

**Livingston County Board of Review  
Minutes – November 9, 2020**

The Board of Review convened at 8:50am. Present were Jim Patten, Linda Dionne, Nancy Giovanini, and Shelly Renken.

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

The Board approved the following changes:

01-02-235-018	Katcher	New utility shed comp 10/20
02-16-400-008	Muhlstadt	New cattle shed comp 8/20
02-30-400-006	Berge	New pole bldg comp 10/15/20
02-32-100-001	Hart	2 container structures & carport comp 10/20
11-34-100-004	Strachan	New bin comp 11/20
14-06-100-004	Malcome	Delete O/O
15-22-210-002	Trainer	Garage removed for 2 mo.
15-23-205-017	Brock	Old deck removed, new deck comp 10/20
15-27-406-006	Spray	6' garage addition comp 11/20
18-26-201-013	Graeber	4yr HIE on shed

The Board held hearings on the following parcels:

15-28-202-028            Jason & Melissa DeYoung

The township assessor had removed the old deck and patio and put the new in-ground pool and patio on for 3 months of 2020. Mr. DeYoung came in to discuss the Home Improvement Exemption. He stated that he had put \$30,000 on the application, but wanted to change it to \$45,000. The clerk explained that whatever is added for new construction will be taken off for the HIE exemption regardless of what is listed by the owner on the application form.

15-23-455-024            Roger Christianson

The township assessor had found an open porch area on the back of the detached garage and put it on the tax rolls for the first time in 2020. The owners came in to discuss the change. They stated the porch was built the same time the garage was built in 2007. The clerk explained the porch takes on the same age as the house when it is entered into the system. The total assessed value of 46,341 indicates a market value of \$139,000. The owners agreed that that was in line with the market value. No further change was made.

#10    02-17-400-018            Robert & Krista Turner

The owner agreed to combine the parcel with the adjoining parcel, 02-17-400-020 resulting in 10 acres total. The Board approved changing the newly combined parcel to a farm.

The Township Assessor, Angela Turner, was unable to meet with the Board due to illness. Instead, she emailed her recommendations and evidence to the clerk to share with the Board.

#8 10-10-152-007 Dirk & Auburn Tyssen

The subject is a 1.5sty frame house with 1479sf built in 1900. The appeal was based on "discrepancy in data". The owner stated in the comments that there had been substantial damage to the walls and roof from leaking around the chimney. The owner had provided photos as evidence. The house is currently listed in above normal condition. The Board recommended changing the condition to Normal resulting in a market value of \$62,274.

#31 10-22-300-006 Lea Mercer

The subject is a 1sty frame house with 2460sf built in 2019. The owner stated the house is a pole building house. However, the township assessor stated the house is stick built, on a block foundation, with steel siding on it. The Board reviewed the physical data listed on the appeal and made the following corrections: changed bath count from 3 to 2, added a fireplace, and changed the garage from 30 x 30 to 30 x 29. The township assessor recommended adding a 15% obsol factor. These changes resulted in a \$220,515 market value on the house alone.

#26 26-04-481-005 Brittany Steidinger

The subject is a 1sty frame house with 1040sf built in 1972. The current assessed value of 12,770 indicates a market value of \$38,310. The property was purchased in May of 2019 for \$38,000. The basis for the appeal was "comparable sales" and "discrepancy in data". The owner states that the square footage should be 960 based on the home inspection. The Board made no change as they use outside dimensions when calculating square footage of all structures. The comparable sales used by the appellant were all home built between 1899-1906. As the subject was built in 1972, the Board did not put a lot of weight on those sales. The Board made no change to the value of the property.

#20 27-03-378-006 Jeffrey Dehm

The owner filed an appeal to state there was only one utility shed located on the property. The Board reviewed the recorded and noted there had been two utility sheds added to the records for 2020. The Board removed one utility shed.

#11 30-09-400-003 Thomas Schlatter

The subject is a 3.01-acre tract with a 2sty house and several out buildings. The property was purchased on auction in February of 2020 for \$42,000. The owner believes the house carries no value, as it is unfit to live in. There were no photos provided to show the actual condition of the house. The Board made no change the market value.

The Board will reconvene Tuesday, November 10, 2020 at 9:30am.

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