

2017 MARCH BOARD OF REVIEW MINUTES

Wednesday, March 15, 2017

Chairperson Bill Farquhar called the meeting to order on Wednesday, March 15, 2017 at 5:00 pm. 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, 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 Bill Farquhar adjourned meeting at 9:00 p.m.

Schedule for the 2017 March Board of Review

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Wednesday, March 15, 2017

City of Brighton Council Chambers

Members Present: Jenny Fredenburg, Bill Farquher, and Colleen Jorgensen

Petition #	Parcel #	Owner's Name	Property Address
15-001	4718-31-302-028	D A POWERS DEVELOPMENT LLC	814 DEVONSHIRE BLVD
<u>Board of Review Comment:</u> PROPERTY OWNER FEELS THAT HIS PROPERTY VALUE IS \$132,250. "I BELIEVE THAT THE ASSESSED VALUE TO APPROXIMATELY 5% TOO HIGH BASED ON A SALES COMP ANALYSIS OF LIKE HOMES. THE ASSESSED VALUE WAS RAISED \$13,300.". PAID \$137,000 ON 7/14/16. HOME IS A RENTAL PROPERTY. PRESENTED COMPARABLES 727 DEVONSHIRE BLVD, 814 DEVONSHIRE BLVD, 786 ROBERTSON DR, 793 DEVONSHIRE BLVD, 730 DEVONSHIRE BLVD, & 727 GLENWYTH AS COMPARABLES. AFTER REVIEW BOARD DETERMINED ASSESSMENT TO BE ACCURATE. APPEAL DENIED.			
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Petition #	Parcel #	Owner's Name	Property Address
15-002	4718-06-104-037	STERNHILL VERNON & JACQUELINE	1077 MILDRED J CT
<u>Board of Review Comment:</u> PROPERTY OWNER FEELS THE TCV OF THE PROPERTY IS \$240,000. "BOUGHT THE HOUSE & THE TAXES SHOWED MUCH LESS THAN THE NEW TAXES TURNED OUT TO BE WHEN RE-ASSESSED." PRESENTED COMPARABLES 1003 MILDRED J CT, 1109 STEPH LN, 740 HEATHERRIDGE CT, 1468 DARNEL DR. AFTER REVIEW BOARD DETERMINED ASSESSMENT TO BE ACCURATE. APPEAL DENIED.			
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Petition #	Parcel #	Owner's Name	Property Address
15-003	4718-06-101-139	PASSAGE KYLE , LINDSAY L, RICHARD &	8423 LEE RD
<u>Board of Review Comment:</u> PROPERTY OWNER FEELS THE TCV OF THE HOME IS \$320,000. " NEW CONSTRUCTION. MUCH HIGHER ASSESSMENT THAN SUBDIVISION." COMPARABLES PRESENTED 1032 PEACHWOOD CT, 1092 MAPLEGROVE CT, 8501 LEE RD, 1384 BAYWOOD CIR. THERE IS A PROPERTY CLASS CHANGE. THIS PROPERTY IS NOT 402 (RESIDENTIAL - VACANT) IT IS ACTUALLY (401 RESIDENTIAL - IMPROVED). AFTER REVIEW BOARD LOWERED THE AV/TV TO \$160,000.			
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Petition #	Parcel #	Owner's Name	Property Address
15-004	4718-31-304-098	SZELKOWSKI HALEY E	830 DEVONSHIRE BLVD
<u>Board of Review Comment:</u> PROPERTY OWNER FEELS THE TCV OF THE PORPERTY IS \$162,000. "COMP HOUSES IN THE AREA ARE VALUED LOWER." COMPARABLES SUBMITTED 1019 FAIRWAY TRAILS DR, 839 DEVONSHIRE BLVD, & 895 FAIRWAY TRIALS DR. AFTER REVIEW BOARD DETERMINED ASSESSMENT TO BE ACCURATE. APPEAL DENIED.			
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Petition #	Parcel #	Owner's Name	Property Address
15-007	4718-06-109-027	BILLINGS STEPHEN K & BARBARA A	6285 NORTHRIDGE WOODS DR
<u>Board of Review Comment:</u> PETITIONER FEELS THE TCV OF THE HOME IS \$330,000. " TAX ASSESSMENT IS NOT CONSISTANT WITH OTHER CONDOS IN AREA. COMPARABLES SUBMITTED 6209 BUTTERNUT CIR, 6277 NORTHRIDGE WOODS DR & 6258 NORTHRIDGE WOODS DR. AFTER REVIEW BOARD LOWERED THE AV/TV TO \$165,000.			
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Petition #	Parcel #	Owner's Name	Property Address
15-008	4718-06-201-010	MUSOLF KASEY M & ROBERT A THOMPSON	360 WOODLAKE DR
<u>Board of Review Comment:</u> PROPERTY OWNER FEELS THE TCV OF THE HOME IS \$156,000. " I FEEL THE HOME WAS ASSESSED TOO HIGH A VALUE COMPARED TO THE 2016 SALES STUDY HOMES BOUGHT FOR MORE HAVE A LOWER ASSESSED VALUE THAN MY HOME." COMPARABLES SUBMITTED 230 WOODLAKE DR, 1688 WOODLAKE CR, 225 WOODLAKE DR, 341 WOODLAKE DR, 214 WOODLAKE DR. AFTER REVIEW BOARD DETERMINED ASSESSMENT TO BE ACCURATE. APPEAL DENIED.			
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Petition #	Parcel #	Owner's Name	Property Address
15-009	4718-30-202-060	SIMON CHRISTINA M	4353 DEESIDE DR
<u>Board of Review Comment:</u> PETITIONER FEELS THE TCV OF THE PROPERTY IS \$115,000. " TAXES ASSESSED TOO HIGH." COMPARABLES SUBMITTED 4353 DEESIDE DR, 4353 DEESIDE DR, 4381 DEESIDE DR & 4361 DEESIDE. AFTER REVIEW BOARD DETERMINED ASSESSMENT TO BE ACCURATE. APPEAL DENIED.			

Schedule for the 2017 March Board of Review

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Wednesday, March 15, 2017

City of Brighton Council Chambers

Members Present: Jenny Fredenburg, Bill Farquher, and Colleen Jorgensen

Petition #	Parcel #	Owner's Name	Property Address
15-010	4718-31-304-054	STERKEN TIMOTHY & KRIEG AMY	891 DEVONSHIRE BLVD

Board of Review Comment:

PETITIONER FEELS THE TCV OF THE HOME IS \$215,000. "THE PROPERTY IS CURRENTLY ASSESSED AT \$138,000, DOUBLING THE ASSESSED AMOUNT WOULD MEAN THAT THE PROPERTY IS ASSESSED AT \$276,000. " COMPARABLES SUBMITTED 766 FAIRWAY TRAILS DR, 945 FAIRWAY TRAILS CT, 902 ALPINE DR, 1024 ALPINE DR, 1024 ALPINE DR, 1013 ALPINE DR, 536 GLENWYTH, & 579 GLENWYTH CIR. AFTER REVIEW BOARD LOWERED THE AV/TV TO \$ 121,850.

Petition #	Parcel #	Owner's Name	Property Address
15-011	4718-31-311-036	SALINE CRAIG	1008 LINCOLN DR

Board of Review Comment:

PETITIONER FEELS THE TCV \$275,000. "TAXES ARE INCREASING BY \$817 PER YEAR. I JUST BOUGHT THE HOUSE LATE NOBEMBER 2016." COMPARABLES SUBMITTED 1017 LINCOLN DR, 999 LINCOLN DR, 1000 LINCOLN DR, 1008 LINCOLN DR. AFTER REVIEW BOARD DETERMINED ASSESSMENT TO BE ACCURATE. APPEAL DENIED.

Petition #	Parcel #	Owner's Name	Property Address
15-014	4718-05-101-070	PECORILLI FAMILY REV TRUST	511 REDMAPLE LN

Board of Review Comment:

PETITIONER FEELS THE TCV OF THE PROPERTY IS \$149,500. "HOUSE WAS RE-ASSESSED IN DEC 2016 - NOW RE-ASSESSED AGAIN 2 MO LATER UP \$3,000. COMPS SUBMITTED 312 REDMAPLE LN, 369 WOODFIELD SQUARE LN, & 218 WOODFIELD SQUARE LN. AFTER REVIEW BOARD DETERMINED ASSESSMENT TO BE ACCURATE. APPEAL DENIED.

Petition #	Parcel #	Owner's Name	Property Address
15-015	4718-05-101-065	MEYER MARTINA	326 REDMAPLE LN

Board of Review Comment:

PETITIONER FEELS THE TCV OF THE HOME IS \$163,000. "THE ASSESSMENT IS TOO HIGH!." COMPARABLES SUBMITTED 326 REDMAPLE, 204 WOODFIELD SQUARE LANE, 226 WOODFIELD SQUARE, & 217 WOODFIELD SQUARE LANE. AFTER REVIEW THE BOARD LOWERED AF/TV \$82,800.

Petition #	Parcel #	Owner's Name	Property Address
15-024	4718-99-003-535	LAWSON AND LAWSON PLC	1056 CHARLES H ORNDORF DR STE D

Board of Review Comment:

RECEIVED 2017 PERSONAL PROPERTY STATEMENT AFTER 2/21/17 DEADLINE. LATE FILE. ACCEPTED ~~FILED~~.

Petition #	Parcel #	Owner's Name	Property Address
15-025	4718-99-003-566	NXThera, INC.	1009 PEPERGROVE DR

Board of Review Comment:

RECEIVED 2017 PERSONAL PROPERTY STATEMENT ON 3/14/17. NEW BUSINESS IN THE CITY. LATE FILE. ACCEPTED AS FILED.

Petition #	Parcel #	Owner's Name	Property Address
15-026	4718-30-304-017	TEMA LLC	225 W GRAND RIVER

Board of Review Comment:

WRITTEN APPEAL DATED 3/13/17. DISCOVERED THAT THE HEADLEE ADDITIONS DID NOT GO ON CORRECTLY. AFTER REVIEW BOARD BOARD LOWER THE AV/TV TO \$282,150.
