

*Rich*

SUGAR ISLAND  
BOARD OF REVIEW  
SUGAR ISLAND COMMUNITY CENTER  
MARCH 17, 2010

Meeting was called to order by Chairman, Max Cox at 10:05 a.m. Members present were: Max Cox, Richard Fischer and Marge Snider and Jim Handziak, alternate.

Others present: Pat Whyte, Secretary to BOR.  
Richard Oliver, assessor, came at 2:30 p.m.

Pledge of Allegiance.

Roll call of members

No changes to the agenda. Marge made a motion to accept the agenda as presented.

A draft of the minutes of the March 2, 2010 meeting were approved with some changes.

Purpose of meeting is to act on Petitions from Sugar Island Taxpayer received 3/10/10 and 3/12/10..

#31010-8 – Victoria Wieneke #013-156-019-00 – protesting AV & TV represented by Jack Willis. Stated it was in “violation of M.C.L.A.211.27(2) raising depreciation 2006-2010 and violation of constitution of Mich of 1963 article IX Section 2 and 3 all years E.C.F. Value was used. Did not lower unit cost.” Called Victoria to verify representation by Jack Willis. She affirmed. Tabled for assessor.

#31010-9 – John Willis, #013-156-025-50-- protesting AV & TV because “depreciation was raised, unit cost not lowered, well and septic had ECF applied in violation of constitution of Michigan, of 1963 Article IX Section 2 & 3. All years E.C.F. Value was used.” Tabled for assessor.

#31010-10 – Robert (Gayle) Johnson, #013-550-005-00 – represented by Jack Willis. Protesting because “depreciation was raised 2006-2010 in violation of constitution of Mich of 1963 Article IX Section 2 & 3 all years E.C.F. Value was used. Did not lower unit cost.” Denied because there was no authority for Jack Willis to represent.

#31010-11-- Robert (Gayle) Johnson, #013-231-025-00 – represented by Jack Willis. Protesting AV & TV because depreciation was raised 2006-2010, and violation of constitution of Mich of 1963 Article IX Section 2 & 3 all years E.C.F. Value was used did not lower unit cost. Denied because there was no authority for Jack Willis to represent.

#31010-12 – David Brunett, #013-217-016-00 – requested a change in address to 7441 E 3 Mile Road from Goodrich address. Gave address change to assessor. Protesting depreciation was raised and questioned why only 40 people had AV increased. There was one too many porches on the property sheet. Explained to him that the value of his house was below 45% so it was increased per state law. BOR approved to remove line 3 “WFP CVR 1s 54 sq ft.”. AV changed from \$74,600 to \$70,164. TV changed from \$71,216 to \$70,164.

#31010-13 – Michael & Sandy St. Onge. #013-215-009-00 -- protesting TV to high and asked why AV and TV are the same? (Trailer burned and was replaced.) BOR Denied. TV considered equitable due to placement of newer mobile home – currently at 50% depreciation.

#31010-14 – Mike Gillhooley. #013-285-011-00 – protesting TV because property is landlocked. Purchased in 2008 – knew it was landlocked. (Brought in proposal from Tribunal for Stathi Kritselis showing value of \$6,750. Believes that is a more true value. BOR Denied. Petitioner knew it was landlocked when he purchased it.

#31010-15 – Frederick Peabody. #013-217-015-00. Received by mail. BOR Denied. March BOR cannot consider request for Qualified Agriculture. Bring back to July or December BOR.

#31010-17 – William Saunders. #013-228-020-00 and #013-228-022-00. Protesting AV. “1. No legal well. 2. no indoor bathing facilities. 3. 2010 assessed value raised \$6,200 (9.7%) when property values are falling throughout Mich. 4. Neighbors have negative multipliers for “SWAMP/TERRAIN” (-.47) & SIZE-SHAPE” (-10). We do not. The shore is all the same. We should, also, have a deduction for “TRAIL ACCESS:” 4. Structures in poor condition. See attached letter date March 3, 2010.” BOR Denied. State law mandated a minimum depreciation of 45%. Buildings were at 18%. Well, bathing facilities, trail access previously considered and not being addressed by this BOR.

#31010-18 – Nancy Stoddard. #013-214-002-00. Protesting AV & TV. Purchased property in 2009. paid \$23,000 cash. Landlocked. Do not have an easement. BOR Denied. Petitioner knew property was landlocked when they bought it. Other parcels are owned by petitioner. Believe property cannot be considered landlocked to this petitioner.

#31010-19 – Eugene & Ruth Arnold. #13-525-039-00. Stated they “don't believe real estate values have increased that much anywhere on Sugar Island as well.” BOR denied. State mandated depreciation values be increased from 18% to 45%.

#31010-20 – Eric McKerchie Contracting. #013-925-011-00 Personal Property. BOR Accepted as presented.

#31010-21 – Cloverland Electric. #013-925-011-00 Personal Property. BOR Accepted as presented.

#31010-22 – Thomas Green. #013-101-014-25. No 4035 submitted. Property owner questioning TV and AV Tabled for assessor

#31010-23 – Thomas Green. #013-101-014-30. No 4035 submitted. See #31010-22. Tabled for assessor

Assessor. Rich Oliver. came.

#31010-24 -- Annette Azavedo. #013-232-019-35. Requesting continued Veteran's exemption. BOR Approved.

#31010-26 – Lorraine Carpentier, #013-157-002-00 & 013-157-002-10. Protesting TV. Believe property CPI was wrong. Property was combined again to 013-157-002-00. CPI is correct. BOR Denied. Wrote explanation. Property class should have changed from AV3 and AV1 to AV5. Questioned whether this should be 100% PRE? (It is at this time.) Send property cards.

#31010-27 – Lorraine Carpentier – void – see above.

#31210-5 – Marvin Willis -- #013-156-021-00 -- “Violation of S.T.C. Rules on E.C.F. No change. Depreciation not lower from 90% to 83%.” BOR Denied. There weren't enough sales to justify changing the ECF factor. In reference to the depreciation being lowered from 90% to 83%, the BOR recommended he contact the assessor for further explanation. Depreciation charts state that depreciation could be higher if property kept in exceptional condition.

#31210-7 – James & Kathryn Modelski -- #013-024-034-20. Protesting TV because of Michigan's decreasing home values. BOR denied. Past sales studies within this area have showed no decline in property values. waterfront or otherwise.

2:40 p.m. Public comment: none.

#31010-22 – Thomas Green. #013-101-014-25. No 4035 submitted. Property owner questioning TV and AV. BOR Denied. Local sales studies show that property values in this area have not declined.

#31010-23 – Thomas Green. #013-101-014-30. No 4035 submitted. See #31010-22. BOR Denied.

#31010-8 – Victoria Wieneke #013-156-019-00 – protesting AV & TV represented by Jack Willis. Stated it was in “violation of M.C.L.A.211.27(2) raising depreciation 2006-2010 and violation of constitution of Mich of 1963 article IX Section 2 and 3 all years E.C.F. Value was used. Did not lower unit cost.” BOR denied. Depreciation values considered adequate with records available for this BOR. ECF values considered adequate with past two years sales records. Recommend further evaluation of property by assessor.

#31010-9 – John Willis. #013-156-025-50-- protesting AV & TV because “depreciation was raised. unit cost not lowered. well and septic had ECF applied in violation of constitution of Michigan. of 1963 Article IX Section 2 & 3. All years E.C.F. Value was used.” State mandates a minimum depreciation factor. ECF factor has been applied to well and septic. BOR approved. TV from \$22,301 to \$21,953 and AV from \$45,200 to \$44,100. John will have to come back to July BOR for corrections to previous years.

Max moved meeting be adjourned. Supported by Rich. Approved. Meeting adjourned at 5:10 p.m.

Minutes taken and presented by Pat Whyte

Pat Whyte, Secretary to BOR