

**Livingston County Board of Review
Minutes – November 20, 2020**

The Board of Review convened at 1:00pm. Present were Jim Patten, Linda Dionne, Nancy Giovanini, and Shelly Renken.

The Board approved the minutes from the previous meeting as written with no additions or corrections. One correction was made to the agenda. Mr. Olson will not be able to attend the hearing scheduled for 2:00 due a fire at his Seneca location. That hearing will be rescheduled for a later date.

The Board of Review approved the following changes:

01-01-104-007	Crone	New garage comp 11/20
01-02-127-009	Palko	Garage remove
02-18-351-01	Uratchko	Reassessed by T/A - Data corrections made
02-29-300-009	Mueller	Remeasured by T/A - Deck found & added
02-30-400-006	Berge	2020 Bldg put on 006 in error, s/b on 007
02-30-400-007	Berge	2020 Bldg put on 006 in error, s/b on 007
15-14-356-020	Schrock	2019 PTAB decision + multiplier
25-03-353-045	McWorter	Lot value adjusted by T/A
25-03-353-050	Popejoy	Lot value adjusted by T/A

The Board held a hearing on the following appeals:

#19 15-21-103-012 Brian & Kimberly Sipe

Mrs. Sipe attended the hearing to discuss the tentative decision made by the Board of Review on 11/10/2020. The owner stated that their property pays the highest residential property taxes in the county. Mrs. Sipe stated the property had been appraised for financing purposes within the last 5 years. However, she could not remember the appraised price or what comparables were used. She believes the comparables she chose show her house to be overvalued.

15-21-102-018	\$330,000 – 9/18	6873sf	1987	\$48.01/sf
15-27-230-014	\$275,000 – 6/19	5875sf	1974	\$46.81/sf
15-14-376-001	\$489,000 – 10/20	3757sf	1978	\$130.16/sf

The comparables used were much older than the subject (2003) and much smaller (7133sf). The Board also noted that the property owners paid \$690,000 in 2006, and then had a permit for \$80,000 to install an in-ground pool and patio. The Board also noted that the subject property was graded as an AA, much higher than the comparables. The Board decided to change the grade to an A+5 and correct the records to reflect the correct square foot of living area. This resulted in a market value of \$685,932, or \$94.39/sf.

#11 30-09-400-003 Thomas Schlatter

The Board met with Mr. Schlatter regarding the property located at 1205 N 3300 E Rd. The property was purchased at auction for \$42,000 on 2/19/20. The property includes a 2sty house built in 1900 and 7 out building located on 3.01 acres. The property was purchased for the use of the two grain bins and larger machine shed. The owner brought photos of the house to show the poor condition it is currently in. Mr. Schlatter has already been seeking bids to demolish the home. If they decided to keep the house, extensive remodeling, both inside and out, will be needed. The Board decided to change the house value to \$25,000, resulting in a total market value of \$69,000 on the whole property.

The Clerk will contact Mr. Olson to reschedule a hearing and will notify the Board when they will need to reconvene.

Respectfully submitted by,
Shelly Renken
Clerk of the Board of Review