



# City of Brighton

Assessing

## 2018 MARCH BOARD OF REVIEW MINUTES Monday, March 12, 2018

Chairperson Colleen Jorgensen called the 2018 March Board of Review organizational meeting to order on Monday, March 12, 2018 at 8:00 am. The meeting took place at Brighton City Hall Council Chambers, 200 N. First Street, Brighton, MI 48116.

Present: Chairperson Colleen Jorgensen, Members: Jenny Fredenburg, Sue Ellen Ikens, and alternate member Larry Schillinger, Assessor of record Colleen Barton, and Assistant Assessor James Munson. There were no members of the public. Colleen Barton will act as secretary to the Board of Review.

Call to the Public. Hearing none.

Call to the Public closed.

Assessor, Colleen Barton presented the 2018 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 increased approximately 5%, Industrial Real increased approximately 7% and Residential Real increased approximately 2%.

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

Board reviewed the roll.

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

9:00 am. – Appeal Hearings called to order by Chairperson Colleen Jorgensen.

See Attached:

Chairperson Colleen Jorgensen motioned to adjourn meeting, second by Sue Ellen Ikens closed the morning session at 12:00 pm.

Chairperson Colleen Jorgensen called the afternoon session to order at 1:00 pm.

Appeals continued to be heard by the Board.

See Attached.

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

**2018 March Board of Review Petition List / Minutes**  
**Monday, March 12, 2018**

City of Brighton Council Chambers

Members Present: Jenny Fredenburg, Sue Ellen Ikens, Larry Schillinger, and Colleen Jorgensen

Petition #	Parcel #	Owner's Name	Property Address
12-001	4718-31-300-098	VANDERHOOF KEVIN & REBEKAH	742 ADAMS ST
<p><u>Board of Review Comment:</u>            PETITIONER FEELS THE TRUE CASH VALUE OF THE HOME IS \$195,000. " WE PURCHASED 742 ADAMS ST LAS SUMMER (JULY 2017) FOR \$168,000. THE MORTGAGE APPRAISAL VALUED THE PROPERTY AT \$190,000. 2017'S SEV X 2 WAS \$236,000 AND IT WAS RAISED ANOTHER \$4,600 AT THE END OF THE YEAR. THIS IS \$50,000 ABOVE MARKET AT LEAST, MEANING THE SEV SHOULD BE LOWERED BY \$25,000." COMPARABLES PROVIDED 751 ROBERTSON DR, 306, BRIGHTON LAKE RD, 921 FAIRWAY TRAILS DR, 962 OAK RIDGE CIR, 1025 FAIRWAY TRAILS DR, 1009 LIVINGSTON ST, 306 BRIGHTON LAKE RD, 223 SEVENTH ST, 542 GLENWYTH RD, 1012 WASHINGTON ST. AFTER REVIEW BOARD DID A MARKET ADJUSTMENT AND CHANGED THE AV/TV FROM \$120,600 TO \$118,720.</p>			
Petition #	Parcel #	Owner's Name	Property Address
12-002	4718-31-200-066	COLBERT GREGORY H DPM	1020 E GRAND RIVER
<p><u>Board of Review Comment:</u>            PETITIONER FEELS THE TRUE CASH VALUE OF THE PROPERTY IS \$165,000. "UNABLE TO GET LOAN / MORTGAGE.", PROVIDED A MORTGAGE APPRAISAL THAT SHOWS THE VALUE AS OF 7/5/17 OF \$165,000. COMPARABLES IN REPORT WERE 8025 W GRAND RIVER, BRIGHTON, 5037 S OLD US-23, BRIGHTON, 821 E GRAND RIVER HOWELL, 715 BYRON RD, HOWELL. ONLY PROVIDED COMPARABLES IN HIS MORTGAGE APPRAISAL. AFTER REVIEW BOARD DID A MARKET ADJUSTMENT AND CHANGED THE AV FROM \$143,200 TO \$130,700 AND KEPT THE TV THE SAME AT \$118,589.</p>			
Petition #	Parcel #	Owner's Name	Property Address
12-003	4718-19-300-029	FARAH REAL ESTATE BRIGHTON LLC	8075 NEMCO WAY
<p><u>Board of Review Comment:</u>            PETITIONER FEELS THE TRUE CASH VALUE OF THE PROPERTY IS \$650,000. "DECREASE IN SALES, HIGH RENT/MORTGAGE, LACK OF SIGNANAGE AND ADDITIONAL OCCUPENTS. NO COMPARABLES SUBMITTED. AFTER REVIEW BOARD DID A MARKET ADJUSTMENT AND CHANGED THE AV FROM \$754,200 TO 650,000 AND KEPT THE TV THE SAME AT \$ 589,990.</p>			
Petition #	Parcel #	Owner's Name	Property Address
12-004	4718-99-002-807	IHOP RESTAURANT # 3240	8075 NEMCO WAY
<p><u>Board of Review Comment:</u>            PETITIONER FEELS THE TCV OF THE PROPERTY IS \$70,000. " NO NEW EQUIPMENT, 10 YEAR OLD BUILDING &amp; EQUIPMENT." AFTER REVIEW BOARD DETERMINED THE ASSESSMENT WAS DETERMINED TO BE ACCURATE.</p>			
Petition #	Parcel #	Owner's Name	Property Address
12-005	4718-06-102-022	MORRISON JOHN & DOREEN REV TRUST	1232 CEDARWOOD DR
<p><u>Board of Review Comment:</u>            PETITIONER FEELS THE TRUE CASH VALUE OF THE HOME IS \$209,000. " ASSESSED AMOUNT IS GROSSLY OUT OF LINE WITH COMPARABLE PROPERTIES. COLLEEN BARTON INDICATED TO ME DURING OUR CONVERSATION ON TUESDAY, FEB 27, 2018 THAT THE AMOUNT ENTERED WAS A DATA ENTRY ERROR/ MISTAKE. PLEASE CORRECT. COMPARABLES SUBMITTED 1232 CEDARWOOD DR, 2244 WILLOW TREE DR, 1235 CEDARWOOD DR". AFTER REVIEW BOARD DID A MARKET ADJUSTMENT AND CHANGED THE AV FROM \$178,400 TO \$116,000 AND THE TV FROM \$118,231 TO \$116,000.</p>			
Petition #	Parcel #	Owner's Name	Property Address
12-006	4718-06-102-006	LANCOUR HARVARD & JACQUELYN	1214 MOUNTAIN ASH DR
<p><u>Board of Review Comment:</u></p>			

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PETITIONER FEELS THE TRUE CASH VALUE OF THE HOME IS \$204,830. " ASSESSED AND TAXABLE VALUES WERE INCORRECTLY DETERMINED." AFTER REVIEW BOARD DID A MARKET ADJUSTMENT AND CHANGED THE AV/TV FROM \$174,900 TO \$123,000.

Petition #	Parcel #	Owner's Name	Property Address
12-010	4718-31-311-049	NIESWAND KURT D & JEANETTE L	1391 NORTHERN RIDGE DR

Board of Review Comment:

PETITIONER FEELS THE TRUE CASH VALUE OF THE HOME IS \$280,000. " PURCHASE WAS NOT USUAL AND ORDINARY CIRCUMSTANCES. LAND VALUE APPEARS HIGHER THAN COMPARABLE PROPERTIES. " COMPARABLES PROVIDED 1029 WELL CT, 1372 SEWARD DR, 1378 SEWARD DR. AFTER REVIEW BOARD DETERMINED THE ASSESSMENT WAS DETERMINED TO BE ACCURATE.

Petition #	Parcel #	Owner's Name	Property Address
12-017	4718-06-102-040	MONSON GORDON L & PATRICIA D	2256 WILLOW TREE DR

Board of Review Comment:

PETITIONER FEELS THE TRUE CASH VALUE OF THE HOME IS \$292,000. "INCREASE OF \$132,230 VERY HIGH DUE TO RECENT SALE OF \$292,000 7/2017" COMPAIRABLES PROVIDED; 1217 MOUNTAIN ASH, 1230 CEDARWOOD, 2245 WILOW TREE. AFTER REVIEW BOARD DID A MARKET ADJUSTMENT AND CHANGED THE AV/TV FROM \$223,200 TO \$123,000.

Petition #	Parcel #	Owner's Name	Property Address
12-028	4718-06-102-025	SUARDINI JACOB & LINDSEY PICKORNIK	1227 MOUNTAIN ASH DR

Board of Review Comment:

PETITIONER FEELS THE TRUE CASH VALUE OF THE HOME IS \$295,000. " ASSESSED & TAXABLE VALUE SEEM TO BE HIGH COMPARED TO COMPARABLES IN THE AREA." COMPARABLES SUBMITTED 2307 SUGAR MAPLE DR & 2316 SUGAR MAPLE DR. AFTER REVIEW BOARD DID A MARKET ADJUSTMENT AND CHANGED THE AV/TV FROM \$214,300 TO \$147,500.

Petition #	Parcel #	Owner's Name	Property Address
12-039	4718-99-003-550	NAVITAS CREDIT CORP	VARIOUS

Board of Review Comment:

AFFIDAVIT TO CLAIM SMALL BUSINESS TAX EXEMPTION RECEIVED TIMELY. RECEIVED 2/12/18. AFTER REVIEW BOARD ACCEPTED THE LAFFIDAVIT TO CLAIM SMALL BUSINESS TAX EXEMPTION THAT WAS TIMELY FILED. REDUCED AV/TV FROM 800 TO ZERO.

Petition #	Parcel #	Owner's Name	Property Address
12-040	4718-99-002-286	ANDRE'S JEWELERS	425 W MAIN ST STE 101

Board of Review Comment:

RECEIVED 2018 AFFIDAVIT TO CLAIM SMALL BUSINESS TAX EXEMPTION ON 2/21/18 WHICH WAS AFTER THE STATE DEADLINE OF 2/20/2018. AFTER REVIEW BOARD THE 2018 AFFIDAVIT TO CLAIM SMALL BUSINESS TAX EXEMPTION AS FILED. TOOK AV/TV FROM \$24,100 TO ZERO.

Petition #	Parcel #	Owner's Name	Property Address
12-041	4718-99-003-504	REALTY CONCIERGE GROUP, INC.	420 W MAIN ST

Board of Review Comment:

RECEIVED 2018 AFFIDAVIT TO CLAIM SMALL BUSINESS TAX EXEMPTION ON 2/27/18 WHICH WAS AFTER THE STATE DEADLINE OF 2/20/2018. AFTER REVIEW BOARD THE 2018 AFFIDAVIT TO CLAIM SMALL BUSINESS TAX EXEMPTION AS FILED. TOOK AV/TV FROM \$9,271 TO ZERO.

Petition #	Parcel #	Owner's Name	Property Address
12-042	4718-99-003-223	INNERSPIRIT THERAPEUTIC MASSAGE LLC	862 W GRAND RIVER

Board of Review Comment:



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RECEIVED 2018 AFFIDAVIT TO CLAIM SMALL BUSINESS TAX EXEMPTION ON 2/21/18 WHICH WAS AFTER THE STATE DEADLINE OF 2/27/2018. AFTER REVIEW BOARD THE 2018 AFFIDAVIT TO CLAIM SMALL BUSINESS TAX EXEMPTION AS FILED. TOOK AV/TV FROM \$500 TO ZERO.

Petition #	Parcel #	Owner's Name	Property Address
12-043	4718-99-003-514	DISCOUNT SKYLIGHT LLC	455 E GRAND RIVER STE 105B

Board of Review Comment:

RECEIVED 2018 AFFIDAVIT TO CLAIM SMALL BUSINESS TAX EXEMPTION ON 2/28/18 WHICH WAS AFTER THE STATE DEADLINE OF 2/20/2018. AFTER REVIEW BOARD THE 2018 AFFIDAVIT TO CLAIM SMALL BUSINESS TAX EXEMPTION AS FILED. TOOK AV/TV FROM \$31,500 TO ZERO.

Petition #	Parcel #	Owner's Name	Property Address
12-044	4718-99-003-601	SWEDISH MATCH	8650 W GRAND RIVER

Board of Review Comment:

RECEIVED 2018 AFFIDAVIT TO CLAIM SMALL BUSINESS TAX EXEMPTION ON 3/5/18 WHICH WAS AFTER THE STATE DEADLINE OF 2/20/2018. AFTER REVIEW BOARD THE 2018 AFFIDAVIT TO CLAIM SMALL BUSINESS TAX EXEMPTION AS FILED. TOOK AV/TV FROM \$500 TO ZERO.

Petition #	Parcel #	Owner's Name	Property Address
12-045	4718-99-003-294	ALPACA BOUTIQUE	434 W MAIN ST STE A

Board of Review Comment:

RECEIVED 2018 AFFIDAVIT TO CLAIM SMALL BUSINESS TAX EXEMPTION ON 2/28/18 WHICH WAS AFTER THE STATE DEADLINE OF 2/20/2018. AFTER REVIEW BOARD THE 2018 AFFIDAVIT TO CLAIM SMALL BUSINESS TAX EXEMPTION AS FILED. TOOK AV/TV FROM \$800 TO ZERO.

Petition #	Parcel #	Owner's Name	Property Address
12-046	4718-99-002-980	WALD JAMES PC	852 W GRAND RIVER

Board of Review Comment:

RECEIVED 2018 AFFIDAVIT TO CLAIM SMALL BUSINESS TAX EXEMPTION ON 2/23/18 WHICH WAS AFTER THE STATE DEADLINE OF 2/20/2018. AFTER REVIEW BOARD THE 2018 AFFIDAVIT TO CLAIM SMALL BUSINESS TAX EXEMPTION AS FILED. TOOK AV/TV FROM \$700 TO ZERO.

Petition #	Parcel #	Owner's Name	Property Address
12-047	4718-99-003-100	JJ'S SUN & RAIN LLC	303 BROOKSIDE LN

Board of Review Comment:

RECEIVED 2018 AFFIDAVIT TO CLAIM SMALL BUSINESS TAX EXEMPTION ON 3/5/18 WHICH WAS AFTER THE STATE DEADLINE OF 2/20/2018. AFTER REVIEW BOARD THE 2018 AFFIDAVIT TO CLAIM SMALL BUSINESS TAX EXEMPTION AS FILED. TOOK AV/TV FROM \$10,700 TO ZERO.

Petition #	Parcel #	Owner's Name	Property Address
12-048	4718-99-003-250	BRIGHTON COIN LAUNDRY	302 BROOKSIDE LN

Board of Review Comment:

RECEIVED 2018 AFFIDAVIT TO CLAIM SMALL BUSINESS TAX EXEMPTION ON 3/5/18 WHICH WAS AFTER THE STATE DEADLINE OF 2/20/2018. AFTER REVIEW BOARD THE 2018 AFFIDAVIT TO CLAIM SMALL BUSINESS TAX EXEMPTION AS FILED. TOOK AV/TV FROM \$7,500 TO ZERO.