

**Livingston County Board of Review
Minutes – December 23, 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. Minutes from the December 20, 2019 hearings were not available yet.

The Board conducted hearings on the following parcels:

#19 15-27-233-008 James & Janet Dunning

The subject is a 1915sf brick home located on the south side of Pontiac. The current assessed value of 47,024 indicates a market value of 141,386. The owners stated the age of the home was incorrect on the Assessor's records. Research done by the Clerk shows the house put on the tax rolls in 1963 per the Collector Books. The owners still believe the house was built in 1957. They also told the Board the bathroom count was incorrect at 2 full baths. There is actually one full and one half bath on the main floor and a shower/sink bath in the basement. The owners stated the house was in need of repair and should not be listed as above normal condition. The deck in the back yard was removed in September of 2019. The Board made the corrections presented to them, changing the age to 1963, and removing the deck for 4 months of 2019.

#100 25-05-300-039 Aaron Galloway

The subject is a 1sty log home with 1196sf built in 1998. The current assessed value of 88,526 indicates a market value of \$265,578. The owner purchased the property for \$250,000 on 9/20/19. The owner had requested a hearing with the Board prior to making a decision. The owner did not appear for the hearing. The Board still changed the property to sale price.

#153 25-09-200-012 Rodney Chamness

The subject is a 1sty frame house with 1080sf built in 1974. The current assessed value of 32,209 indicates a market value of \$96,627. The property was purchased in 2010 for \$106,000. The owner had requested a hearing prior to the Board making a decision. The owner did not appear for the hearing. The Board changed the house to a C grade per the Township Assessor's recommendation resulting in a market value of approximately \$88,600.

#142 17-15-382-003 Adam Raymond

#143 17-15-401-014 Adam Raymond

#144 17-15-405-014 Adam Raymond

The three parcels listed above are rental homes located in Saunemin. The owner had requested a hearing prior to the Board taking action. However, the owner did not appear at the scheduled hearing. All homes are classed as D grade in Below Normal condition. No change was made by the Board of Review.

01-11-100-007 David Lentman

The subject is a 94.22-acre timber tract located in Reading Township. The owner had requested at his last meeting with the Board on 12/10/19 for extra time to verify the information regarding the transfer of the property back in 1981. The owner brought in a copy of the Title Policy dated in 1986 indicating a purchase price of \$18,000. However, Mr. Lentman could not explain the fact that there were two deeds recorded a year apart. The first deed giving title to Donald Bermes and David Lentman. The second deed was from Donald & Rachel Bermes to David & Mary Lentman indicating Mr. Lentman simply buying out Mr. Bermes interest in the parcel. Mr. Lentman was adamant that he only paid \$18,000 for the property. He also brought in documentation that there had been strip and underground mining on this parcel in the past. He stated most of the tract is in the flood plane and not buildable. The owner's opinion of value is currently \$50,000. The Board made an adjustment due to the fact that the south part of the property was inaccessible and changed the market value to \$81,900.

#81 13-22-251-028 Ronald & Patricia Jones

Ronald and Patricia came in to meet with the Board of Review regarding their home in Flanagan. Jim Patten, the Board Chair, recused himself due to personal relations with the owner. The Board had originally reduced the value from \$137,391 to \$117,618. The owners were upset the Board had not reduced the value to the appraisal price of \$110,000. The Board explained they were concerned with the lack of adjustments made by the appraiser for age. The subject property is 24 years old, while the comps range in age from 41-134 years. They were also concerned with the appraiser's use of sales from 2016, 2017 and 2018. The owners stated that even though the home has two a/c units, neither of them is working. They also stated the second floor currently does not have heat due to the furnace not working. They said there have been no upgrades or repairs done to the home in the 24 years they have lived there. The Board removed the a/c from the records and reduced the market value to \$111,000.