

2021 MARCH BOARD OF REVIEW MINUTES
Wednesday, March 10, 2021

Chairperson James Grzelak called the 2021 March Board of Review appeals meeting to order on Wednesday, March 10, 2021 at 5:00 pm. The meeting took place at Brighton City Hall Council Chambers, 200 N. First St. Brighton MI 48116. Due to The Covid-19 this meeting was held remotely.

Present: Chairperson James Grzelak. Members: Derek Daskaluk, Shannon Frydl, and alternate member Susan Gloster. Assessor of record Colleen Barton and Assistant Assessor Alex Wilkinson.

Colleen Barton, secretary of records for the Board of Review did roll call. All members were present.

Motion made by Chairperson James Grzelak to approve the 2020 December Board of Review minutes as submitted, seconded by Derek Daskaluk and Shannon Frydl, motion carried.

Chairperson James Grzelak opened the call to the public:

Hearing none. Chairperson James Grzelak closed the call to the public.

Board of Review began hearing appeals.

Board members had discussions and made decisions on petitions. See attached schedule.

Chairperson James Grzelak opened the call to the public:

Hearing none. Chairperson James Grzelak closed the call to the public.

Chairperson James Grzelak motioned to adjourn the meeting at 9:00 pm, second by Derek Daskaluk & Shannon Frydl, motion carried.

2021 March Board of Review Petition List / Minutes

March 10, 2021

City of Brighton Council Chambers (electronic meeting via zoom)

Petition #	Parcel #	Owner's Name	Property Address
10-001	4718-06-109-042	O'MALLEY, CONSTANCE & JOHN F	6409 PASTURE LANE

Board of Review Comment:

PETITIONER FEELS THE TCV OF THE PROPERTY TO BE \$365,000. "WE BELIEVE BASED ON APPROXIMATELY 14 SALES WE ARE AWARE OF IN THE PRIOR TWO YEARS WITH A SMALL PERCENTAGE OF PROPERTIES SELLING ABOVE \$400,000 AND THE COMPARABLE AMENITIES IN THOSE CONDOMINIUMS THAT OUR BASIC CONDOMINIUM THAT WE PURCHASED FOR \$365,000 IS OVER-VALUED BASED ON THIS ASSESSMENT". COMPARABLES SUBMITTED 6000 NORTHRIDGE HILLS, 6374 SYCAMORE DR, & 6371 SYCAMORE DR. AFTER REVIEW THE BOARD ADJUSTED THE AV/TV FROM \$219,100 TO \$182,846.

Petition #	Parcel #	Owner's Name	Property Address
10-002	4718-31-301-086	HEINE, CHARLES F	1218 BRIGHTON LAKE RD

Board of Review Comment:

PETITIONER FEELS THE TCV OF THE PROPERTY TO BE \$790,000. "MARKET SURVEY OF RECENT LAKE FRONT HOMES ON BRIGHTON LAKE SIMILAR TO THE SUBJECT PROPERTY SHOW THE MARKET VALUE TO BE \$790,200 WHICH IS 27% LESS THAN THE IMPLIED ASSESSED VALUE. THE TENTATIVE 26% ASSESSED INCREASE FOR THE 2021 YEAR OVER THE 2020 YEAR SEEMS UNCONNECTED TO THE MARKETASSESSMENT TOO HIGH". COMPARABLES SUBMITTED 939 LILY POND DR, 1037 LILY POND DR, 1011 LILY POND DR, 6258 NORTHRIDGE WOODS, 6389 PASTURE LN, & 6314 PASTRUE LN. AFTER REVIEW THE BOARD ADJUSTED THE AV FROM \$540,400 TO \$444,453. TAXABLE VALUE DETERMINED TO BE ACCURATE.

Petition #	Parcel #	Owner's Name	Property Address
10-003	4718-06-101-019	DALLY, TIFFANEY	1050 PEPPERGROVE DR

Board of Review Comment:

PETITIONER FEELS THE TCV OF THE PROPERTY TO BE \$325,200. "I BELIEVE THE ASSESSED VALUE OF MY PROPERTY IS TOO HIGH BASED ON A COMPARISON OF AVERAGE SELLING PRICES FOR SIMILAR PROPERTIES IN MY IMMEDIATE NEIGHBORHOOD & ON THE SALES PRICE WHEN I PURCHASED IT IN 6/2020. THE AVERAGE SALES PRICE (ARM'S LENGTH) OF COMPARABLE HOMES SOLD IN MY IMMEDIATE NEIGHBORHOOD IS \$315,308. FURTHERMORE, THE AVERAGE PRICE PER SQUARE FEET OF THOSE HOMES IS \$158.48. BASED ON THAT, MY HOMES'S VALUE WOULD BE \$325,200 (\$158.48 X 2052 SQ. FT.). BASED ON THAT VALUE, MY HOME'S SEV WHOULD BE 162,600 (325,200/2)". COMPARABLES SUBMITTTED 1057 PEPPERGROVE DR, 1050 FAIRWAY TRAILS DR, 1229 BAYWOOD CIR, & 1294 DURWOOD CT. AFTER REVIEW THE BOARD ADJUSTED THE AV & TV FROM \$183,000 TO \$180,986.

Petition #	Parcel #	Owner's Name	Property Address
10-004	4718-31-402-024	MEE, LEISA	344 SPRING BROOKE DR

Board of Review Comment:

PETITIONER FEELS THE TCV OF THE PROPERTY TO BE \$116,000. "COMPARABLE PROPERTIES LOWER THAN MINE." COMPARABLES SUBMITTED 312 SPRING BROOKE DR, 404 WATER TOWER CIR, & 420 WATER TOWER CIR. AFTER REVIEW THE BOARD DETERMINED THE ASSESSED AND TAXABLE VALUE TO BE ACCURATE.

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Petition #	Parcel #	Owner's Name	Property Address
10-010	4718-31-100-034	LEFEBVRE, GERARD & COURTNEY	621 S SEVENTH ST
<p><u>Board of Review Comment:</u> PETITIONER FEELS THE TCV OF THE PROPERTY TO BE \$260,000. "HOMES IN CITY OF BRIGHTON / OUR NEIGHBORHOOD THAT CLOSELY REFLECT THE VARIABLES OF OUR HOME AND WHAT WE PAID". COMPARABLES SUBMITTED 1025 WASHINGTON ST, 424 WASHINGTON ST, 963 WOODRIDGE HILLS DR, & 303 N FIFTH ST. AFTER REVIEW THE BOARD DETERMINED ADJUSTED THE ASSESSED AND TAXABLE VALUE FROM \$170,500 TO \$141,000.</p>			
10-514	4718-06-109-053	THOMAS W GORMAN REV TRUST	1011 LILY POND DR
<p><u>Board of Review Comment:</u> PETITIONER FEELS THE TCV OF THE PROPERTY TO BE \$399,000. "A YEAR OVER YEAR INCREASE OF THIS MAGNITUDE IS SIMPLY NOT LOGICAL ECONOMICALLY SENSIBLE OR JUSTIFIABLE. COMPARABLES 939 LILY POND, 1037 LILY POND, 6258 NORTHRIDGE WOODS, 6389 PASTURE LN, & 6314 PASTURE LN. AFTER REVIEW THE BOARD ADJUSTED THE AV FROM \$227,900 TO \$192,239. TAXABLE VALUE DETERMINED TO BE ACCURATE.</p>			
10-515	4718-30-100-043	BANK OF AMERICA / NC10010381	8516 W GRAND RIVER
<p><u>Board of Review Comment:</u> PETITIONER FEELS THE TCV OF THE PROPERTY TO BE \$800,000. "MARKET DATA(SALES & LEASES) SUPPORTS A VALUE BELOW THE CURRENT ASSESSMENT". COMPARABLE PROPERTIES SUBMITTED 316 E GRAND RIVER, 8130 W GRAND RIVER, & 8700 N SECOND ST. AFTER REVIEW THE BOARD DETERMINED THE ASSESSED AND TAXABLE VALUE TO BE ACCURATE.</p>			
10-904	4718-99-000-551	A & H TRANSMISSION	9818 E GRAND RIVER
<p><u>Board of Review Comment:</u> RECEIVED 2021 PERSONAL PROPERTY STATEMENT AND SMALL BUSINESS PROPERTY TAX EXEMPTION AFFIDAVIT AFTER THE STATE DEADLINE OF 2/22/2021. RECEIVED 3/9/2021. AFTER REVIEW THE BOARD ACCEPTED THE AS FILED AND CHANGED THE AV/TV FROM 18,500 TO ZERO.</p>			
10-905	4718-99-003-651	DUNNAGE ENGINEERING	714 ADVANCE ST
<p><u>Board of Review Comment:</u> 714 ADVANCE ST IS AN EMPTY BUILDING USED FOR ASSEMBLY WORK ONLY. NO ASSETS ARE ASSIGNED TO THIS BUILDING. MATERIAL, PARTS AND TOOLS ARE BROUGHT OVER TO 714 FROM OUR OTHER TWO BUILDINGS (721 OR 747) WHENEVER ASSEMBLY WORK REQUIRES A LARGE AMOUNT OF SPACE. ASSEMBLY IS DONE, COMPLETED PARTS ARE SHIPPED AND THEN THE BUILDING IS EMPTY AGAIN UNTIL THE NEXT TIME IT IS NEEDED. PLEASE RETIRE THIS PARCEL FROM THE TAX ROLLS. AFTER REVIEW THE BOARD ACCEPTED PETITION AS SUBMITTED. THE ADJUSTED THE AV/TV FROM \$41,500 TO ZERO.</p>			
Petition #	Parcel #	Owner's Name	Property Address



City of Brighton

Assessing

2021 March Board of Review Petition List / Minutes

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10-906

4718-99-003-746

HISSHO SUSHI AND CRAFT BEER BAR

8650 W GRAND RIVER

Board of Review Comment:

RECEIVED 2021 PERSONAL PROPERTY STATEMENT AND SMALL BUSINESS PROPERTY TAX EXEMPTION AFFIDAVIT AFTER THE STATE DEADLINE OF 2/22/2021. RECEIVED 3/9/2021. AFTER REVIEW THE BOARD ACCEPTED THE AS FILED AND CHANGED THE AV/TV FROM 8,600 TO ZERO.

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