

## 2020 March Board of Review Petition List / Minutes

Wednesday, March 11, 2020

City of Brighton Council Chambers

Members Present: Lou Csordas, James Grzelak, and Derek Daskaluk

Petition #	Parcel #	Owner's Name	Property Address
11-001	4718-31-204-003	STW INVESTMENTS LLC	810 E GRAND RIVER
<p><u>Board of Review Comment:</u>            PETITIONER FEELS THE TCV OF THE PROPERTY IS \$560,440. " WHEN COMPARING THE ASSESSED VALUE TO THE APPRAISAL'S INCOME &amp; SALES COMPARISON APPROACH, THE ASSESSMENT IS FAR IN EXCESS OF AN ACCURATE VALUE. PROVIDED AN APPRAISAL REPORT REAL ESTATE VALUATION REPORT AS OF 12/31/2018. AFTER REVIEW BOARD DETERMINED THE ASSESSMENT AND TAXABLE VALUE TO BE ACCURATE. APPEAL DENIED.</p>			
Petition #	Parcel #	Owner's Name	Property Address
11-002	4718-30-404-020	MCRAE PATRICIA	436 FOREST DR
<p><u>Board of Review Comment:</u>            PROPERTY OWNER FEELS THE TCV OF THE PROPERTY IS \$144,200. " INFORMATIONAL". SUBMITTED A FEW PAGES FROM AN APPRAISAL THAT GAVE THE PROPERTY A VALUE OF \$165,000. AFTER REVIEW BOARD DETERMINED THE ASSESSMENT AND TAXABLE VALUE TO BE ACCURATE. APPEAL DENIED.</p>			
Petition #	Parcel #	Owner's Name	Property Address
11-003	4718-30-401-104	TRAFTON ROBB & CHRYSTAL BAKER	1070 HILLCREST AVE
<p><u>Board of Review Comment:</u>            PROPERTY OWNER FEELS THE TCV OF THE PROPERTY IS \$270,000. " INCREASE OF TAXABLE VALUE OF \$35,500. HONME PURCFHASED ON 10/19 FOR \$259,900. APPRAISAL OF \$270,000 TAXABLE VALFUE 50% = \$ 135,000. CURRENT TAXSABLE = \$ 165,500." SUMBMITTED APPRAISAL FOR FLAGSTAR BANK AS OF 9/26/2019. THEY FEEL THE BEST COMPARABLE IS 944 DEVONSHIRE CT. AFTER REVIEW THE BOARD CHANGED THE ASSESSED VALUE AND TAXABLE VALUE FROM \$165,600 TO \$150,300.</p>			
Petition #	Parcel #	Owner's Name	Property Address
11-004	4718-31-100-020	TOUSIGNANT SCOTT	618 BRIGHTON LAKE RD
<p><u>Board of Review Comment:</u>            PETITIONER FEELS THE TCV OF THE PROPEY IS \$244,000. " THERE HAS BEEN A SHARP INCREASE IN ASSESSED VALUE OF \$44,500 FROM 2019 TO 2020 WHICH HAS AN ASSOCIATED TCV OF \$356,906 WHICH IS EXTREMELY HIGH". COMPARABLE'S SUBMITTED WERE 1070 HILLCREST AVE, 306 BRIGHTON LAKE RD, 212 BRIGHTON LAKE RD. AFTER REVIEW BOARD CHANGED THE ASSESSED AND TAXABLE VALUE FROM \$178,500 TO \$170,000.</p>			
Petition #	Parcel #	Owner's Name	Property Address
11-006	4718-30-306-001	FILIPOWSKI JAMES & KATHY	720 WALNUT ST
<p><u>Board of Review Comment:</u></p>			

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PETITIONER FEELS THE TCV OF THE PROPERTY IS \$225,000. " TAXES HIGHER THAN COMPARABLE HOMES IN NEIGHBORHOOD AS WELL AS THE CONDITION OF NEIGHBORHOOD." COMPARABLES SUBMITTED ARE 714 WALNUT ST, 713 WEALNUT ST, 709 WALNUT ST, 323 N FOURTH ST. IN TALKING TO THE BOARD HE SUGGESTED THE TAXABLE VALUE OF THE DUPLEXES ACROSS THE STREET 714 WALNUT. AFTER REVIEW BOARD DETERMINED THE ASSESSMENT AND TAXABLE VALUE TO BE ACCURATE. APPEAL DENIED.

<b>Petition #</b>	<b>Parcel #</b>	<b>Owner's Name</b>	<b>Property Address</b>
11-007	4718-05-101-059	WILKIN WILLIAM G JR & JUDY E	512 REDMAPLE LN

Board of Review Comment:

PETITIONER FEELS THE TCV OF THE PROPERTY IS \$195,000. " ACTUAL SALES VALUE OF 10 HOJMES IN WOODFIELD SQUARE OTHER THAN OURS AVERAGE \$194,600 FOR HOMES SOLD IN 2019." AFTER REVIEW BOARD DETERMINED THE ASSESSMENT AND TAXABLE VALUE TO BE ACCURATE. APPEAL DENIED.

<b>Petition #</b>	<b>Parcel #</b>	<b>Owner's Name</b>	<b>Property Address</b>
11-008	4718-31-100-030	BEITELSHEES SCOTT T	450 S THIRD ST

Board of Review Comment:

PETITIONER FEELS THE TCV OF THE PROPERTY IS \$245,000. " ASKING FOR CHANGE IN OBSOLESANCE". PROPERTY HAS A CREEK ON THE NORTH SIDE OF THE PROPERTY AND HAS LIMITED ACCESS TO BRIGHTON LAKE RD. IT ALSO HAS A POND IN THE MIDDLE OF THE BACK YARD. AFTER REVIEW BOARD CHANGED THE ASSESSED AND TAXABLE VALUE FROM \$201,400 TO \$128,500.

<b>Petition #</b>	<b>Parcel #</b>	<b>Owner's Name</b>	<b>Property Address</b>
11-009	4718-31-303-033	CESTKOWSKI MICHAEL J & REGAN	806 FAIRWAY TRAILS DR

Board of Review Comment:

PETITIONER FEELS THE TCV OF THE PROPERTY IS \$260,000. "WHEN COMPARING COMPARABLE HOMES, WE SEE THAT THE ASSESSED VALUE IS TOO HIGH." COMPARABLES SUBMITTED 920 DEVONSHIRE BLVD, 734 FAIRWAY TRAILS DR, 944 DEVONSHIRE CT, 792 OAK RIDGE CT, 796 OAK RIDGE CT, 969 FAIRWAY TRAILS DR, 806 FAIRWAY TRIALS DR. THEY FEEL THE BEST COMPARABLE SALE IS 796 OAK RIDGE CT. AFTER REVIEW BOARD DETERMINED THE ASSESSMENT AND TAXABLE VALUE TO BE ACCURATE. APPEAL DENIED.

<b>Petition #</b>	<b>Parcel #</b>	<b>Owner's Name</b>	<b>Property Address</b>
11-019	4718-06-106-023	GEDDES JOHN & SHERI	8324 HEATHERTREE LN

Board of Review Comment:

PETITIONER FEELS THE TCV OF THE PROPETY IS \$395,000. " ASSESSMENT IS TOO HIGH RELATIVE TO RECENT SALES. " COMPARABLE SALES SUBMITTED WERE 8375 HEATHERTREE LANE, 6510 BLACK WALNUT, 8131 LEE RD, & N8090 LEET RD. AFTER REVIEW BOARD CHANGED THE ASSESSED VALUE FROM \$213,200 TO \$199,000 AND THE TAXABLE VALUE FROM \$206,245 TO \$199.000.

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23-008	4718-31-200-073	SYMPHONY OF BRIGHTON LLC	1014 E GRAND RIVER
<u>Board of Review Comment:</u>			
PETITIONER FEELS THE TCV OF THE PROPERTY IS \$2,300,000. " THIS PROPETY SUFFERS FROM EXTREME ECONOMIC OBSOLESCENCE. AS AN OPERATING SKILLED NURSING HOME AND ASSISTED LIVING FACILITY, THE PROPERTY INCLUDES THE REAL ESTATE, TANGIBLE PERSONAL PROPERTY AND INTANGIBLE PERSONAL PROPERTY. ONLY THE REAL ESTATE IS ASSESSABLE. THE ENTIRE PROPERTY WAS PURCHASED IN 20129 FOR \$14,900,000." AFTER REVIEW BOARD DETERMINED THE ASSESSMENT AND TAXABLE VALUE TO BE ACCURATE. APPEAL DENIED.			

Petition #	Parcel #	Owner's Name	Property Address
PP-010	4718-99-001-904	PARTY CITY CORPORATION	8057 CHALLIS RD
<u>Board of Review Comment:</u>			
RECEIVED 2020 PERSONAL PROPERTY STATEMENT ON 2/25/2020, AFTER THE STATE DEADLINE OF 2/20/2020, LATE FILER. AFTER REVIEW BOARD ACCEPTED THE LATE FILE 2020 PERSOANL PROPERTY STATEMENT. CHANGED ASSESSED VALUE AND TAXABLE VALUE FROM \$76,500 TO \$66,000.			

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