

2017 MARCH BOARD OF REVIEW MINUTES

Monday, March 13, 2017

Chairperson Bill Farquhar called the 2017 March Board of Review organizational meeting to order on Monday, March 13, 2017 at 8:00 am. The meeting took place at Brighton City Hall Council Chambers, 200 N. First Street, Brighton, MI 48116.

Present: Chairperson Bill Farquhar, Members: Jenny Fredenburg, Colleen Jorgensen, and alternate member Larry Schillinger, Assessor of record Colleen Barton, and Assistant Assessor Lisa Johnson. 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 22, 2017 meeting due to lack of appointments. Chairperson Bill Farquhar made a motion to cancel the March 22, 2017 meeting, seconded by Jenny Fredenburg.

Call to the Public. Hearing none.

Call to the Public closed.

Assessor, Colleen Barton presented the 2017 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, L-4034, , L-4037, Bulletin 20 of 2016, Bulletin 15 of 2016, Bulletin 13 of 2016, Bulletin 12 of 2016, Bulletin 22 of 2013, Bulletin 6 of 2017, Assessor Guide to Eligible Manufacturing Personal Property Tax Exemption and Essential Services Assessment (ESA), Assessor Guide to Small Business Taxpayer Exemption, the general Property tax act (excerpt for 211.27) (excerpt for 211-7u), the 2017 Poverty exemption application and guidelines, ECF Area neighborhood list, and the sales studies for residential, commercial, and Industrial.

Assessor explained that on a citywide basis, Commercial Real property decreased approximately 1.73%, Industrial Real increased approximately 14.57% and Residential Real increased approximately 2.43%.

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

Board reviewed the roll.

Chairperson Bill Farquhar motioned to close the organizational meeting at 9:00 am. Board adjourned Organizational Meeting and went into appeals.

9:00 am. – Appeal Hearings begin.

See Attached:

Chairperson Bill Farquhar motioned to adjourn meeting, second by Colleen Jorgensen 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 heard by the Board.

See Attached.

Chairperson Bill Farquhar motioned to close meeting, second by Jenny Fredenburg, meeting adjourned at 5:00 pm.

Schedule for the 2017 March Board of Review

1/2

Monday, March 13, 2017

City of Brighton Council Chambers

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

Petition #	Parcel #	Owner's Name	Property Address
13-001	4718-31-101-025	BAIR RANDALL C	915 WASHINGTON ST
<u>Board of Review Comment:</u> PETITIONER FEELS HIS ESTIMATED TCV OF THE PROPERTY IS \$30,000. " HOME NEEDS COMPLETE REMODEL. HOME WAS BUILT IN 1948, NO UPGRADES OR REMODEL SINCE THEN." AFTER REVIEW BOARD LOWERED THE AV FROM \$61,800 TO \$55,000.			
<hr/>			
Petition #	Parcel #	Owner's Name	Property Address
13-002	4718-99-003-180	D & L VENDING	VARIOUS
<u>Board of Review Comment:</u> RECEIVED 2017 PERSONAL PROPERTY STATEMENT AFTER 2/21/217 DEADLINE. LATE FILE. AFTER REVIEW BOARD CHANGED AV/TV TO \$1,100.			
<hr/>			
Petition #	Parcel #	Owner's Name	Property Address
13-003	4718-30-402-069	KING CHARLES R & MARSHA A & JULIA	LEITH ST
<u>Board of Review Comment:</u> "ZONING CODE 51.47 LOT ZISE 8,700 SQ FT - LEITH SUB (1923) WAS REPLATTED IN 1957 RIDGEWAY MANOR SUB CHANGED THE SIZE OF LOT 12-17 - RIDGEWAY MANOR LIBER 8P639 LIV CNTY. THIS PROPERTY AV IS A MISTAKE. NELSON ROAD IS 50' THIS DOES NOT MEET ZONING, MAKES LOT 12-17 LAND LOCK. IF THIS PROPERTY IS DEVELOPMENT PROPERTY PLEASE HAVE THE CITY GIVE ME A LETTER." THERE IS A DISCREPANCY IN THE DEPTH OF THE LOT. LEITH SUBDIVISION PLAT MAP SHOWS THE PROPERTY AS 110' DEEP AND 388.7' LONG. MR. CHARLES STATES THEY ARE 50' X 25'. RIDGEWAY MANOR SHOW THAT ..."RE-PLAT OF LOTS NUMBERED BEING A RE-PLOT OF LOTS NUMBERED 1 TO 11 INCLUSIVE AND PARTS OF LOTS NUMBERED 12-17 INCLUSIVE OF "LEITH SUBDIVISION"....." UNABLE AT THIS TIME TO DETERMINE THE ACTUAL LOT SIZE. MR. KING DOES NOT HAVE A CERTIFIED SURVEY OF THE PROPERTY.. AFTER REVIEW BOARD LOWERED THE AV FROM \$26,800 TO \$20,045.			
<hr/>			
Petition #	Parcel #	Owner's Name	Property Address
13-004	4718-30-402-095	KING CHARLES R & MARSHA A & JULIA	LEITH ST
<u>Board of Review Comment:</u> WRITTEN APPEAL - "THE CITY REQUESTED A LEGAL DESCRIPTION FOR A BUILDING PERMIT. A SURVEY WAS GIVEN TO THE CITY DATED 7/6/04. THE CITY TOOK THE LEGAL DESCRIPTION AS ONE ITEM NEEDED FOR A BUILDING PERMIT. THE CITY PUT A TAX CODE BEFORE ISSUING A BUILDING PERMIT. I HAVE BEEN PAYING TAXES ON LOT A & B FOR 12 YEARS. I THINK LEGALLY NO BUILDING PERMIT, NO TAXES SHOULD BE PAYED. THE CITY HAS MADE IT IMPOSSIBLE TO BUILD." AFTER REVIEW THE BOARD OF REVIEW DETERMINED THE ASSESSMENT TO BE ACCURATE.			
<hr/>			
Petition #	Parcel #	Owner's Name	Property Address
13-007	4718-06-102-015	LISKE DENNIS B AND BARBARA	1207 ARBOR RIDGE DR
<u>Board of Review Comment:</u> PETITIONER FEELS THE TCV OF THE PROPERTY IS \$230,000. "TENATIVE 2017 AMOUNT MUCH HIGHER THAN RECENT SALES ACTIVITY OF UNITS IN CLOSE PROXIMITY TO OURS". COMPARABLES SUBMITTED 1207 ARBOR RIDGE DR, 1206 ARBOR RIDGE DR, 1230 CEDARWOOD DR, 1232 CEDARWOOD DR, & 1238 CEDARWOOD DR. AFTER REVIEW BOARD LOWERED THE AV/TV TO \$118,300.			
<hr/>			
Petition #	Parcel #	Owner's Name	Property Address
13-040	4718-06-105-036	MCCABE JERRY A & LAURINA	6012 NORTHRIDGE HILLS DR
<u>Board of Review Comment:</u> DISABLED VETERANS EXEMPTION APPLICATION 2017. EXEMPTION ACCEPTED AS FILED.			
<hr/>			
Petition #	Parcel #	Owner's Name	Property Address
13-041	4718-06-108-036	MITCHELL KATHLEEN H	837 BOXWOOD CT
<u>Board of Review Comment:</u> DISABLED VETERANS EXEMPTION APPLICATION 2017. EXEMPTION ACCEPTED AS FILED.			
<hr/>			
Petition #	Parcel #	Owner's Name	Property Address
13-042	4718-30-308-052	BOGDAN MICHAEL A	405 WASHINGTON ST
<u>Board of Review Comment:</u> DISABLED VETERANS EXEMPTION APPLICATION 2017. EXEMPTION ACCEPTED AS FILED.			

Schedule for the 2017 March Board of Review

2 / 2

Monday, March 13, 2017

City of Brighton Council Chambers

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

Petition #	Parcel #	Owner's Name	Property Address
13-043	4718-30-404-063	WARREN MAURICE & KATHLEEN	443 GLENWAY
<u>Board of Review Comment:</u> DISABLED VETERANS EXEMPTION APPLICATION 2017. EXEMPTION ACCEPTED AS FILED.			
13-044	4718-31-104-022	LAWRENCE LARRY	530 SPENCER RD
<u>Board of Review Comment:</u> DISABLED VETERANS EXEMPTION APPLICATION 2017. EXEMPTION ACCEPTED AS FILED.			
13-045	4718-31-307-069	SHUBERT LARRY	984 ROSEWOOD CT
<u>Board of Review Comment:</u> DISABLED VETERANS EXEMPTION APPLICATION 2017. EXEMPTION ACCEPTED AS FILED.			
13-046	4718-31-307-120	DESJARDIN WILLIAM	837 WOODRIDGE HILLS DR
<u>Board of Review Comment:</u> DISABLED VETERANS EXEMPTION APPLICATION 2017. EXEMPTION ACCEPTED AS FILED.			
13-047	4718-31-402-041	BROWN DAVID F	380 SPRING BROOKE DR
<u>Board of Review Comment:</u>			
13-048	4718-99-002-686	AMERICAN MESSAGING SERVICES, LLC	VARIOUS
<u>Board of Review Comment:</u> RECEIVED 2017 PERSONAL PROPERTY STATEMENT ON 3/14/17. LATE FILE. NO ASSETS REPORTED IN THE CITY FOR 2017. ACCEPTED AS FILED.			
13-049	4718 31 200 096	WARREN ROBERT A & MARY E REV TRUST	1121 SPENCER RD
<u>Board of Review Comment:</u> DISABLED VETERANS EXEMPTION APPLICATION 2017. EXEMPTION ACCEPTED AS FILED.			
