

2017 MARCH BOARD OF REVIEW MINUTES

Monday, March 27, 2017

Chairperson Bill Farquhar called the meeting to order on Monday, March 27, 2017 at 9:00 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, 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 motioned to adjourn meeting, second by Jenny Fredenburg 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 Colleen Jorgensen, meeting adjourned at 4:00 pm.

Schedule for the 2017 March Board of Review

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Monday, March 27, 2017

City of Brighton Council Chambers

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

Petition #	Parcel #	Owner's Name	Property Address
27-002	4718-31-202-045	ARB MANAGEMENT LLC	909 E GRAND RIVER
<u>Board of Review Comment:</u> PETITIONER FEELS THE TCV IS \$575,000. " ASSESSED VALUE SHOULD BE HALF MARKET VALUE; THE BUILDING IS NOT WORTH \$812K." PRESENTED NO COMPARABLES. PRESENTED AN APARTMENT SURVEY. AFTER REVIEW BOARD LOWERED AV/TV TO \$339,240.			
27-003	4718-30-300-018	RJB HOLDING GROUP LLC	1010 STATE ST
<u>Board of Review Comment:</u> PETITIONER FEELS THE TCV OF THE PROPERTY IS \$1,450,000. " PAID FROM CITY \$1,450,000. SO THAT WHAT IS SHOULD BE ASSESSED AT. GROUND WATER PROBLEM, ABSETOS PROBLEM." PRESENTED NO COMPARABLES. SCHOOL UP FOR SALE FOR TWO YEARS THEY PAID \$1.45M. CURRENTLY ON THE MARKET FOR \$3,775,000. AFTER REVIEW BOARD DETERMINED ASSESSMENT TO BE ACCURATE. APPEAL DENIED.			
27-004	4718-06-107-032	SIMON ROBERT C & MARGARET E	6079 NORTHRIDGE HILLS DR
<u>Board of Review Comment:</u> PETITIONER FEELS THE TCV FO THE PROPERTY IS \$309,600. "HOME SOLD NEW IN 2007 WITH FINISHED BASSEMENT. CLERICAL ERROR. BOX 9 BASEMENT FINISHED LIVING = 0 SHOULD BE 1225 SQ FT. ERROR UNNOTICED UNTIL 2016 RE-APPRAISAL. FINISHED BASEMENT ADDED TO 2017 ASSESSED & TAXABLE VALUES AS IF NEW ADDITION. PER CORRECTION IS TO FIX 2008 CALCULATIONS. IF DONE, TAXABLE VALUE WOULD NOT CHANGE IN 2009-2016, DUE TO 2009 AND 2010 BOARD OF REVIEW RULINGS-USING FINISHED BASEMENT IN SALES COMP ANALYSIS. 2017 TAXABLE WOULD ONLY CHANGE BY INFLATION FACTOR' NO COMPARABLES PRESENTED. AFTER REVIEW BOARD DETERMINED ASSESSMENT TO BE ACCURATE. APPEAL DENIED.			
27-011	4718-30-403-033	GENEI KELLY A	202 N EAST ST
<u>Board of Review Comment:</u> PETITIONER FEELS THE TCV OF THE PROPERTY IS \$92,434. "COMPARABLES AVERAGING \$112,333. NO HALF BATH AS INDICATED ON PROPERTY RECORD CARD AND MAJOR DEFECTS ON THE PROPERTY IN NEED OF REPAIR (TOTALING \$19,900). TRUE CASH VALUE TOTALING \$92,433.33. COMPS SUBMITTED 202 N EAST ST, 318 S SECOND ST, 736 WHITNEY ST, 823 WASHINGTON ST, 735 BRIGHTON LAKE RD, 705 E3 MAIN ST. AFTER REVIEW BOARD DETERMINED ASSESSMENT TO BE ACCURATE. APPEAL DENIED.			
27-012	4718-30-309-009	JASENAK JANET MARY	404 FRANKLIN ST
<u>Board of Review Comment:</u> PETITIONER FEELS THE TCV OF THE PROPERTY IS \$145,000. " I BELIEVE THE 2017 ASSESSED VALUE IS HIGH. THE COMPARABLE PROPERTIES ONLY INCREASED 7-8% IN ASSESSED VALUE, WHILE MY PROPERTY INCREASED 9.2%. MY ASSESSED VALUE IS ALSO \$16,400 OVER WHAT I PAID FOR THE HOUSE. 11 MONTHS AGO AND THE COMPARABLE PROPERTIES OWNED BY NON-RESIDENTS ARE ASSESSED LOWER THAN THE PURCHASE PRICE." COMPARABLES SUBMITTED 404 FRANKLIN ST, 1054 MAURICE DR, 211 O'DHERTY AVE. AFTER REVIEW BOARD DETERMINED ASSESSMENT TO BE ACCURATE. APPEAL DENIED.			
27-013	4718-06-102-019	THEISEN ROBERT W & KAREN S	1238 CEDARWOOD DR
<u>Board of Review Comment:</u> PETITIONER FEELS THE TCV OF THE PROPERTY IS \$235,000. " 1) NO JUCUZZI, 2) BASEMENT ONLY 50% DONE, NO HEAT DUCTS, 3) NO CONDO HAS SOLD FOR \$263,800." COMPS SUBMITTED 1238 CEDARWOOD, 1230 CEDARWOOD, 1217 MOUNTAIN ASH, 2264 WILLOW TREE, 2262 WILLOW TREE, 2245 WILLOW TREE. AFTER REVIEW BOARD CHANGED TO AV/TV TO \$120,745.			
27-017	4718-06-103-021	ANGST DOUGLAS M & COLLEEN T F	1027 LONG LEAF CT
<u>Board of Review Comment:</u> PETITIONER FEELS THE TCV OF THE PROPERTY IS \$293,000. " SEV WAY OUT OF LINE WITH COMPS (MKT VALFUE) ON STREET, SUB AND CITY/COUNTY." COMPS SUBMITTED 1035 WELLES CT, 650 GLENWYTH, 1391 NORTHERN RIDGE DR. ALSO PROVIDED PENDING WAITING TO CLOSE 886 ALPINE, 34 PLEASANT VALLE, 218 SCHOOL ST, 1328 BAYWOOD CIRCLE, 1030 PEACHWOOD CT, 1218 BAYWOOD CIRCLE, 981 LINCOLN. AFTER REVIEW BOARD LOWERED THE AV TO \$156,750.			

Schedule for the 2017 March Board of Review

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Monday, March 27, 2017

City of Brighton Council Chambers

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

Petition #	Parcel #	Owner's Name	Property Address
27-028	4718-30-400-001	STONEX ALAN & MARIANNE	FLINT RD
<u>Board of Review Comment:</u> PROPERTY VALUE INCORRECT. AFTER REVIEW BOARD LOWERED THE AV TO \$309,000.			
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Petition #	Parcel #	Owner's Name	Property Address
27-029	4718-99-003-547	BULLDOG BOUTIQUE	603 W GRAND RIVER STE C
<u>Board of Review Comment:</u> PERSONAL PROPERTY EXEMPTION FOR BEING AN ENTITY CHARITABLE ORGANIZATION.			
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Petition #	Parcel #	Owner's Name	Property Address
27-030	4718-99-001-951	SUNOCO INC	775 N SECOND ST
<u>Board of Review Comment:</u> RECEIVED 2017 PERSONAL PROPERTY ASSET LIST FROM SUNOCO INC ON 2/24/17. REPORTED NO ASSETS IN THE CITY OF BRIGHTON. THEY WERE CLAIMING ALL ASSETS FOR THE STATE OF MICHIGAN IN THE CITY OF BRIGHTON IN PREVIOUS YEARS. ACCEPTED ASSET LIST AS FILED AND PUT ASSESSED VALUE AND TAXABLE VALUE TO ZERO FOR 2017.			
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Petition #	Parcel #	Owner's Name	Property Address
27-031	4718-99-001-904	PARTY CITY CORPORATION	8057 CHALLIS RD
<u>Board of Review Comment:</u> RECEIVED 2017 PERSONAL PROPERTY STATEMENT ON 3/2/17. LATE FILE. ACCEPTED AS FILED.			
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Petition #	Parcel #	Owner's Name	Property Address
27-032	4718-99-002-731	OUR PLACE TO YOURS LLC	203 W MAIN ST
<u>Board of Review Comment:</u> RECEIVED 2017 PERSONAL PROPERTY STATEMENT ON 3/2/17. LATE FILE. ACCEPTED AS FILED.			
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Petition #	Parcel #	Owner's Name	Property Address
27-033	4718-99-002-732	DOWNTOWN MAIN	201 W MAIN ST
<u>Board of Review Comment:</u> RECEIVED 2017 PERSONAL PROPERTY STATEMENT ON 3/2/17. LATE FILE. ACCEPTED AS FILED.			
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Petition #	Parcel #	Owner's Name	Property Address
27-034	4718-99-003-465	THE VITAMIN SHOPPE INDUSTRIES INC	8533 W GRAND RIVER
<u>Board of Review Comment:</u> RECEIVED CALL ABOUT 2017 PERSONAL PROPERTY STATEMENT. STATEMENT ACCEPTED AS FILED. JUST CORRECTED LEASEHOLD IMPROVEMENT VALUE TO REFLECT CORRECT SECTION.			
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Petition #	Parcel #	Owner's Name	Property Address
27-035	4718-99-003-428	BRIGHTLINE TECHNOLOGIES, INC.	565 E GRAND RIVER
<u>Board of Review Comment:</u> PERSONAL PROPERTY EXEMPTION APPEAL. RECEIVED AMENDED 2017 PERSONAL PROPERTY STATEMENT. ACCEPTED AS FILED.			
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Petition #	Parcel #	Owner's Name	Property Address
27-036	4718-99-000-562	GOODELL WALTER DDS	600 E GRAND RIVER
<u>Board of Review Comment:</u> RECEIVED 2017 PERSONAL PROPERTY STATEMENT ON 3/7/17. LATE FILE. ACCEPTED AS FILED.			
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Petition #	Parcel #	Owner's Name	Property Address
27-037	4718-99-003-564	NEW PAR DBA VERIZON WIRELESS	ADVANCE ST
<u>Board of Review Comment:</u> RECEIVED NEW 2017 PERSONAL PROPERTY STATEMENT ON 2/17/17. LATE FILE. ACCEPTED AS FILED. AFTER REVIEW BOARD ADJUSTED THE AV/TV FROM \$0.00 TO \$14,900.			

Schedule for the 2017 March Board of Review

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Monday, March 27, 2017

City of Brighton Council Chambers

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

Petition #	Parcel #	Owner's Name	Property Address
27-038	4718-99-003-169	GREAT ATLANTIC NEWS	VARIOUS
<u>Board of Review Comment:</u> RECEIVED 2017 PERSONAL PROPERTY STATEMENT ON 3/9/17. LATE FILE. REPORTED NO ASSETS IN THE CITY. ACCEPTED AS FILED.			
27-039	4718-99-003-398	ITC TRANSMISSION	VARIOUS
<u>Board of Review Comment:</u> RECEIVED 2017 PERSONAL PROPERTY STATEMENT ON 3/6/17. LATE FILE. ACCEPTED AS FILED.			
27-040	4718-30-305-019	JOHNSON GLORIA M	220 N FIFTH ST
<u>Board of Review Comment:</u> POVERTY EXEMPTION APPLICATION ACCEPTED. POVERTY GRANTED.			
27-041	4718-99-003-432	ROCK ADVISORY GROUP, LLC	325 E GRAND RIVER
<u>Board of Review Comment:</u> RECEIVED 2017 PERSONAL PROPERTY STATEMENT ON 3/9/17. LATE FILE. NOT ACCEPTED AS FILED. DID NOT CLAIM NEW SIGN IN 2015. ADDED \$ \$600 IN SECTION A UNDER 2015.			
27-042	4718-99-003-482	CROWN CREDIT COMPANY	VARIOUS
<u>Board of Review Comment:</u> RECEIVED 2017 PERSONAL PROPERTY STATEMENT AFTER 2/21/17 DEADLINE. LATE FILE. ACCEPTED AS FILED.			
27-043	4718-99-003-354	CLASSIC PAINTING COMPANY INC	810 E GRAND RIVER STE 2
<u>Board of Review Comment:</u> 3/16/17 RECEIVED AMENDED 2017 PERSONAL PROPERTY STATEMENT. ACCEPTED AS FILED. MOVED OUR OF CITY ON 12/1/2016. NO ASSETS IN CITY. AFTER REVIEW BOARD ACCEPTED AS FILED. PUT AV/TV TO \$0.00.			
27-044	4718-99-002-778	UNITED RENTALS (NORTH AMERICA) INC	VARIOUS
<u>Board of Review Comment:</u> RECEIVED EXEMPTION AFFIDAVIT 2/10/17 WITHOUT ASSET LIST. RECEIVED ASSET LIST ON 2/16/17. ACCEPTED AS FILED. QUALIFIES FOR EXEMPTION FOR 2017.			
27-045	4718-99-003-545	3 D BROW ARTISTRY INC	213 W MAIN ST STE 9
<u>Board of Review Comment:</u> VERBAL / WRITTEN APPEAL. PERSONAL PROPERTY CORRECTION - NO PERSONAL PROPERTY THERE ON 12/31/16. THEY HAD A PERMIT BUT DID NOT START CONSTRUCTION UNTIL AFTER 12/31/16. DURING PERSONAL PROPERTY CANVASS WE WERE WAS UNABLE TO GET INTO LOCATION ON 12/31/16 TO VERIFY PERSONAL PROPERTY. AFTER REVIEW BOARD LOWERED THE AV/TV TO \$0.00.			
27-046	4718-99-003-487	MACALLISTER RENTAL	VARIOUS
<u>Board of Review Comment:</u> 3/23/17 RECEIVED 2017 PERSONAL PROPERTY STATEMENT. ACCEPTED AS FILED.			
