

Marilyn Brancheau, Clerk  
Tom Feldhusen, Trustee

John Ulrich, Supervisor

Kristina Koski, Treasurer  
Tom Stankus, Trustee

**Republic Township**  
279 Kloman Avenue  
Republic, Michigan 49879  
[www.republicmichigan.com](http://www.republicmichigan.com)  
Phone: 906-376-8827  
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March 12, 2018

FINAL MINUTES OF THE March 12, 2018 BOARD OF REVIEW

Meeting was called to order by the Chairperson, Vickie R. at 3:02 pm.

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 6, 2018 Board of Review organizational meeting were approved with a correction to the paragraph to send out petition determinations by June 2. 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:

M2018-12, 52-12-114-007-00; Hares, Timothy; Assessed Value seems to have doubled and petitioner does not even have legal easement yet. The petitioner's road where legal easement is granted needs to be groomed. There is no permanent structure on the parcel. Petitioner requested a fire number.

Petitioner was advised of the fact that the Assessed Value was uncapped in accordance with state law due to the purchase of the parcel on 6/16/2017. Parcel needs to be adjusted from Power Boat to Non-Power Boat Land Table. Petitioner was directed to the township office to request a fire number.

M2018-13, 52-12-225-005-00;.Dolfin, Joel; Petitioner requested an explanation why the Tentative Taxable Value increased 300% compared to other parcels owned as follows: 52-12-225-007-00, 52-12-226-004-00 and 52-12-226-014-00.

Petitioner was advised of the fact that the Tentative Taxable Value was uncapped in accordance with state law due to the purchase of the parcel on 01/06/2017. Petitioner pointed out the fact that the parcel is approximately 50% marsh/swamp land versus the 5% shown on the parcel card.

M2018-14, 52-12-123-003-00; Mankee, William and Claudia; Petitioner requested an explanation why the Assessed value amount was out of line with the petitioner's estimated True Cash Value.

Petitioner was advised of the fact that the Assessed Value was uncapped in accordance with state law due to the purchase of the parcel on 9/6/2016 and the front foot value of lakefront parcels. Petitioner was advised of possible options to help lower the tax burden.

M2018-01, 52-12-303-007-10; Archibald, Ralph & Louise; Petitioner protests Assessed Value of \$34,100 and Tentative Taxable Value of \$34,100 based on the fact that the 16' X 20' building has no utilities (water and electricity) and can only be used for camping purposes. It only has a portable camping chemical toilet for emergency use.

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Building was permitted on 7/12/2016 with an approximate value of \$60,950. Building should have been on the 2017 assessment roll. Assessor found the building in late 2017 when checking another construction permit for a garage. Building was assessed as 10" log structure with 352 square feet of living space, two covered porches with 220 and 60 square feet, one shed of approximately 16 square feet and no water or sewer or electric for a total cost of \$48,278 and an estimated True Cash Value of \$47,274. Land value for 23 acres was previously valued at \$20,710 with no value for lake frontage. Assessor needs to change current class to 401, Residential.

M2018-15-01, 52-12-123-012-00; Peterson, Kenneth and Margaret; Petitioner protests Assessed Value of \$65,450 which makes taxes too high. Petitioner's estimate of True Cash Value is \$40,000. Petitioner pointed out that the shore line is marshy in places with driftwood and cattails.

Pole building recently constructed added taxable value of \$10,250. Owner agreed that that is a fair taxable value.

M2018-15-02; 52-12-123-019-00; Peterson, Kenneth and Margaret; Petitioner protests Assessed Value of \$55,200 which makes taxes too high. Petitioner's estimate of True Cash Value is \$30,000. Petitioner pointed out that the shore line is marshy in places with driftwood and cattails.

Taxable Value only increase by 2.1% over last year which is mandated by state law.

M2018-16; 52-12-303-004-07; Brady, Michael and Betty; Petitioner protests Assessed Value of \$252,000 with True Cash Value of \$252,500 based on purchase in 2016. A recent appraisal was given to the Board of Review.

Board of Review agreed to come and look at the parcel in the summer.

M2018-17; 52-12-303-004-17; Joelson, Glen and Yvonne; Petitioner protests Assessed Value of \$156,750 and Tentative Taxable Value of \$153,909 with parcel owners estimate of True Cash Value of \$289,400 based on a 01/11/2018 appraisal given to the Board of Review and square footage is lower by 35 sf than what is on file with the township. Acreage is less than 4 acres (3.92) versus the 5 acres shown on the parcel card.

Board of Review agreed to come and look at the parcel in the summer.

M2018-18, 52-12-500-037-00; Koski, Shelly; Petitioner protested addition of asphalt driveway, small section of walkway, Glass Enclosed Porch and Wood Covered Porch which were there when parcel was purchased in 2006. Petitioner filled out form 865 and gave to the Board of Review.

M2018-19; Bessolo; 52-12-123-042-80; Petitioner protested reason for increase in Tentative Taxable Value.

Petitioner was advised that the Tentative Taxable Value increase is due to the 2.1% cost of living increase mandated by the state.

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M2018-20; 52-12-030-055-50; Antilla, Joanne; Petitioner protests that taxes raised without any new additions or improvements to parcel. Petitioner filled out form 865 and gave to the Board of Review.

Petitioner was advised that increase of \$803 was due to the state mandated 2.1% cost of living factor.

Petitioner was also advised that the \$925 increase was due to the addition of the Woodmaster Boiler, gravel driveway and concrete on the parcel.

M2018-02; 52-12-201-001-11; Issacson, John; Petitioner protests Assessed Value of \$64,000 and Tentative Taxable Value of \$31,906 based on attached memo as follows:

Assessed value increased from \$31,250 to \$64,000 which implies the parcel value is \$128,000.

Discussion of value with Remax indicated a potential value of \$69,000 minus other factors.

The adjoining parcel sold for \$59,000 in 2015.

Board of Review members pointed out that the March 2017 Board of Review had instructed the assessor to change the River Frontage Land Value Table to \$125/ff for a decrease in Assessed Value of \$26,250.

M2018-21; 52-12-510-086-00; Tapio, Diane; Petitioner protests the increase in taxes. Petitioner filled out form 865 and gave to the Board of Review.

Petitioner was advised that increase of \$900 was due to removal of an asphalt driveway and installation of a portion of the driveway in concrete.

M2018-22; 52-12-510-015-00; Mattila, Wanda; Petitioner protests the increase in Assessed Value due to the fact of no improvements made on the parcel except some concrete driveway replacement. Petitioner filled out form 865 and gave to the Board of Review.

Petitioner was advised that increase was due to concrete areas and shed not previously shown on parcel.

M2018-23; 52-12-029-004-00; DeGenaro, William; Petitioner legally represented by Gary L. Johnson and protests Assessed Value of \$107,000 and Tentative Taxable Value of \$95,853 based on parcel being fully assessed as completed by Level 3 assessor Sid Bray. All internal and external work was completed prior to final assessment. Concrete slabs, walkways and patio were all priced into the completed work. Assessor may have obligation to "fill in" non-specifically identified information in the assessing program, but no right to claim items were to be additional value. Requesting values be returned to prior values plus cost of living increase.

M2018-24; 52-12-418-004-00; Knapp, Terry; Petitioner protests Assessed Value of \$36,300 and Tentative Taxable Value of \$26,870 based on the following:

Land value – Calculation includes two additional parcels that are not a part of this parcel and are assessed separately.

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Land improvements – Items witnessed in previous site assessments (aged from 8 to 40+ years old) were added.

Building valuation – Rate, sq. ft. and depreciation calculations changed and incomplete. Calculations unavailable.

Petitioner was advised that new shed will be added to parcel value as well as 2.1% cost of living increase.

Petitioner advise Board of Review that new shed is 96 square feet instead of 108 square feet.

M2018-03; 52-12-510-063-00; Gardner, Ralph; Petitioner protests by letter the addition of Air Conditioning with separate ducts when it is already shown as forced air with ducts.

This is a clerical error and will be taken off. Board of Review also suggests that driveway be taken off.

Motion to recess at 9:00 PM by Arvo L. and supported by Carol N. Unanimously carried.

Respectfully submitted,

*John Ulrich, Supervisor/Assessor*

*Republic Township*

*906-376-8139*