

NORTHFIELD TOWNSHIP
Board of Review
Minutes
July 17, 2018

Board of Review Members:

Terry Webb, Chair
Robert Erickson
Chris Salata, Alternate

Also present at various times:

Township Supervisor Marlene Chockley
Township Assessor Tom Monchak
Assessing & Building Assistant Mary Bird
Recording Secretary Lisa Lemble
Petitioners

Board of Review members Webb, Erickson, and Salata were present for all proceedings.

Webb called the meeting to order at 9:05 A.M.

- ▶ **Motion:** Webb moved, Erickson supported, that Salata serve as Secretary. **Motion carried 3—0.**

Call to the Public

Webb called for comments from the public. None were present.

Approval of Minutes

- ▶ **Motion:** Erickson moved, Webb supported, that the minutes of the March, 2018, Northfield Township Board of Review be approved as presented. **Motion carried 3—0.**

Petitions

Petition #1

Name: Todd Bake
Parcels: B-02-05-383-003 and B-02-05-383-004
Address: 9058 Butternut
Appeal Reason: Poverty Exemption
Support Documentation Provided: Completed application, federal and state filings, and expense accounting.
Notes: Bake said the job training program he was in last year ran out of assignments for him, and he has since retired. He said his only income is \$1,036/month from Social Security, and his 2017 income was \$1,052.
Board of Review Action: The Board determined Bake meets the Township's criteria for income (under \$24,120) and home value (true cash value of \$135,600) being under the Township \$176,000 guidelines.

- ▶ **Motion:** Erickson moved, Salata supported, that the Board accept the Assessor's recommendation that a full poverty exemption for 2018 be granted for Parcels B-02-05-383-003 and B-02-05-383-004 due to the applicant's income being approximately 73.25% of the Township Poverty Guideline. **Motion carried 3—0.**

Petition #2

Name: William and Kathleen Cox
Parcel: B-02-01-300-009
Address: 4301 Seven Mile Road
Appeal Reason: Veterans Exemption
Support Documentation Provided:
Notes: Petitioner is totally and permanently disabled.
Board of Review Action: Approved.

- ▶ **Motion:** Webb moved, Erickson supported, that a Disabled Veterans Exemption be granted for Parcel B-02-01-300-009 as Petitioner qualifies under MCL 211.7b (3)(a). **Motion carried 3—0.**

Petition #3

Name: Russell Antieau
Parcel: B-02-05-300-014
Address: 9444 Main Street
Appeal Reason: Late Filing of Principal Residence Exemption
Support Documentation Provided: Principal Residence Exemption Affidavit
Notes: Revision is for 2017 and 2018.
Board of Review Action: Approved.

- ▶ **Motion:** Webb moved, Erickson supported, that the Principal Residence Exemption be granted for 2017 and 2018 for Parcel B-02-05-300-014. **Motion carried 3—0.**

Petition #4

Name: Ameena Nasser
Parcel: B-02-05-370-001
Address: 66 East Shore Drive
Appeal Reason: Late Filing of Principal Residence Exemption for 2016 - 2018
Support Documentation Provided: Principal Residence Exemption Affidavit
Notes: The Affidavit was filed in January, 2018, with an effective date of June 30, 2016. Revision is for 2016 through 2018.
Board of Review Action: Approved.

- ▶ **Motion:** Webb moved, Erickson supported, that the Principal Residence Exemption be granted for Parcel B-02-05-370-001 for 2016-2018. **Motion carried 3—0.**

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Petition #5

Name: Phillip Walker
Parcel: B-02-05-378-040
Address: 9128 Forest Drive
Appeal Reason: Late Filing of Principal Residence Exemption for 2018
Support Documentation Provided: Principal Residence Exemption Affidavit
Notes: The Affidavit was filed on December 6, 2017, with an effective date of October 27, 2017. Revision is for 2018.
Board of Review Action: Approved.

- ▶ **Motion:** Webb moved, Erickson supported, that the Principal Residence Exemption be granted for Parcel B-02-05-378-040 for 2018. **Motion carried 3—0.**

Petition #6

Name: Amanda and Daniel Peterman
Parcel: B-02-08-110-188
Address: 8951 Posey Drive
Appeal Reason: Late Filing of Principal Residence Exemption for 2016-2018
Support Documentation Provided: Principal Residence Exemption Affidavit
Notes: The Affidavit was filed on April 20, 2018, with an effective date of June 21, 2016. Revision is for 2016-2018.
Board of Review Action: Approved.

- ▶ **Motion:** Webb moved, Erickson supported, that the Principal Residence Exemption be granted for Parcel B-02-08-110-188 for 2016-2018. **Motion carried 3—0.**

Petition #7

Name: Michael and Corrine Spirl
Parcel: B-02-08-240-002
Address: 8964 Main Street
Appeal Reason: Clerical Error
Support Documentation Provided: Principal Residence Exemption Affidavit
Notes: Box not checked in error in BS&A system for the exemption.
Board of Review Action: Approved.

- ▶ **Motion:** Webb moved, Erickson supported, that the Principal Residence Exemption be granted for Parcel B-02-08-240-002 for 2017-2018. **Motion carried 3—0.**

Petition #8

Name: Herbert Goodwin
Parcel: B-02-13-100-006
Address: 4650 Six Mile Road
Appeal Reason: Demolition of house and barn; structures not removed from assessing program.
Support Documentation Provided: Certificate of Compliance for demolition.
Notes: House and barn demolished October 13, 2017.
Board of Review Action: Approved.

- ▶ **Motion:** Webb moved, Erickson supported, that the assessed value for Parcel B-02-13-100-006 be reduced from \$246,500 to \$186,500, and the taxable value be reduced from 110,586 to \$85,259, both for 2018, based on the house and barn structures having been removed. **Motion carried 3—0.**

Petition #9

Name: Herbert Goodwin
Parcel: B-02-13-100-006
Address: 4650 Six Mile Road
Appeal Reason: Eligible for 100% agricultural exemption.
Support Documentation Provided: Field inspection by Assessor
Notes: Parcel is classed 101 AG. Parcel has been used for agricultural purposes, and all buildings razed October 13, 2017. Local unit denial of Principal Residence Exemption on July 10, 2018.
Board of Review Action: Approved.

- ▶ **Motion:** Webb moved, Erickson supported, that Parcel B-02-13-100-006 qualifies for 100% agricultural exemption. **Motion carried 3—0.**

Petition #10

Name: Tom and Sherree Roberts
Parcel: B-02-17-230-006
Address: Vacant adjacent to 255 Beachway Avenue
Appeal Reason: Late Filing of Principal Residence Exemption for 2018
Support Documentation Provided: Principal Residence Exemption Affidavit
Notes: The Affidavit was filed November 13, 2017, with an effective date of October 24, 2017. Vacant and adjacent to Parcel B-02-17-230-020, which is the owners' residence.
Board of Review Action: Approved.

- ▶ **Motion:** Webb moved, Erickson supported, that the Principal Residence Exemption for Parcel B-02-17-230-006 be granted for 2018. **Motion carried 3—0.**

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Petition #11

Name: Charles A. Burton
Parcel: B-02-17-263-015
Address: 323 Dartmoor Drive
Appeal Reason: Veterans Exemption
Support Documentation Provided: Department of Veterans Affairs Summary of Benefits letter
Notes: Petitioner received Disabled Veterans Exemption on July 11, 2017. Received Department of Veterans Affairs letter on July 13, 2017. Qualifies under 211.7b (3a and 3c).
Board of Review Action: Approved.

- ▶ **Motion:** Webb moved, Erickson supported, that a Disabled Veterans Exemption be granted for Parcel B-02-17-263-015 as Petitioner qualifies under 211.7b (3a and 3c). **Motion carried 3—0.**

Petition #12

Name: Sang Yeul Hwang
Parcel: B-02-21-400-012
Address: 1710 E. North Territorial Road
Appeal Reason: Late Filing of Principal Residence Exemption for 2018
Support Documentation Provided: Principal Residence Exemption Affidavit
Notes: The Affidavit was filed November 28, 2017, with an effective date of October 31, 2017.
Board of Review Action: Approved.

- ▶ **Motion:** Webb moved, Erickson supported, that the Principal Residence Exemption for Parcel B-02-21-400-012 be granted for 2018. **Motion carried 3—0.**

Petition #13

Name: Earl J. Ballard
Parcel: B-02-23-400-012
Address: 6565 Earhart Road
Appeal Reason: Veteran Exemption
Support Documentation Provided: Disabled Veteran's Affidavit and Statement of Benefits from The Veterans Administration.
Notes:
Board of Review Action: Approved.

- ▶ **Motion:** Erickson moved, Chisolm supported, that the petition for Parcel B-02-23-400-012 be approved based on qualification under MCL 211.7b (3a and 3c). **Motion carried 3—0.**

Petition #14

Name: Michael and Lisa O'Connell
Parcel: B-02-24-400-001
Address: 6795 Dixboro Road
Appeal Reason: Clerical error.
Support Documentation Provided: Previous qualified approval.
Notes: Remove Principal Residence Exemption and reinstate Qualified Agricultural Exemption that was removed in error for revision year 2018.
Board of Review Action: Approved.

- ▶ **Motion:** Webb moved, Erickson supported, that the Principal Residence Exemption for Parcel B-02-24-400-001 be removed and the Qualified Agricultural Exemption be reinstated for revision year 2018. **Motion carried 3—0.**

Petition #15

Name: Nicholas and Kady-Lynn Niessen
Parcel: B-02-25-200-011
Address: 4236 Lyndon Lane
Appeal Reason: Late Filing of Principal Residence Exemption for 2017-2018
Support Documentation Provided: Principal Residence Exemption Affidavit
Notes: The Affidavit was filed March 21, 2018, effective April 1, 2017.
Board of Review Action: Approved.

- ▶ **Motion:** Webb moved, Erickson supported, that the Principal Residence Exemption for Parcel B-02-25-200-011 be granted for 2017-2018. **Motion carried 3—0.**

Petition #16

Name: Christopher and Randy Stockbridge
Parcel: B-02-32-300-015
Address: 205 W. Joy Road
Appeal Reason: Late Filing of Principal Residence Exemption for 2017-2018
Support Documentation Provided: Principal Residence Exemption Affidavit
Notes: The Affidavit was filed December 14, 2017, with an effective date of September 6, 2017.
Board of Review Action: Approved.

- ▶ **Motion:** Webb moved, Erickson supported, that the Principal Residence Exemption for Parcel B-02-32-300-015 be granted for 2017-2018. **Motion carried 3—0.**

Petition #17

Name: David Tanner
Parcel: B-02-33-400-007
Address: 5055 Nollar Road
Appeal Reason: Late Filing of Principal Residence Exemption for 2015-2018
Support Documentation Provided: Principal Residence Exemption Affidavit
Notes: The Affidavit was filed July 11, 2018, with an effective date of August 9, 1974.
Board of Review Action: Approved.

- ▶ **Motion:** Webb moved, Erickson supported, that the Principal Residence Exemption for Parcel B-02-33-400-007 be granted for 2015-2018. **Motion carried 3—0.**

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Petition #18

Name: Northfield Estates
Parcel: B-88-06-201-529
Address: 529 Turquoise Drive
Appeal Reason: Clerical Error
Support Documentation Provided: Principal Residence Exemption Affidavit
Notes: A 2017 valuation for a shed was placed on the valuation in error. The shed was removed prior to the canvass for the 2017 assessment roll. The parcel was vacant for the 2017 roll and should have a zero value.
Board of Review Action: Approved.

- ▶ **Motion:** Webb moved, Erickson supported, that the assessed and taxable value for Parcel B-88-06-201-529 be reduced from \$200 to \$0 for 2017.
Motion carried 3—0.

Petition #19

Name: Northfield Estates
Parcel: B-88-06-201-641
Address: 641 Turquoise Drive
Appeal Reason: Clerical Error
Support Documentation Provided: Principal Residence Exemption Affidavit
Notes: A 2017 valuation for a shed was placed on the valuation in error. The shed was removed prior to the canvass for the 2017 assessment roll. The parcel was vacant for the 2017 roll and should have a zero value.
Board of Review Action: Approved.

- ▶ **Motion:** Webb moved, Erickson supported, that the assessed and taxable value for Parcel B-88-06-201-641 be reduced from \$200 to \$0 for 2017.
Motion carried 3—0.

Petition #20

Name: Angela Arnold
Parcel: B-88-06-201-646
Address: 646 Turquoise Drive
Appeal Reason: Late Filing of Principal Residence Exemption for 2015-2018
Support Documentation Provided: Principal Residence Exemption Affidavit
Notes: The Affidavit was filed February, 2018, effective June 9, 2014.
Board of Review Action: Approved.

- ▶ **Motion:** Webb moved, Erickson supported, that the Principal Residence Exemption for Parcel B-88-06-201-646 be granted for 2015-2018. **Motion carried 3—0.**

Petition #21

Name: T-Mobile Central LLC, DBA T-Mobile
Parcel: B-99-20-002-100
Address: 9811 Rushton Road
Appeal Reason: Clerical Error
Support Documentation Provided: L-4175 Statement
Notes: Received L-4175 Personal Property Statement on March 25, 2018. Statement has a postal cancellation date of February 13, 2018, but zip code was missing from envelope, delaying delivery. Increasing taxable and assessed values from \$18,100 to \$32,100 for revision year 2018.
Board of Review Action: Approved.

- ▶ **Motion:** Webb moved, Erickson supported, that the taxable and assessed values for Parcel B-99-20-002-100 be increased from \$18,100 to \$32,100 for revision year 2018. **Motion carried 3—0.**

Petition #22

Name: T-Mobile Central LLC
Parcel: B-99-20-040-900
Address: 5464 Whitmore Lake Road
Appeal Reason: Clerical Error
Support Documentation Provided: L-4175 Statement
Notes: Received L-4175 Personal Property Statement on March 25, 2018. Statement has a postal cancellation date of February 13, 2018, but zip code was missing from envelope, delaying delivery. Reducing taxable and assessed values from \$13,300 to \$12,600 for revision year 2018.
Board of Review Action: Approved.

- ▶ **Motion:** Webb moved, Erickson supported, that the taxable and assessed values for Parcel B-99-20-040-900 be reduced from \$13,300 to \$12,600 for revision year 2018. **Motion carried 3—0.**

Adjournment

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

The meeting adjourned at 11:05 A.M.

Prepared by Lisa Lemble.

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 _____, 2018.

Chris Salata, Secretary

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

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