

Marilyn Brancheau, Clerk
Tom Feldhusen, Trustee

John Ulrich, Supervisor

Kristina Koski, Treasurer
Tom Stankus, Trustee

Republic Township
279 Kloman Avenue
Republic, Michigan 49879
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March 14, 2018

FINAL MINUTES OF THE March 14, 2018 BOARD OF REVIEW

Meeting was called to order by the Chairperson, Vickie R. at 9:02 am.

The record will show that Chairperson, Vickie R., Board Members . Carol N. and Arvo L., Assessor/Secretary John U. were in attendance.

The minutes of March 12, 2018 Board of Review meeting were approved. Motion by Carol N., supported by Arvo L. Unanimously carried.

Public were present from time to time as petitions were presented.

The board took under consideration the following petitions:

M2018-27, 52-12-006-030-00; Collins, Ted; Petitioner believes he is being assessed for water front and he believes that he has no water front access. Petitioner further stated that the shore line in front of his parcel is boulders, rocks and swampy when the water level is up. Petitioner further stated that there is no water to the small building but it does have electric.

Petitioner was advised of the fact that the mobile home on the property has an effective age of 5 years on the record card which is incorrect. The record card also states that the pole building age is 30.

M2018-28, 52-12-220-008-00; Burke, David; Petitioner protested parcel value based on an appraisal given to the Board of Review.

Petitioner was advised that the Board of Review will take the appraisal under consideration and a letter will be sent letting him know of their decision.

M2018-29, 52-12-510-040-00; Valenzio, Ethel; Petitioner requested an explanation why the Assessed value increased \$1,300 and the Taxable Value increased \$1,047. Petitioner filled out form 865 and gave to the Board of Review.

Petitioner was advised of the fact that the Assessed Value and Taxable Value increased due to the patio block area being added to the record.

M2018-30, 52-12-500-041-00; DuMoulin, Tanya; Petitioner protests based that the property is not worth the amount shown on the assessment notice. It is only being used for storage. It has no plumbing or electrical. It is not in livable condition. Petitioner filled out form 865 and gave to the Board of Review.

Petitioner was advised of the fact that a resin shed was added at an additional value of \$535. Assessor advised the Board of Review that they could reduce the value of the house by changing the Abnormal Physical % Good or the Functional % Good.

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M2018-15-04; 52-12-510-031-00; Luokkala, Kevin and Meredith; Petitioner purchased the parcel 2.5 years ago for \$21,000. Petitioner protests on the fact that the house is very old and has depreciated instead of appreciating during the 2.5 years.

Assessor added concrete and porch to the record card.

M2018-15-05; 52-12-018-019-00; Bitler, Beverly; Petitioner protests Assessed Value and True Cash Value based on the fact that it is mostly swamp. Petitioner states that the parcel cannot be built on.

Assessor noted that the land value is based on table 4023, Lake Frontage 3 Non-Power Boat with 14 acres useable and does not feel this is correct.

M2018-06; 52-12-900-083-00; Great Lakes Coca-Cola Distribution, LLC; L-5076 filed late.

Assessor asked the Board of Review to accept the exemption.

M2018-32; 52-12-213-019-00; Warlin, Shannon L. and Darla J.; Petitioner protests Classification change from Residential to Commercial. Classification should be changed back to Residential.

Board of Review agreed to look at the Classification change.

M2018-07; 52-12-510-068-00; Carello, Peter; 100% Veterans Exemption Affidavit accepted.

M2018-08; 52-12-327-005-10; Wooden, Linda; 100% Veterans Exemption Affidavit accepted.

M2018-09; 52-12-136-005-00; Leaf, Phillip; 100% Veterans Exemption Affidavit accepted.

M2018-10; 52-12-006-045-00; Truckey, Gerald; 100% Veterans Exemption Affidavit accepted.

M2018-11; 52-12-223-004-00; Skogman, Eugene; 100% Veterans Exemption Affidavit accepted.

M2018-25; 52-12-019-030-00; Rossland, Lisa; 100% Veterans Exemption Affidavit accepted.

M2018-26; 52-12-226-015-15; Lyyski, Arvo; 100% Veterans Exemption Affidavit accepted.

52-12-031-001-10; Dinkins, Patrick, Summary of Benefits received. Letter to be sent asking for affidavit.

M2018-31; 52-12-120-018-50; Horst, Daniel; Petitioner protested value of building based on condition through an e-mail sent to the township office manager today. Various documents and pictures attached.

M2018-36; 52-12-123-042-80; Russo, Marlene; Petitioner protested for non-consideration of True Cash Value. Petitioner filled out form 865 and gave to the Board of Review.

Petitioner was advised that the township water was changed to well water due to an error on the record card. This resulted in approximately \$1,500 addition. Land improvements of \$1,372 were added. \$686 for driveways and sidewalks.

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M2018-33; 52-12-125-015-00; Wise, Christopher & Allen, Victoria; Petitioner protests that purchase price last year was much less than assessed value. Petition was submitted by e-mail.

M2018-37-01; 52-12-223-015-00; Solo One, PLC; Petitioner protests that the parcel is mostly swamp.

Petitioner was advised that the value of the parcel was set by the County Equalization Office.

M2018-37-02; 52-12-226-001-00; Solo One, PLC; Petitioner protests that the mobile home previously on the parcel has been removed. Parcel is stripped, barren and blighted. Abandoned vehicles, scrap tire piles, large excavation holes, collapsed buildings full of debris. Majority is lowland, timber is cut. Paid \$23,000 only because am adjoining landowner (buying peace). Only other offer was for less. Parcel has no positive features.

Petitioner was advised that the mobile home value will be removed from the parcel.

M2018-37-03; 52-12-224-008-00; Solo One, PLC; Petitioner protests that the value is too high.

Petitioner was advised that the current valuation for the 40 acre parcel is at \$918.80/acre. Currently the parcel land is assessed with 5 acres of swamp and 35 acres of rural.

M2018-37-04; 52-12-223-013-00; Solo One, PLC; Petitioner protests that the land is almost all bog, cedar swamp and marsh land and wetlands.

Petitioner was advised that currently the parcel land is assessed with 44.75 acres of swamp and 25 acres of rural.

M2018-38; 52-12-500-044-00; Onkalo; Petitioner protests parcel building value is too high.

Petitioner was advised that the assessor looked at her building with her on 6-7-2017 and suggested that the Board of Review consider lowering the class of the building from BC to C for a reduction in value of approximately \$18,000.

M2018-34; 52-12-213-045-10; Radcliffe, Vickie; Petitioner protests Classification change from Residential to Commercial. Classification should be changed back to Residential.

M2018-35; 52-12-116-025-00; Lyyski, Arvo; Petitioner protests at the present time the only access is on foot. No access to water.

Motion to recess at 3:50 PM by Arvo L. and supported by Carol N. Unanimously carried.

Respectfully submitted,

John Ulrich, Supervisor/Assessor

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