

**Northfield Township Board of Review Minutes
Public Safety Building; 8350 Main Street
December 11, 2018**

Petition #5

Name: John Barkau
Parcel: B-02-17-228-015
Address: 7955 Shady Beach
Appeal Reason: Late Filing of Principal Residence Exemption for 2017
Support Documentation Provided: Principal Residence Exemption Affidavit
Notes: The Affidavit was filed in May of 2018 with an effective date of 8/31/17.

- ▶ **Motion:** Webb moved, Chisholm supported, that correction of the Principal Residence Exemption for 2017 be approved. **Motion carried 3—0.**

Petition #6

Name: Patrick and Kirsten Conely
Parcel: B-02-12-300-005
Address: 8355 Earhart Road
Appeal Reason: Late Filing of Principal Residence Exemption and Valuation
Support Documentation Provided: Principal Residence Exemption Affidavit
Notes: The Affidavit was filed in July, 2018, with an effective date of March, 2018.
Board of Review Action: Approved.

- ▶ **Motion:** Webb moved, Chisholm, that the Principal Residence Exemption for 2018, and addition of building value at 50% complete for 2018, be approved. **Motion carried 3—0.**

Petition #7

Name: Thomas and Kimberly Willis
Parcel: B-02-17-278-021
Address: Vacant Lot on Shady Beach
Appeal Reason: Uncapping a Property's Taxable value for 2018
Support Documentation Provided: Principal Residence Exemption Affidavit and court document (Liber 5231, Page 709; Probate Case 2015-15840-DE) regarding disposition of estate.
Notes: This is a vacant lot.

- ▶ **Motion:** Webb moved, Chisholm supported, that uncapping of the property value from \$8,754 to \$24,000 be approved. **Motion carried 3—0.**

Petition #8

Name: Akbal and Sandeep Chahil
Parcel: B-02-24-300-009
Address: 6726 Earhart Road
Appeal Reason: Recapping taxable value for 2018
Support Documentation Provided: PA 260 Affidavit
Notes: Request that taxable value remain capped as qualified agricultural

- ▶ **Motion:** Webb moved, Chisholm supported, that the taxable value for 2018 be recapped at \$58,682 based on the PA 260 Affidavit. **Motion carried 3—0.**

Petition #9

Name: Winter Farms, LLC
Parcel: B-02-28-300-001
Address: 1531 E. Northfield Church Road
Appeal Reason: Correction of clerical error for 2018 for Qualified Agricultural Exemption from School Operating Millage
Support Documentation Provided: None.

- ▶ **Motion:** Webb moved, Chisholm supported, to approve the correction of a clerical error for 2018 for Qualified Agricultural Exemption from School Operating Millage to 100%. **Motion carried 3—0.**

Petition #10

Name: Cary and Dorothy Shear
Parcel: B-02-33-100-005
Address: 5425 Nollar
Appeal Reason: Correction of valuation due to clerical error for 2017 and 2018
Support Documentation Provided: None.
Board of Review Action: Approved addition of value of pole barn.

- ▶ **Motion:** Chisholm moved, Webb supported, to add the value of a pole barn increasing the assessed value from \$79,500 to \$89,800 and the capped and taxable values from \$55,93 to \$66,325 for 2017, and increasing the assessed value from \$83,600 to \$94,100 and the capped and taxable value from \$57,107 to \$64,654 for 2108. **Motion carried 3—0.**

Petition #11

Name: David and Susan Cavanaugh
Parcel: B-02-33-100-011
Address: Vacant on Nollar Road
Appeal Reason: Correction of valuation due to clerical error for 2017 and 2018
Support Documentation Provided: None.
Board of Review Action: Approved removal of value of pole barn.

- ▶ **Motion:** Webb moved, Chisholm supported, to remove the value of a pole barn reducing the assessed value from \$124,200 to \$117,500, and reducing the taxable value from \$70,163 to \$66,421 (a reduction of \$3,742 for 2017), and reducing the assessed value from \$124,700 to \$117,500, and the taxable \$71,636 to \$67,815 (for a reduction of \$3,821 for 2018). **Motion carried 3—0.**

**NORTHFIELD TOWNSHIP
Board of Review
Minutes
December 11, 2018**

Call to Order

Chair Terry Webb called the meeting to order at 9:03 A.M.

Board of Review Members Present:
Terry Webb, Chair
Scott Chisholm, Secretary
Christopher Salata

Board of Review Members Absent:
Dan Smith

Also present at various times:
Township Assessor Tom Monchak
Township Supervisor Marlene Chockley
Building/Planning/Zoning Coordinator Mary Bird
Recording Secretary Lisa Lemble
Petitioners

First Call to the Public

No comments.

Approval of Minutes

- ▶ **Motion:** Chisholm moved, Salata supported, that the minutes of July, 2018, be approved as presented.
Motion carried 3—0.

Public Comment

None.

Petitions

Petition #1

Name: Amy Boor
Parcel: B-02-34-400-032
Address: 5222 Hilltop Court
Appeal Reason: Incorrect valuation
Support Documentation Provided: Assessor's revised sketch.

Notes: Upon physical inspection the percent of completion was found to be overstated as verified by the Assessor. Petitioner states completion is 42%-56% complete rather than the 70% the assessment was based on. The Assessor's new estimate of completion is 50%. The Board of Review verified the total square footage as 3,887 based on approved building plans, rather than 4,446 in the assessing record. The certificate of occupancy was issued in May, 2018.

Board of Review Action: Approved.

- ▶ **Motion:** Chisholm moved, Salata supported, that for 2018 the true cash value be set as \$670,093, the assessed value be \$224,420, the taxable value be \$236,690, the completion percent be 50%, and the square footage be 3,887.
Motion carried 2—0—1, Webb abstaining due to the applicants being work colleagues.

Petition #2

Name: Christopher and Denise Tomei
Parcel: B-02-03-200-007
Address: 9916 Spencer Road
Appeal Reason: Late Filing of Principal Residence Exemption for 2018
Support Documentation Provided: Principal Residence Exemption Affidavit
Notes: Exemption Affidavit filed 11/13/17
Board of Review Action: Approved.

- ▶ **Motion:** Webb moved, Chisholm supported, that correction of the Principal Residence Exemption for 2018 be approved. **Motion carried 3—0.**

Petition #3

Name: Karlon McMullan
Parcel: B-02-05-381-017
Address: 9062 Forest Drive
Appeal Reason: Late Filing of Principal Residence Exemption for 2018
Support Documentation Provided: Principal Residence Exemption Affidavit
Notes: The Affidavit was filed 8/20/18 with an effective date of 6/1/18.
Board of Review Action: Approved.

- ▶ **Motion:** Chisholm moved, Salata supported, that correction of the Principal Residence Exemption for 2018 be approved. **Motion carried 3—0.**

Petition #4

Name: Kalyndra Craven
Parcel: B-02-08-110-089
Address: 9048 Posey
Appeal Reason: Late Filing of Principal Residence Exemption for 2018
Support Documentation Provided: Principal Residence Exemption Affidavit
Notes: The Affidavit was filed in October, 2018, effective July, 2018.
Board of Review Action: Approved.

- ▶ **Motion:** Chisholm moved, Salata supported, that correction of the Principal Residence Exemption for 2018 be approved. **Motion carried 3—0.**

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Petition #12

Name: Ethelyn Fill
Parcel: B-02-35-300-051
Address: 5295 Tamarack
Appeal Reason: Correction of valuation for 2018
Support Documentation Provided: None.
Notes: Square footage of overhang deleted, air conditioning added, built-in garage portion of basic building deleted, second built-in garage changed to a breezeway, and garage square footage changed.
Board of Review Action: Approved.

- ▶ **Motion:** Webb moved, Chisholm supported, that the 2018 assessed 2018 be changed from \$190,000 to \$186,100, and the taxable and capped values be changed from 155,611 to \$152,408. **Motion carried 3—0, Salata abstaining due to the applicant being a friend.**

Petition #13

Name: Anthony Lane
Parcel: B-88-06-201-220
Address: 220 Emerald Circle South
Appeal Reason: Late Filing of Principal Residence Exemption for 2016, 2017, and 2018
Support Documentation Provided: Principal Residence Exemption Affidavit
Notes: Affidavit was filed 3/5/2018, effective 11/1/2016.
Board of Review Action: Approved.

- ▶ **Motion:** Webb moved, Chisholm supported, that correction of the Principal Residence Exemption for 2016 through 2018 be approved. **Motion carried 3—0.**

Petition #14

Name: Ronald Dickinson
Parcel: B-88-06-201-253
Address: 253 Diamond Circle
Appeal Reason: Late Filing of Principal Residence Exemption for 2017 and 2018
Support Documentation Provided: Principal Residence Exemption Affidavit
Notes: Affidavit was filed February 14, 2018, effective April 10, 2017.

- ▶ **Motion:** Webb moved, Chisholm supported, that correction of the Principal Residence Exemption for 2017 and 2018 be approved. **Motion carried 3—0.**

Petition #15

Name: Bernard Loucks
Parcel: B-88-06-201-411
Address: 411 Diamond Circle
Appeal Reason: Late Filing of Principal Residence Exemption for 2015 through 2018
Support Documentation Provided: Principal Residence Exemption Affidavit
Notes: Affidavit was filed April 4, 2018, effective 11/1/2003.

- ▶ **Motion:** Webb moved, Chisholm supported, that correction of the Principal Residence Exemption for 2015 through 2018 be approved. **Motion carried 3—0.**

Petition #16

Name: Phillip Semenuk
Parcel: B-88-06-201-576
Address: 576 Turquoise Drive
Appeal Reason: Late Filing of Principal Residence Exemption for 2015 through 2018
Support Documentation Provided: Principal Residence Exemption Affidavit
Notes: Affidavit was filed March 26, 2018, effective February 5, 2013.

- ▶ **Motion:** Webb moved, Chisholm supported, that correction of the Principal Residence Exemption for 2015 through 2018 be approved. **Motion carried 3—0.**

ADJOURNMENT


- ▶ **Motion:** Webb moved, Chisholm supported, that the meeting be adjourned. **Motion carried 3—0.**

The meeting was adjourned at 11:37 A.M.

Submitted by Lisa Lemble and Mary Bird.

Corrections to the originally issued minutes are indicated as follows:
Wording removed is ~~stricken through~~;
Wording added is underlined.

Approved by the Board of Review on March 5 2019.



Chris Salata, Secretary

Official minutes of all meetings are available on the Township's website at <http://www.twp-northfield.org/>