITIONER STATED THAT HE FEELS THIS HOME IS ASSESSED TOO HIGH. COMPS SUPPLIED 835 NELSON ST, 217 N FIFTH ST, 323 N 4TH ST, 410 FRANKLIN ST, 750 FAIRWAY TRAILS DR, & 854 ALPINE DR. AFTER REVIEW, BOARD LOWERED AV TO 114,100. | | |
| Petition # 22-15 | 4718-31-301-066 | BYERS DALE R & JILL A | 1400 BRIGHTON LAKE RD |
| | PETITIONER HAS HOME ON THE LAKE. TWO SETS OF COMPARABLES WERE PRESENTED TO THE BOARD - ONE IN CITY AND ONE WITH PROPERTIES OUTSIDE THE CITY AS HOME IS LOCATED 3 HOUSES OUTSIDE HAMBURG TWP. INCLUDED IN COMPARABLES ARE SOME BANK SALES. PETITIONER CONTENDS TRUE CASH VALUE OF PROPERTY IS 220,000. AFTER REVIEW, ASSESSED VALUE DETERMINED TO BE ACCURATE. APPEAL DENIED. | | |
| Petition # 22-16 | 4718-25-202-003 | STONE RIDGE OFFICE, LLC | 1021 KARL GREIMEL DR |
| | PETITIONER PRESENTED DOCUMENTATION TO BOARD. THREE CURRENT TENANTS ARE BEHIND IN THEIR RENT. MCDONALDS HAS ASKED TO RE-NEGOTIATE THEIR LEASE. PETITIONER CONTENDS THAT THE TRUE CASH VALUE OF PROPERTY IS 3.5 M. AFTER REVIEW, BOARD DETERMINED ASSESSED VALUE TO BE ACCURATE. APPEAL DENIED. | | |
| Petition # 22-17 | 4718-31-200-095 | BMH REALTY, LLC | 123 BRIGHTON LAKE RD |
| | PETITIONER PRESENTED DOCUMENTATION TO BOARD. TETRA TECH (TENANT) HAS GIVEN UP THE BASEMENT AREA (JULY 2009) THEY PREVIOUSLY RENTED. THAT AREA REMAINS VACANT. REQUESTS REDUCTION IN AV DUE TO VACANCY. PETITIONER CONTENDS THE TRUE CASH VALUE OF THE PROPERTY IS 1.9 M. AFTER REVIEW, BOARD DETERMINED ASSESSED VALUE TO BE ACCURATE. APPEAL DENIED. | | |
| Petition # 22-18 | 4718-30-304-023 | BMH REALTY, LLC | 403 W GRAND RIVER |
| | PETITIONER PRESENTED DOCUMENTATION TO BOARD. NO COMPARABLES AVAILABLE FOR VACANT PROPERTY. PETITIONER CONTENDS THAT THE TRUE CASH VALUE OF THIS VACANT PROPERTY IS 250,000. AFTER REVIEW, BOARD LOWERED AV TO 158,000. | | |
| Petition # 22-19 | 4718-31-200-094 | BMH REALTY, LLC | 522 E GRAND RIVER |
| | PETITIONER PRESENTED DOCUMENTATION TO BOARD. D & H AUTO IS FAR BEHIND IN THEIR RENTAL PAYMENTS AND IS WORKING OFF THE DEBT WITH SERVICE TO BMH. KELLY SERVICES REDUCED THEIR SF. SEVERAL MONTH TO MONTH LEASES. PETITIONER CONTENDS THE TRUE CASH VALUE IS 1.9 M. AFTER REVIEW, BOARD DETERMINED ASSESSED VALUE TO BE ACCURATE. APPEAL DENIED. | | |
| Petition # 22-20 | 4718-31-104-026 | MEDITERRANEAN INVEST GROUP LLC | 401 E GRAND RIVER |
| | PETITIONER PRESENTED COMPARABLES HOWEVER, THEY WERE BANK SALES. PETITIONER PRESENTED INCOME HOWEVER, DEDUCTED TAXES AS EXPENSES AND IN THE CAP RATE. WITH CORRECTION ON INCOME DATA THE PETITIONER CONTENDS THE TRUE CASH VALUE OF PROPERTY IS 680,000. AFTER REVIEW, BOARD DETERMINED AV TO BE ACCURATE. APPEAL DENIED. | | |

| Petition # | Parcel # | Owner's Name | Property Address |
|------------------|--|-----------------------------|--------------------------|
| Petition # 22-21 | 4718-30-304-081 | BMH REALTY, LLC | 503 W GRAND RIVER |
| | PETITIONER PRESENTED DOCUMENTATION TO BOARD. PETITIONER CONTENDS THAT DUE TO REVENUE AND OCCUPANCY DECLINES THE AV EXCEEDS 50% OF MARKET VALUE. PETITIONER CONTENDS THE TRUE CASH VALUE OF 2.75 M. BMH TOOK OVER THE AMERS BUSINESS FOR BACK RENTALS. AFTER REVIEW, BOARD LOWERED AV TO 1,695,510. | | |
| Petition # 22-24 | 4718-31-301-101 | KNOPE CHARLENE A | 1010 BRIGHTON LAKE RD |
| | PETITIONER'S REP CONTENDS THE TRUE CASH VALUE IS \$120,000. BASEMENT HAS DEFERRED MAINTENANCE. NO GARAGE, NARROW LOT. AFTER REVIEW, BOARD LOWERED AV TO 79,300. | | |
| Petition # 22-25 | 4718-30-102-116 | JC PROPERTY MANAGEMENT LLC | 8741 GREEN WILLOW # 7 |
| | ONE BEDROOM CONDO UNIT IN HIDDEN HARBOR. ALL SALES IN COMPLEX HAVE BEEN BANK OWNED. PETITIONER CONTENDS TCV IS 26,000. COMPARABLES PRESENTED TO THE BOARD. AFTER REVIEW, BOARD LOWERED AV TO 16,130. | | |
| Petition # 22-26 | 4718-30-102-086 | JC PROPERTY MANAGEMENT LLC | 8735 GREEN WILLOW #01 |
| | TWO BEDROOM CONDO UNIT IN HIDDEN HARBOR. AVERAGE SALE OF TWO BEDROOM UNITS IS 33,000. PETITIONER CONTENDS TCV IS 34,000. COMPARABLES PRESENTED TO THE BOARD. AFTER REVIEW, BOARD LOWERED AV TO 19,790. | | |
| Petition # 22-27 | 4718-30-102-058 | JC PROPERTY MANAGEMENT LLC | 8719 MEADOWBROOK 9 |
| | ONE BEDROOM CONDO UNIT IN HIDDEN HARBOR. ALL SALES IN COMPLEX HAVE BEEN BANK OWNED. PETITIONER CONTENDS TCV IS 26,000. COMPARABLES PRESENTED TO THE BOARD. AFTER REVIEW, BOARD LOWERED AV TO 16,130. | | |
| Petition # 22-28 | 4718-06-201-122 | PALMER, KRISTINE MAE | 206 WOODLAKE DR |
| | PETITIONER PRESENTED COMPARABLES TO BOARD. PETITIONER ADDRESSED THE COMPREHENSIVE REVIEW THAT SHOULD BE DONE EVERY 5 YEARS AND ASKED IF THAT HAS BEEN DONE. PETITIONER CONTENDS TRUE CASH VALUE IS 157,275. AFTER REVIEW, BOARD LOWERED AV TO 90,250. | | |
| Petition # 22-29 | 4718-30-306-020 | LANDEM L.L.C. | 293 N SECOND ST |
| | PETITIONER HAS NO COMPARABLES TO PRESENT. PETITIONER CONTENDS TRUE CASH VALUE IS 160,000. DUPLEX UNITS RENT FOR \$600 / MO. EXPENSES FOR THE PROPERTY ARE APPROXIMATELY \$10,000. NOI OF \$19,000. AFTER REVIEW, ASSESSED VALUE DETERMINED TO BE ACCURATE. APPEAL DENIED. | | |
| Petition # 22-30 | 4718-06-107-032 | SIMON ROBERT C & MARGARET E | 6079 NORTHRIDGE HILLS DR |
| | PETITIONER PRESENTED AN APPRAISAL TO BOARD. HE ALSO LOOKED AT SALES ON LINE IN THE CITY OF BRIGHTON. ONE SALE FOR 165,000 WAS THE ONLY SALE FOUND. PETITIONER CONTENDS ASSESSED VALUE SHOULD BE 96,500 - 110,000. AFTER REVIEW, BOARD LOWERED AV TO 110,000. | | |

| Parcel # | Owner's Name | Property Address |
|------------------|--|--|
| Petition # 22-31 | 4718-30-308-105 ANDRE'S FINE JEWELRY INC | 425 W MAIN ST 101 PETITIONER PRESENTED NO COMPARABLES OR INCOME INFORMATION TO BOARD. HE FEELS HE IS BEING ASSESSED AT A HIGHER LEVEL THAN 423 W MAIN STREET. PETITIONER CONTENDS TRUE CASH VALUE IS 120,000. AFTER ADJUSTMENT TO LAND VALUE, BOARD LOWERED AV TO 85,770. |
| Petition # 22-32 | 4718-30-308-106 ANDRE'S FINE JEWELRY INC | 425 W MAIN ST 102 PETITIONER PRESENTED NO COMPARABLES OR INCOME INFORMATION TO BOARD. HE FEELS HE IS BEING ASSESSED AT A HIGHER LEVEL THAN 423 W MAIN STREET. PETITIONER CONTENDS TRUE CASH VALUE IS 90,000. AFTER LAND VALUE ADJUSTMENT, BOARD LOWERED AV TO 73,210. |
| Petition # 22-33 | 4718-31-305-102 JENG DENNIS | 877 FAIRWAY TRAILS DR PETITIONER PRESENTED COMPARABLES TO BOARD. MANY HOMES ON STREET ARE FOR SALE. PETITIONER CONTENDS THAT THE TRUE CASH VALUE IS 136,830. AFTER REVIEW, BOARD LOWERED AV TO 77,500. |
| Petition # 22-34 | 4718-06-103-003 LANGLEY BRIAN R & CHARLENE K | 1087 PEPPERGROVE DR COMPARABLES PRESENTED TO BOARD. HOUSE WAS JUST PURCHASED IN DECEMBER FOR 210,000 - IT WAS APPRAISED FOR 215,000. PETITIONER CONTENDS TRUE CASH VALUE IS 215,000. AFTER REVIEW, BOARD LOWERED AV TO 112,500. |
| Petition # 22-35 | 4718-30-102-013 PRESTON, KEITH E & JENNIFER R | 8709 CANDLEWOOD #8 LETTER APPEAL. COMPS SEND IN. AFTER REVIEW, BOARD LOWERED AV TO 19,790. |
| Petition # 22-36 | 4718-30-102-091 PRESTON KEITH E & JENNIFER R | 8737 GREEN WILLOW # 2 LETTER APPEAL. COMPS SEND IN. AFTER REVIEW, BOARD LOWERED AV TO 19,790. |
| Petition # 22-37 | 4718-31-402-020 PRESTON JENNIFER R & KEITH E | 336 SPRING BROOKE DR LETTER APPEAL. AFTER REVIEW, BOARD LOWERED AV TO 36,000. |
| Petition # 22-38 | 4718-30-306-010 GENOA PROPERTIES LLC | 321 N THIRD ST LETTER APPEAL. APPRAISAL SEND IN. AFTER REVIEW, BOARD DETERMINED ASSESSMENT TO BE ACCURATE. APPEAL DENIED. |

| Parcel # | Owner's Name | Property Address |
|------------------|--|-----------------------|
| Petition # 22-39 | 4718-31-101-012 SCHAFFENBERGER MARY D | 926 WASHINGTON ST |
| | LETTER APPEAL. COMPS SEND IN. AFTER REVIEW, BOARD LOWERED AV TO 48,500. | |
| Petition # 22-40 | 4718-06-105-012 SIFORD JAMES LIVING TRUST | 883 PERSIMMON DR |
| | LETTER APPEAL. COMPS SEND IN. AFTER REVIEW, BOARD LOWERED AV TO 83,100. | |
| Petition # 22-41 | 4718-30-306-029 CLARKE, GEORGE | 328 N FIRST ST |
| | LETTER APPEAL WITH NO DOCUMENTATION. AFTER REVIEW, APPEAL DENIED. | |
| Petition # 22-42 | 4718-30-400-072 SKA LLC | FLINT RD |
| | LETTER APPEAL. NO DOCUMENTATION. AFTER REVIEW ASSESSED VALUE DETERMINED TO BE ACCURATE. APPEAL DENIED. | |
| Petition # 22-43 | 4718-30-400-073 SKA LLC | 624 FLINT RD |
| | LETTER APPEAL. NO DOCUMENTATION. AFTER REVIEW ASSESSED VALUE DETERMINED TO BE ACCURATE. APPEAL DENIED. | |
| Petition # 22-44 | 4718-30-400-074 SKA LLC | 614 FLINT RD |
| | LETTER APPEAL. NO DOCUMENTATION. AFTER REVIEW ASSESSED VALUE DETERMINED TO BE ACCURATE. APPEAL DENIED. | |
| Petition # 22-45 | 4718-30-400-075 SKA LLC | 524 FLINT RD |
| | LETTER APPEAL. NO DOCUMENTATION. AFTER REVIEW ASSESSED VALUE DETERMINED TO BE ACCURATE. APPEAL DENIED. | |
| Petition # 22-46 | 4718-31-301-070 LAUREN KIMBERLY | 1328 BRIGHTON LAKE RD |
| | PETITIONER REQUESTED TCV OF 161,000. PETITIONER PRESENTED COMPARABLES TO THE BOARD. SHE FEELS THAT HER LAND VALUE IS OVER VALUED. AFTER REVIEW, BOARD LOWERED AV TO 109,340. | |