

**Livingston County Board of Review
Minutes – December 13, 2019**

The Board of Review met today to start reviewing appeals that have been submitted. Present were Jim Patten, Linda Dionne, Nancy Giovanini, and Shelly Renken.

The Board approved the agenda and minutes from the previous meeting as written with no additions or corrections.

The Board held hearings on the following appeals:

#67 08-01-400-005 Michael Thorne

Iris Thorne, the property owner's mother, met with the Board. She stated the concern was the drastic increase in the assessed value from last year. The subject is a 9.84 acres of timber located in Amity Township. The owner paid \$65,000 for the tract in 2009. According to Mrs. Thorne, the owner has been trying to sell the property for \$70-75,000. The owner requested that the Township Assessor inspect the property, then call her back to give her his thoughts on the value. The current assessed value is 11,474 indicating a market value of \$34,430. The Board made no change.

#108 10-12-200-007 Eric Gibson

The owner of the property did not appear at the scheduled hearing. Therefore, there was no change made by the Board of Review.

#147 21-19-300-005 Eleven Seventy Enterprises LLC

Kale Minneart was in to speak with the Board regarding this 87.27-acre parcel. The property class was change from farm to non-farm for 2018 resulting in a significant increase in the assessed value. The owner listed several comparables, but when reviewed were assessed more per acre than the subject, with the exception of the parcels that were classed as farm. Mr. Minneart believes the property should remained classed as a farm. However, the owner stated only 2.55 acres are tillable, 15.75 acres are trees, 65.37 acres is water, 3.60 acres is in a building site. The buildings are rented out and used for a family business. The Board noted the owners purchased the property for \$300,000 in 2017. The property is currently valued at \$177,000. The Board made no change.

#20 10-10-207-009 Russell Thalman

The subject is a 1½-sty house with 1898sf built in 1900. The owner stated he listed the property for sale approximately 3 years ago. It was shown 9 times over a 6 month time span with no offers made. He was told by a Realtor that there was too much work that needed to be done. He stated the house was very outdated and in need of several repairs. The Board changed the condition to Below Normal resulting in a value of \$61,900.

#102 04-12-100-017 Lawrence Smith

Mr. Smith was in to speak with the Board regarding the assessment increase on his property. He stated that the end of the garage has settled about 2" causing cracking in the concrete and brick. He believes this was caused by the house foundation having to be moved 5' when it was being built at the request of the county. Mr. Smith compared his property to the parcel located across the road that sold for \$141,000. The subject is currently valued at \$196,623. The Board showed the owner two other comparables that had sold in the same township for \$215,000 and \$286,000. The Board reduced the house assessed value from 60,178 to 57,771.

#65 21-30-400-001 Peter Sahlas

The subject is a 2sty brick home with 2992sf built in 1881 located on 8.15 acres. The owner was concerned about the increase in assessed value. The current assessed value of 33,898 indicates a market value of \$101,694. The owner paid \$100,000 for the property in 2007 and would not sell it for that now. He has been working on the house trying to restore it in his free time. The house is vacant and used as a second home. The Board made no change.

#149 21-30-200-018 Terry & Beth Gerdes

The subject is a 24.24-acre tract of land with an A-frame house and 2 out buildings. The Assessor had recommended a change to the land that reduced the total assessment from 108,997 to 107,783. The owner believes the property should be assessed at 100,000. The Clerk will review the land uses and report back to the Board.

The Board also reviewed 2 appeals:

#159 13-22-230-001 Brian & Jackie Nothnagle

The subject is a 1sty frame house with 1503sf built in 1972. The current assessed value of 36,005 indicates a market value of \$108,015. The owner filed on comparable sales and list 3 properties. Two were listings and one was a property not on the market but valued by Zillow at \$88,900. The Board changed the grade from C+5 to C resulting in a value of \$103,620.

#141 17-15-401-014 Dennis & Shelly Russell

The subject is a 1½-sty frame house with 1944sf built in 1890. The owner filed on equity listing three properties in Saunemin ranging in assessed value from 9.18-13.10/sf. The subject has an improvement assessment of 12.80/sf. Therefore, the Board made no change in the assessed value.