

**NORTHFIELD TOWNSHIP
Board of Review
Minutes
December 15, 2020**

Board of Review Members:

Scott Chisholm, Chair
Gary Wilson, Secretary
Chris Salata

Also present:

Township Assessor Tom Monchak
Assessing & Building Assistant Jake Liberati
Recording Secretary Lisa Lemble

Board of Review members Salata, Chisholm, and Wilson were present for all proceedings.

Chisholm called the meeting to order at 5:17 P.M.

Call to the Public

Monchak thanked outgoing members Wilson and Salata for their service on the Board. Amy Boor indicated interest in serving and was directed to the Township Supervisor.

Approval of Minutes

- **Motion:** Chisholm moved, Salata seconded, that the minutes of the March 4, 2020, meeting be approved as presented. **Motion carried 3—0.**

Petitions

Petition #1

Name: Eric Burke
Parcel: B-02-05-100-003
Address: 561 East Shore Drive
Appeal Reason: Late filing of Principal Residence Exemption for Winter 2020
Support Documentation Provided: PRE Affidavit
Notes: Affidavit submitted July 22, 2020
Board of Review Action: Approved.

- **Motion:** Wilson moved, Salata seconded, that the principal residence exemption be changed from 0 to 100% for 20202, winter only. **Motion carried 3—0.**

Petition #2

Name: Tina M. Rodrigues
Parcel: B-02-05-368-012
Address: 9154 Main Street
Appeal Reason: Late filing of Principal Residence Exemption for 2017-2020.
Support Documentation Provided: PRE Affidavit
Notes: Affidavit received October 6, 2020, with an effective date of November 10, 2008.
Board of Review Action: Approved.

- **Motion:** Chisholm moved, Wilson seconded, that the principal residence exemption be changed from 0 to 100% for 2017-2020. **Motion carried 3—0.**

Petition #3

Name: Janice and Patrick Belanger
Parcel: B-02-05-453-009
Address: 9217 Lake Pine Drive
Appeal Reason: Veteran's Exemption
Support Documentation Provided: Statement of benefits and documentation showing service-related disability evaluation at 100% received July 24, 2020.
Notes: Permanently and totally disabled and received benefits at 100% rate
Board of Review Action: Approved.

- **Motion:** Salata moved, Wilson seconded, that a Disabled Veterans Exemption be granted as Petitioner qualifies under MCL 211.7b (3)(a). **Motion carried 3—0.**

Petition #4

Name: Brian P. Walsh
Parcel: B-02-07-100-010
Address: 1290 Blue Heron Drive
Appeal Reason: Late filing of Principal Residence Exemption for 2018-2020.
Support Documentation Provided: PRE Affidavit
Notes: Affidavit received September 25, 2019; effective January 21, 2018.
Board of Review Action: Approved.

- **Motion:** Chisholm moved, Wilson seconded, that the principal residence exemption be changed from 0 to 100% for 2018, 2019 and 2020. **Motion carried 3—0.**

Petition #5

Name: Lisa Beam and Paul Hoak
Parcel: B-02-08-100-183
Address: 190 Garden Court
Appeal Reason: Late filing of Principal Residence Exemption for 2020
Support Documentation Provided: PRE Affidavit
Notes: Home purchased and affidavit effective 12/31/2018; filed 12/14/2020
Board of Review Action: Approved.

- **Motion:** Salata moved, Chisholm seconded, that the principal residence exemption be changed from 0 to 100% for 2020. **Motion carried 3—0.**

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Petition #6

Name: Northfield Township
Parcel: B-02-08-203-018
Address: Forest Drive (Vacant)
Appeal Reason: Qualified Error; Exempt from Tax; 2020
Support Documentation Provided: Property transfer affidavit.
Notes: Property transfer affidavit filed 11/2020 by the Township for a sale date of 11/27/19. This parcel is part of the Township's proposed Seven Mile park.
Board of Review Action: Approved.

- **Motion:** Chisholm moved, Wilson seconded, that the assessed and taxable values be set to \$0.
Motion carried 3—0.

Petition #7

Name: Northfield Township
Parcel: B-02-08-276-006
Address: Butternut Drive (Vacant)
Appeal Reason: Qualified Error; Exempt from Tax; 2020
Support Documentation Provided: Property transfer affidavit.
Notes: Property transfer affidavit filed 11/2020 by the Township for a sale date of 11/27/19. This parcel is part of the Township's proposed Seven Mile park.
Board of Review Action: Approved.

- **Motion:** Chisholm moved, Wilson seconded, that the assessed and taxable values be set to \$0.
Motion carried 3—0.

Petition #8

Name: Brant and Shannon Kettlewell
Parcel: B-02-08-350-001
Address: 332 Lakeview Avenue
Appeal Reason: Late filing of Principal Residence Exemption for 2020
Support Documentation Provided: PRE Affidavit
Notes: Received 11/24/2020, effective 11/9/2019
Board of Review Action: Approved.

- **Motion:** Wilson moved, Salata seconded, that the principal residence exemption be changed from 0 to 100% for 2020. **Motion carried 3—0.**

Petition #9

Name: Joseph and Bridget Luther
Parcel: B-02-10-200-021
Address: 8672 Spencer Road
Appeal Reason: Late filing of Principal Residence Exemption for 2020
Support Documentation Provided: PRE Affidavit
Notes: Affidavit received 8/19/20, effective 1/24/20
Board of Review Action: Approved.

- **Motion:** Wilson moved, Chisholm seconded, that the principal residence exemption be changed from 0 to 100% for 2020. **Motion carried 3—0.**

Petition #10

Name: Charles and Rachel Smith
Parcel: B-02-15-300-003
Address: 2155 E. Five Mile Road
Appeal Reason: Late Qualified Error; Change 2-story to 1-story
Support Documentation Provided:
Notes: Property review indicates a 246 square foot reduction in building area.
Board of Review Action: Approved.

- **Motion:** Wilson moved, Chisholm seconded, to change the assessed value from \$268,200 to \$258,300 and the taxable value from \$246,627 to \$236,727 for 2020.
Motion carried 3—0.

Petition #11

Name: Cory and Brynn Allen
Parcel: B-02-15-400-004
Address: 2695 Five Mile Road
Appeal Reason: Late filing of Principal Residence Exemption for 2019 and 2020
Support Documentation Provided: PRE Affidavit
Notes: Affidavit received 10/6/20, effective 1/29/2019
Board of Review Action: Approved.

- **Motion:** Salata moved, Wilson seconded, that the principal residence exemption be changed from 0 to 100% for 2019 and 2020. **Motion carried 3—0.**

Petition #12

Name: John Barkau
Parcel: B-02-17-226-001
Address: Shady Beach (Vacant)
Appeal Reason: Late filing of Principal Residence Exemption for Winter 2017, 2018, and 2019
Support Documentation Provided: PRE Affidavit
Notes: Purchased in July 2017
Board of Review Action: Approved.

- **Motion:** Chisholm moved, Wilson seconded, that the principal residence exemption be changed from 0 to 100% for Winter, 2017, 2018, and 2019.
Motion carried 3—0.

Petition #13

Name: Andrew and Annie Copp
Parcel: B-02-19-200-021
Address: 1340 W. North Territorial Road
Appeal Reason: Principal Residence Exemption for Winter 2019
Support Documentation Provided: PRE Affidavit
Notes: Affidavit received 4/30/2019, but previous residence exception not rescinded; July 22, 2019 effective date.
Board of Review Action: Approved.

- **Motion:** Chisholm moved, Salata seconded, that the principal residence exemption be changed from 0 to 100% for Winter 2019. **Motion carried 3—0.**

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Petition #14

Name: Vicki Filipiak
Parcel: B-02-28-300-003
Address: E. Northfield Church Road (Vacant)
Appeal Reason: Late filing of Principal Residence
Exemption for 2017-2019
Support Documentation Provided: PRE Affidavit
Notes: Affidavit received 1/8/2020, effective 12/21/2016.
Board of Review Action: Approved.

- **Motion:** Chisholm moved, Wilson seconded, that the principal residence exemption be changed from 0 to 100% for 2017, 2018, and 2019. **Motion carried 3—0.**

Petition #15

Name: Deere Credit Inc.
Parcel: B-99-20-055-200
Address: 1111 Six Mile Road
Appeal Reason: Mutual mistake of facts. Personal property
assets under 40K assessed value.
Support Documentation Provided: Personal property
statement.
Notes: Documentation postmarked 2/19/2020. They
disposed of assets leading to the value falling under
the \$80,000 threshold for exemption.
Board of Review Action: Approved.

- **Motion:** Wilson moved, Salata seconded, that personal
property assessed and taxable values be revised from
\$33,800 to \$0. **Motion carried 3—0.**

Petition #16

Name: Detroit Media Partnership LP
Parcel: B-99-20-100-500
Address: 9589 Main Street
Appeal Reason: Mutual mistake of fact. Assets disposed of
in 2019.
Support Documentation Provided:
Notes: Clerical error. Personal property statement with no
assets filed timely on 2/20/2020. Assets disposed of.
Board of Review Action: Approved.

- **Motion:** Chisholm moved, Wilson seconded, that
personal property assessed and taxable values be
revised from \$1,000 to \$0 due to the assets being
disposed of. **Motion carried 3—0.**

Petition #17

Name: Amy Boor and Kevin Finamore
Parcel: B-02-34-400-032
Address: 5222 Hilltop Court
Appeal Reason: Incorrect Assessment
Support Documentation Provided: Photographs and floor
plans showing square footage and areas complete.
Notes: Boor said the taxable value of their home almost
doubled last year from \$242,370 to \$428,775 based on
it being 90% complete compared to last year's
assessment which listed it as 50% complete. They said
they painted the upstairs, but essentially nothing else
has changed during the past year. They said a
certificate of occupancy has been issued for the whole
house, but the basement area is still not finished living
space and the garage is not finished. They said the
upstairs floors are concrete which is why they passed
for the certificate, and the taxable value has increased
at more than the rate of inflation since the certificate
was issued.

Monchak said any areas completed are added to the
value at the end of each year, and that can lead to a
taxable value increase over and above the rate of
inflation. In addition, he noted values of properties are
increasing in general, and a notice of change in
assessment was mailed in February; Boor and Finamore
said they did not receive the notice.

Monchak explained what level of finish meets code for
a certificate of occupancy, such as an attached garage
having drywall, but not heat, etc. He explained July and
December Boards of Review are correctional, so can
address mistakes such as the overall level of
completeness, but do not have discretion about
changing valuations.

Board of Review Action: The Board discussed the
percentage of the project complete, the certificate of
occupancy, and the square footage.

- **Motion:** Chisholm moved, Wilson seconded, to reduce
the additions from \$181,900 to \$11,800, correcting the
assessed value on the building from \$388,100 to
\$218,100, reducing the total assessed value from
\$465,000 to \$295,000, and reducing the taxable value
and capped value from the original \$428,775 to
\$258,775, all for 2020, by removing the basement
finish and revising the completion of the house from
90% to 60%. Principal residence exemption remains
100%. Recommend that the Assessor or staff perform a
site visit. **Motion carried 3—0.**

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Petition #18

Name: David G. Taylor

Parcel: B-02-08-380-007

Address: 8108 Lakeshore Drive

Appeal Reason: Principal Residence Exemption for
2017-2020

Support Documentation Provided: PRE Affidavit

Notes: Affidavit filed 7/9/2020, effective 9/27/2016.

Board of Review Action: Approved.

- **Motion:** Chisholm moved, Wilson seconded, that the principal residence exemption be changed from 0 to 100% for 2017, 2018, 2019, and 2020.
Motion carried 3—0.

Adjournment

- **Motion:** Chisholm moved, Wilson seconded, that the meeting be adjourned
Motion carried 3—0.

The meeting adjourned at 7:24 P.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 5 January, 2021.


Gary Wilson, Secretary

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