

Minutes for the 2017 March Board of Review for the City of Northville

Northville City Hall
215 West Main Street
Northville, MI 48127

March 7, 2017 1 pm Organizational session
Conference room for the City Manager

Present at the meeting were members Maureen Ryan, David Bolitho, Janice Cantelon, and Elizabeth Zaenger. Also present was assessor Karolynn Pargo. Maureen Ryan was elected Chairperson and Karolynn Pargo secretary per City Charter. Janice Cantelon will be the operational secretary during the public hearings. Discussed were the changes in State law and the calculations for the ~~2016~~ assessment roll which was presented to the Board for review. Meeting adjourned at 2:00 pm ^{2017 KE#}

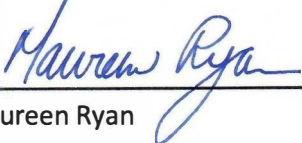
March 13, 2017 1 pm to 4 pm and 6 pm to 9 pm Public Hearings
Council Chambers

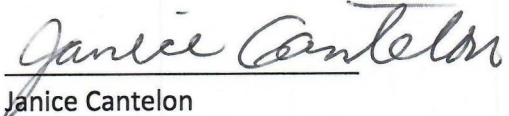
Present were Maureen Ryan, David Bolitho, Janice Cantelon, and Elizabeth Zaenger. They heard petitions numbered 1 through 5. Meeting adjourned at 9 pm.


March 15, 2017 1 pm to 4 pm Public Hearings
Council Chambers

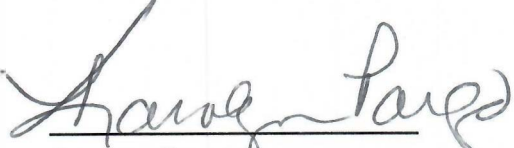
Present were Maureen Ryan, David Bolitho, Janice Cantelon, and Elizabeth Zaenger. They heard petitions numbered 6 through 11 and finished deliberations on all appeals including mail in appeals. Meeting adjourned at 5:30 pm.

The actions on appeals are attached.


Maureen Ryan


Janice Cantelon


David Bolitho


Karolynn Pargo

WAYNE County

March Board of Review / Assessment Roll Corrections

2017 March Board of Review Summary

NORTHVILLE CITY OAKLAND

2017 Corrections

Sch.	Parcel Number	Cls.	Orig. SEV	Orig. Capped	Orig. TV	Rev. SEV	Rev. Capped	Rev. TV	Pov./Vet	Trans. Adjusted?	NO	100.000%
650	48-22-33-353-008	401	190,060<	142,312	190,060<	✓ 162,500<	142,312	✓ 162,500<	NO	NO		
Petition Number: 01		SMITH FAMILY TRUST				Eq. New: 0	Asr. Adns.: 0		0	Transfer Date : 08/31/16		
Appeal Date: 03/13/17		NORTHVILLE, MI 48167				Eq. Loss: 0	Adj. Losses: 0		0	Reason fo Change : APPRAISAL		
Comments:												
650	48-22-33-376-021	401	195,620	139,737	139,737	✓ 195,620	139,737	✓ 139,737	NO	NO		0.000%
Petition Number: 02		OBRIGKEIT, DONALD & DONNA				Eq. New: 1,820	Asr. Adns.: 1,820		1,820	Transfer Date :		
Appeal Date: 03/13/17		NORTHVILLE, MI 48167				Eq. Loss: 0	Adj. Losses: 0		0	Reason fo Change : DENIAL		
Comments:												
82390	48 002 03 0025 000	401	205,900	129,078	129,078	✓ 205,900	129,078	✓ 129,078	NO	NO		0.000%
Petition Number: 03		ELSESSER, WILLIAM J & LYNNE				Eq. New: 0	Asr. Adns.: 0		0	Transfer Date :		
Appeal Date: 03/13/17		NORTHVILLE, MI 48167				Eq. Loss: 0	Adj. Losses: 0		0	Reason fo Change : DENIAL		
Comments:												
82390	48 002 02 0407 000	401	242,500<	174,506	242,500<	✓ 227,000<	174,506	✓ 227,000<	NO	NO		100.000%
Petition Number: 04		NEWELL, DEVIN & JENNIFER JOINT				Eq. New: 0	Asr. Adns.: 0		0	Transfer Date : 01/22/16		
Appeal Date: 03/13/17		NORTHVILLE, MI 48167				Eq. Loss: 0	Adj. Losses: 0		0	Reason fo Change : APPRAISAL		
Comments:												
650	48-22-34-456-002	401	142,370<	141,189	141,189<	✓ 112,500<	141,189	✓ 112,500<	NO	NO		0.000%
Petition Number: 05		KEUM, SEUNGHWAN & KIM, HYEJIN				Eq. New: 0	Asr. Adns.: 0		0	Transfer Date :		
Appeal Date: 03/13/17		NORTHVILLE, MI 48167				Eq. Loss: 0	Adj. Losses: 0		0	Reason fo Change : APPRAISAL		
Comments:												
650	48-22-33-401-016	401	280,300<	281,561	280,300<	✓ 256,000<	281,561	✓ 256,000<	NO	NO		0.000%
Petition Number: 06		PETERSON, ERIKA & KRAIG				Eq. New: 0	Asr. Adns.: 0		0	Transfer Date :		
Appeal Date: 03/13/17		NORTHVILLE, MI 48167				Eq. Loss: 0	Adj. Losses: 0		0	Reason fo Change : APPRAISAL		
Comments:												
82390	48 002 09 0003 000	401	171,300<	157,868	157,868<	✓ 150,000<	157,868	✓ 150,000<	NO	NO		0.000%
Petition Number: 07		CLARK, LOIS REV LVNG TRST				Eq. New: 0	Asr. Adns.: 0		0	Transfer Date :		
Appeal Date: 03/15/17		NORTHVILLE, MI 48167				Eq. Loss: 1,900	Adj. Losses: 1,900		1,900	Reason fo Change : MARKET ADJ		
Comments:												
82390	48 004 02 0120 002	401	220,300<	97,185	97,185	✓ 205,940<	97,185	✓ 97,185	NO	NO		0.000%
Petition Number: 08		SNYDER, JEFFREY & THERESA				Eq. New: 0	Asr. Adns.: 0		0	Transfer Date :		
Appeal Date: 03/15/17		NORTHVILLE, MI 48167				Eq. Loss: 0	Adj. Losses: 0		0	Reason fo Change : OBSOLESCENCE		
Comments:												

Sch. 650	Parcel Number 48-22-33-477-012	Cls. 401	Orig. SEV 267,600<	Orig. Capped 205,468	Orig. TV 205,468	Rev. SEV ✓ 247,044<	Rev. Capped 205,468	Rev. TV ✓ 205,468	Pov./Vet NO	Trans. Adjusted? NO	0.000%
Petition Number: 09		SCHWARTZ, MICHAEL & CHRYSANT				Eq. New:	0	Asr. Adns.:	0	Transfer Date :	
Appeal Date: 03/15/17		NORTHVILLE, MI 48167				Eq. Loss:	0	Adj. Losses:	0	Reason fo Change : MARKET ADJ	
Comments: CONSIDERATION GRANTED FOR 8 MILE ROAD											
Sch. 82390	Parcel Number 48 005 03 0011 301	Cls. 401	Orig. SEV 477,700<	Orig. Capped 404,445	Orig. TV 404,445<	Rev. SEV ✓ 386,000<	Rev. Capped 404,445	Rev. TV ✓ 386,000<	Pov./Vet NO	Trans. Adjusted? NO	0.000%
Petition Number: 10		THOMPSON, BRENT & ERIKA				Eq. New:	0	Asr. Adns.:	0	Transfer Date :	
Appeal Date: 03/15/17		NORTHVILLE, MI 48167				Eq. Loss:	0	Adj. Losses:	0	Reason fo Change : COMP SALES	
Comments:											
Sch. 82390	Parcel Number 48 001 02 0009 000	Cls. 401	Orig. SEV 374,400	Orig. Capped 335,712	Orig. TV 335,712	Rev. SEV ✓ 374,400	Rev. Capped 335,712	Rev. TV ✓ 335,712	Pov./Vet NO	Trans. Adjusted? NO	0.000%
Petition Number: 11		BANDONI-MENHART, JOANNE & KU				Eq. New:	54,000	Asr. Adns.:	54,000	Transfer Date :	
Appeal Date: 03/15/17		NORTHVILLE, MI 48167				Eq. Loss:	0	Adj. Losses:	0	Reason fo Change : DENIAL	
Comments:											
Sch. 650	Parcel Number 48-22-34-351-035	Cls. 401	Orig. SEV 99,930<	Orig. Capped 87,853	Orig. TV 87,853	Rev. SEV ✓ 97,000<	Rev. Capped 87,853	Rev. TV ✓ 87,853	Pov./Vet NO	Trans. Adjusted? NO	0.000%
Petition Number: M1		LURING, CHRISTOPHER				Eq. New:	0	Asr. Adns.:	0	Transfer Date :	
Appeal Date: 03/15/17		NORTHVILLE, MI 48167				Eq. Loss:	0	Adj. Losses:	0	Reason fo Change : MARKET ADJ	
Comments:											
Sch. 82390	Parcel Number 48 999 00 4365 000	Cls. 251	Orig. SEV 800<	Orig. Capped 800<	Orig. TV 800<	Rev. SEV ✓ 0<	Rev. Capped 0<	Rev. TV ✓ 0<	Pov./Vet NO	Trans. Adjusted? NO	0.000%
Petition Number: M2		SALVAGED				Eq. New:	0	Asr. Adns.:	0	Transfer Date :	
Appeal Date: 03/15/17		MILFORD, MI 48381				Eq. Loss:	750	Adj. Losses:	0	Reason fo Change : BUSINESS CLOSURE	
Comments:											
Sch. 82390	Parcel Number 48 002 04 0012 002	Cls. 401	Orig. SEV 295,900<	Orig. Capped 252,093	Orig. TV 295,900<	Rev. SEV ✓ 290,000<	Rev. Capped 252,093	Rev. TV ✓ 290,000<	Pov./Vet NO	Trans. Adjusted? NO	100.000%
Petition Number: M3		WILSECK, JEFFREY & LISA				Eq. New:	0	Asr. Adns.:	0	Transfer Date : 05/20/16	
Appeal Date: 03/15/17		NORTHVILLE, MI 48167				Eq. Loss:	0	Adj. Losses:	0	Reason fo Change : MARKET ADJ	
Comments:											
Sch. 650	Parcel Number 48-22-33-376-017	Cls. 401	Orig. SEV 203,750<	Orig. Capped 133,816	Orig. TV 203,750<	Rev. SEV ✓ 193,500<	Rev. Capped 133,816	Rev. TV ✓ 193,500<	Pov./Vet NO	Trans. Adjusted? NO	100.000%
Petition Number: M4		BRIGHT, RYAN & KRISTA				Eq. New:	0	Asr. Adns.:	0	Transfer Date : 12/01/16	
Appeal Date: 03/15/17		NORTHVILLE, MI 48167				Eq. Loss:	0	Adj. Losses:	0	Reason fo Change : SALES STUDY	
Comments:											
Sch. 82390	Parcel Number 48 999 00 2930 000	Cls. 251	Orig. SEV 5,400<	Orig. Capped 5,400<	Orig. TV 5,400<	Rev. SEV ✓ 0<	Rev. Capped 0<	Rev. TV ✓ 0<	Pov./Vet NO	Trans. Adjusted? NO	0.000%
Petition Number: M5		BODY FIT				Eq. New:	0	Asr. Adns.:	0	Transfer Date :	
Appeal Date: 03/15/17		NORTHVILLE, MI 48167				Eq. Loss:	5,680	Adj. Losses:	280	Reason fo Change : DUP. ASSESSMENT	
Comments:											
Sch. 82390	Parcel Number 48 999 00 2625 000	Cls. 251	Orig. SEV 713,400<	Orig. Capped 713,400<	Orig. TV 713,400<	Rev. SEV ✓ 408,400<	Rev. Capped 408,400<	Rev. TV ✓ 408,400<	Pov./Vet NO	Trans. Adjusted? NO	0.000%
Petition Number: M6		PLANET FITNESS				Eq. New:	0	Asr. Adns.:	311,300	Transfer Date :	
Appeal Date: 03/15/17		NORTHVILLE, MI 48167				Eq. Loss:	46,970	Adj. Losses:	0	Reason fo Change : INPUT ERROR	
Comments:											

Sch. 650	Parcel Number 48-99-00-999-810	Cls. 251	Orig. SEV 500<	Orig. Capped 500<	Orig. TV 500<	Rev. SEV ✓11,450<	Rev. Capped 11,450<	Rev. TV ✓11,450<	Pov./Vet NO	Trans. Adjusted? NO	0.000%
Petition Number: M7		NAVITAS LEASE CORP				Eq. New: 11,450	Asr. Adns.: 500			Transfer Date :	
Appeal Date: 03/15/17		MOUNT LAUREL , NJ 08054				Eq. Loss: 0	Adj. Losses: 0			Reason fo Change : LATE FILING	
Comments:											

Sch. 82390	Parcel Number 48 002 01 0573 001	Cls. 401	Orig. SEV 172,700<	Orig. Capped 101,081	Orig. TV 101,081<	Rev. SEV ✓107,500<	Rev. Capped 101,081	Rev. TV ✓107,500<	Pov./Vet NO	Trans. Adjusted? YES	100.000%<
Petition Number: M8		BURRELL, TERRY W				Eq. New: 0	Asr. Adns.: 0			Transfer Date :	
Appeal Date: 03/15/17		NORTHVILLE , MI 48167-8625				Eq. Loss: 0	Adj. Losses: 0			Reason fo Change :	
Comments: GRANTED-PARCEL UNCAPPED AND MARKET ADJUSTMENT											

Sch. 650	Parcel Number 48-22-34-457-007	Cls. 401	Orig. SEV 116,130	Orig. Capped 115,459	Orig. TV 115,459	Rev. SEV ✓116,130	Rev. Capped 115,459	Rev. TV ✓115,459	Pov./Vet NO	Trans. Adjusted? NO	0.000%
Petition Number: M9		RENT 724, LLC				Eq. New: 0	Asr. Adns.: 0			Transfer Date :	
Appeal Date: 03/15/17		NORTHVILLE , MI 48167				Eq. Loss: 0	Adj. Losses: 0			Reason fo Change : DENIAL	
Comments:											

WAYNE County

March Board of Review / Assessment Roll Corrections

2017 March Board of Review Summary - Grand Recap

NORTHVILLE CITY OAKLAND

2017 Corrections

	<u>2017 Original Value</u>			<u>2017 Corrected Value</u>			<u>2017 Change in Value</u>	
	<u>SEV</u>	<u>Capped</u>	<u>TV</u>	<u>SEV</u>	<u>Capped</u>	<u>TV</u>	<u>SEV</u>	<u>TV</u>
<u>Ad Valorem - Real</u>								
Agricultural Real	0	0	0	0	0	0	0	0
Commercial Real	0	0	0	0	0	0	0	0
Industrial Real	0	0	0	0	0	0	0	0
Develpmental Real	0	0	0	0	0	0	0	0
Timber Cutover	0	0	0	0	0	0	0	0
Residential Real	3,656,460	2,899,363	3,127,585	3,327,034	2,899,363	2,995,492	-329,426	-132,093
Total Real	3,656,460	2,899,363	3,127,585	3,327,034	2,899,363	2,995,492	-329426	-132093
<u>Ad Valorem - Personal</u>								
Agricultural Personal	0	0	0	0	0	0	0	0
Commercial Personal	720,100	720,100	720,100	419,850	419,850	419,850	-300,250	-300,250
Industrial Personal	0	0	0	0	0	0	0	0
Utility Personal	0	0	0	0	0	0	0	0
Residential Personal	0	0	0	0	0	0	0	0
Total Personal	720,100	720,100	720,100	419,850	419,850	419,850	-300250	-300250
<u>Special Acts - Real</u>								
CFT Real	0	0	0	0	0	0	0	0
CFA/CFR	0	0	0	0	0	0	0	0
IFT Real	0	0	0	0	0	0	0	0
NEZ Real	0	0	0	0	0	0	0	0
Total Special Acts Real	0	0	0	0	0	0	0	0
<u>Special Acts - Personal</u>								
CFT Personal	0	0	0	0	0	0	0	0
IFT Personal	0	0	0	0	0	0	0	0
Total Special Acts Personal	0	0	0	0	0	0	0	0
Grand Totals	4,376,560	3,619,463	3,847,685	3,746,884	3,319,213	3,415,342	-629,676	-432,343