

Minutes of the Republic Township Board of Review Appeals Session, March 29, 2012, 9:00 A.M..

The Chair called the meeting back into session at 9:00 A.M.

The Records will show that Carol K., Carol N., Vickie and Secretary, Gary, were in attendance.

The records will show that the previously scheduled March 16, 2012 had to be rescheduled to allow the assessor time to review the appraisals.

Order of appeals:

M 2012-14 A, 52-12-304-001-10, Rob Jamros, appellant states that assessed value is significantly higher than the market demonstrates, requesting a reduction from SEV \$352,050 to \$223,000. Appeal is based on the purchase of a foreclosed home on the west shore of Lake Michigamme. An appraisal in support of the appellant's request for value reduction was received. Appellant is averring much lower land values than land sales studies currently reflect within the assessing system. No walk through inspection has ever been allowed in the main house, guest house, or large storage/pole barn. After the session was recessed, the assessor reviewed the appraisal thoroughly. Review of the appraisal shows structural differences from assessor's records. Assessor also requested from other companies other comps for building values. Per petitioners appraisal information, the building was reclassified to a BC. ½ finished basement was added. Second bathroom removed, plus ceramic influences were removed. Structure was depreciated a couple percent. Land value was adjusted from 420 front feet to conform with the appellant's statement of 400 front feet. Based on the adjustments, the assessor requested that the Board of Review adjust the SEV from \$335,250, to \$309,150. Motion by Vickie R. supported by Carol K., to approve the assessor's recommendation. Carried.

M 2012-14 B, 52-12-304-003-00, Rob Jamros, appellant states that assessed value is significantly higher than market demonstrates. This parcel was part of the appraisal discussed under M 2012-14 A. Included in the Appraisal was a survey map, which demonstrated that the parcel line was considerably further south than the tax grid map showed. Based on that evidence, the Assessor requested that the SEV be lowered to reflect a reduction of lake front footage from 100 front feet, to 10 front feet, and that the remaining water front footage be assessed at scenic use only. Motion by Carol K., supported by Carol N., to approve the assessor's request to adjust the SEV from \$16,500 to \$2,800. Carried.

M 2012-20, 52-12-304-006-10, Kentree Point, LLC, appealed SEV. Appraisal was provided. A review of the appraisal showed marked differences between the structures in the appraisal, vs. what was sketched on the field card. Structure per appraisal is a 1 ½ story 2/3rds loft house, where the field card valued it at a full 2 story structure. It was obvious no internal inspection has ever been done. After review of the appraisal, the assessor asked the Board for Building

value and land value adjustments. Motion by Carol N., supported by Vickie R., to adjust the SEV from \$301,350 to \$250,050. Motion carried.

M 2012-27, 52-12-006-020-00, Tara Williams, questioned residual values after house was removed. Assessor visited the site and found that the large commercial pole barn used for the construction of log cabins, had been removed from the property. Assessor requested a reciprocate reduction in values. Motion by Carol N, supported by Vickie R., to reduce the SEV from \$21,350 to \$12,100. Carried.

The Board witnessed the signatures on the roll, and signed the roll warrant.

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

The chair declared the session recessed at 10:15 A.M., until 9:00 A.M. Tuesday July 17, 2012

Respectfully submitted



Gary Johnson
Gary Johnson, Sup|Assess
Republic Township
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