

MINUTES OF THE MARCH 12, 2013, AFTERNOON SESSION OF THE REPUBLIC TOWNSHIP BOARD OF REVIEW:

The Chair called the Board back into session at 3:00 P.M.

The record will show that Carol N., Chairperson Vickie R., second alternate Tammy Kaminen, and Secretary Gary J. were in attendance.

Minutes of the March 11, 20123 meeting were approved after a motion by Carol N., supported by Vickie R.

M 2013-15, 52-12-304-001-30, Reinertsen, Kayce, owner appealing SEV/TV. Board of Review studied the application, which, under section 1, requested an increase in SEV, and under Section 4, used examples of lower neighborhood values, but did not request specifically a lowering of the value. The Board chose not to take action, because of the vagueness of the application.

M 2013-16, 52-12-303-004-13, Hatch, Richard, Appealing taxable value increase of 1.024, which was the taxable increase proscribed by law. Explanation was given to Mr. Hatch that Proposal A requires that:

- Assessments (State Equalized Value or SEV) be calculated yearly at 50% of the true cash value, as determined by 1-2 year studies of market sales that occur during a time frame that is outlined by the State Tax Commission. (e.g.: 2009 assessments were based on a single year study of sales occurring between October 1, 2007 thru September 30, 2008)
- *Taxable Value* (TV) for parcels be determined using a methodology mandated by the State legislature, and which can not be changed by any local community. The calculation formula takes the previous year's taxable value, minus any physical losses to the property, plus any physical additions to the property, multiplied by 5% or the rate of inflation - whichever is less. Rate of inflation is determined by the state (2.4% for 2013)(multiplier of 1.024).

Proposal A "caps" the growth in TV in those years when market values (Assessed Values) are increasing faster than inflation. Over the course of many years, Proposal A allows many taxpayers to pay property taxes on significantly less than the market value of their property.

Mr. Hatch indicated he would appeal the issue to the Michigan Tax Tribunal, and left the meeting.

M 2013-17, 52-12-218-004-00. Wood, William, appealing prior construction "found". The assessor explained that there was very limited information on Mr. Wood's field card, and the assistant assessor had been sent out because the parcel was up for sale, and we had to have the information current. Referred to determination meeting, tentatively scheduled for March 18th, at 4:00 P.M.

M-2013-18, 52-12-030-077-00, Poylio, Melvin, re-appealing taxable value. Referred to determination meeting, tentatively scheduled for March 18th, at 4:00 P.M.

M 2013-19, 52-12-030-050-00, 52-12-029-013-10 & 52-12-029-007-10, Racine, Brian. Buildings assessed to the wrong property. Assessor to make corrections, and have values for determination meeting, tentatively scheduled for March 18th, at 4:00 P.M.

M 2013-20, 52-12-510-097-00 & 52-12-450-014-00, Heliste, Keith. Just purchased both houses. Alleges houses have been vandalized to the point they are not livable. Referred to determination meeting, tentatively scheduled for March 18th, at 4:00 P.M.

M 2013-21, 52-12-201-001-20, Manning, Patrick. Late 2012 split, needs documentation search. The assessor will research the approval, which is alleged to be in 2009. Referred to determination meeting, tentatively scheduled for March 18th, at 4:00 P.M.

M 2012-22, 52-12-201-001-22, Maxfield, Robert, Late 2012 split, needs documentation search. Referred to determination meeting, tentatively scheduled for March 18th, at 4:00 P.M.

M 2013-23, 52-12-128-006-00, Ranta, Scott. Requesting an appraisal, if necessary, and a lowering of values to what the house was appraised for in 2010 when he bought the property. Referred to determination meeting, tentatively scheduled for March 18th, at 4:00 P.M.

M 2013-24, 52-12-233-005-00 & 52-12-104-003-00; Catron, Wayne, requesting a reduction in taxable value, particularly on the section 4 parcel. Referred to determination meeting, tentatively scheduled for March 18th, at 4:00 P.M.

M 2013-25, 52-12-030-048-00; Knapp, James, requesting reversal of uncapping. Referred to determination meeting, tentatively scheduled for March 18th, at 4:00 P.M.


M 2013-26, 52-12-030-044-00, Bengston, Robert. Disagrees with New Construction assessment. Referred to determination meeting, tentatively scheduled for March 18th, at 4:00 P.M.

There were multiple appeals still waiting for entry into the queue. The Board could not handle the remaining work within a reasonable period of time, and chose to move the remaining work, and the determinations to a tentative determination meeting on March 18th at 4:00 P.M.

Public Comment was available, but no public was in attendance to comment.

At 9:30 p.m., the Chair declared the meeting recessed to March 18th at 4:00 P.M.

Respectfully submitted,

  
Gary Johnson, Supp/Klassen  
Republic Township  
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