

**MINUTES OF THE CITY OF NORTHVILLE JULY BOARD OF REVIEW HELD AT
215 WEST MAIN STREET, NORTHVILLE, MI 48167
JULY 2018' BOARD OF REVIEW MEETING**

July 17, 2018 – Meeting was called to order at 6:13 pm

Roll Call

Members Present – Janice Cantelon, Maureen Ryan, Thomas Monchak, Assessor and Acting Secretary and Colleen Thomas, Recording Secretary.

Absent: David Bolitho and Elizabeth Zaenger

Public Comments

Open 6:14 pm

Tom welcomed the Board members back and asked the attendants if there were any comments. None noted.

Closed 6:15 pm

Petition/Appeal Log

PETITION JBOR 2018-001

48-22-34-351-039 Paula Fortino 21100 Boulder

Ms. Fortino applied for a Veterans Exemption. All requested documentation was provided. Proof of prior granted exemptions were provided. After review of all documentation and Ms. Fortinos testimony the BOR believed Ms. Fortino provided proof showing the intent of her husband was to purchase and occupy this property just prior to his untimely passing and therefore agreed the exemption should be approved for his spouse. Unpublished court cases and the State Tax Commission guidelines were reviewed and discussed in length.

Motion to grant the exemption was made by Janice Cantelon and Second by Maureen Ryan.

AYES: ALL

NAYS: NONE

PETITION JBOR 2018-002

48-99-00-940-002 Coca Cola Company Miscellaneous Locations Through out

Statements were filed indicating no assets in the City of Northville however not properly entered into the system. Request to remove the estimated assessment.

Motion to approve made by Janice Cantelon and Second by Maureen Ryan.

AYES: ALL

NAYS: NONE

PETITION JBOR 2018-003

48-999-00-0209-000 Coca Cola Company Miscellaneous Locations Through out

Statements were filed indicating no assets in the City of Northville however not properly entered into the system. Request to remove the estimated assessment.

Motion to approve made by Janice Cantelon and Second by Maureen Ryan.

AYES: ALL

NAYS: NONE

PETITION JBOR 2018-004

48-999-00-3405-000 Hot Food 2 You LLC 120 W Main Street Ste 302

This company moved out of the City of Northville in 2016'. The 2017' estimated assessment was placed on the tax roll and needs to be corrected. Request to correct and remove the estimated assessment as no assets are on site and retire the parcel.

Motion to approve made by Janice Cantelon and Second by Maureen Ryan.

AYES: ALL

NAYS: NONE

PETITION JBOR 2018-005 (2018) & JBOR 2018-006 (2017)

48-22-33-401-006 Mr. Ronald Selik 1008 Elmsmere

Mr. Selik came to the MBOR and indicated a disagreement with the building square footage for his property. The BOR members requested staff inspect and correct any errors. A site visit was made, home was inspected and remeasured. The corrections resulted in a slight reduction in value as some items were overstated and some items were incorrectly calculated. Request to correct the 2017 and 2018 assessed and taxable values.

Motion to approve made by Janice Cantelon and Second by Maureen Ryan.

AYES: ALL

NAYS: NONE

PETITION JBOR 2018-007

48-22-33-476-145 Christine Macphee Hilmer 1150 Concord

PRINCIPAL RESIDENCE EXEMPTION AFFIDAVIT WAS RECEIVED IN A TIMELY MANNER HOWEVER NOT ENTERED INTO THE DATABASE TIMELY. CLERICAL ERROR Request to correct.

Motion to approve made by Janice Cantelon and Second by Maureen Ryan.

AYES: ALL

NAYS: NONE

PETITION JBOR 2018-008 (2017) & JBOR 2018-009 (2016)

48-002-02-0378-000 Dr. Thomas M Prose 590 Dubuar Street

DEPT OF TRESURY CORRECTION TO THE PRINCIPAL RESIDENCY EXEMPTION STATUS OF THE ABOVE LISTED PARCEL BASED ON A REVIEW AT THE STATE LEVEL. CORRECT FROM NON-HOMESTEAD TO HOMESTEAD FOR 2016' AND 2017'

Motion to approve made by Janice Cantelon and Second by Maureen Ryan.

AYES: ALL

NAYS: NONE

PETITION JBOR 2018-010

48-002-13-0042-000 Patricia Seiter Revocable Trust 735 Randolph Ste 122

ERROR IN DOCUMENTS FILED BY SELLER INDICATING MOVE OUT DATE AFTER THE BUYERS MOVE IN DATE CAUSING A NON PRE CODE IN THE SYSTEM CLERICAL ERROR, Request Correction.

Motion to approve made by Janice Cantelon and Second by Maureen Ryan.

AYES: ALL

NAYS: NONE

PETITION JBOR 2018-011

48-003-05-0018-000 Kay C Brock revocable Living Trust 111 Hampton Court

PROPERTY WAS INCORRECTLY UNCAPPED WHEN A DEED WAS REGISTERED PUTTING THE PROPERTY INTO A LIVING TRUST FOR KAY C BROCK, Request a Correction.

Motion to approve made by Janice Cantelon and Second by Maureen Ryan.

AYES: ALL

NAYS: NONE

PETITION JBOR 2018-012 (2017) JBOR 2018-013 (2016) JBOR 2018-014 (2015)

48-003-05-0045-000 Linda A Wilke 312 S Lawrence Blvd

HOME OWNER OWNED AND OCCUPIED PROPERTY SINCE 01/01/2015 HOWEVER NEVER FILED THE PRINCIPAL RESIDENCE AFFIDAVIT, Untimely filing, Request Correction

Motion to approve made by Janice Cantelon and Second by Maureen Ryan.

AYES: ALL

NAYS: NONE

PETITION JBOR 2018-015 (2017) & JBOR 2018-016 (2018)

48-004-02-0153-000 Michael & Katherine Gatt 475 River Street

PROPERTY TRANSFER AFFIDAVIT WAS TIMELY FILED HOWEVER NOT ENTERED INTO THE DATA BASE. CLERICAL ERROR, Request a correction.

Motion to approve made by Janice Cantelon and Second by Maureen Ryan.

AYES: ALL

NAYS: NONE

PETITION JBOR 2018-017

48-22-34-455-017 Caryle Spence 717 Grace

APPLICANT HAS FILED FOR A POVERTY EXEMPTION. SHE HAS PROVIDED INCOME INFORMATION AND TAX RETURNS FOR REVIEW. AFTER REVIEW OF THE DOCUMENTS PROVIDED THE BOARD MOVED TO APPROVE A PARTIAL EXEMPTION AND CORRECT THE ASSESSED VALUE TO \$40,650 AND THE TAXABLE VALUE TO \$36,000 BASED A PRORATED INCREASE IN VALUE OPPOSED TO THE ASSESSORS RECOMMENDATION BASED ON THE STATES INCOME QUIDELINES AND ABILITY TO PAY 3.5% OF GROSS INCOME

Motion to approve made by Janice Cantelon and Second by Maureen Ryan.

AYES: ALL

NAYS: NONE

PETITION JBOR 2018-018 (2018) & JBOR 2018-019 (2017) & JBOR 2018-020 (2016) & JBOR 2018-021 (2015)

48-22-34-329-036 Steven L Podvoll 350 Debra

OWNER OCCUPIED PROPERTY IN MAY OF 2012' AND FAILED TO FILE A TIMELY PRINCIPAL RESIDENCE AFFIDAVIT. CORRECTION IS WARRANTED BASED ON DOCUMENTS PROVIDED FOR 2018' THROUGH 2015'

Motion to approve made by Janice Cantelon and Second by Maureen Ryan.

AYES: ALL

NAYS: NONE

PETITION JBOR 2018-022 (2018) & JBOR 2018-023 (2017) & JBOR 2018-024 (2016) & JBOR 2018-025 (2015)

48-003-05-0088-000 Denise M Hodges Frasier 327 St Lawrence Boulevard

THE HOMESTEAD EXEMPTION AFFIDAVIT WAS TIMELY FILED HOWEVER WITH NO DATE, CLERICAL STAFF USED THE FILING DATE OF THE AFFIDAVIT FOR THE MOVE IN DATE. AFTER THAT DATE THE RESCIND FORM WAS FILED WITH A PRECEEDING DATE THAT CANCELLED OUT THE HOMESTEAD APPLICATION. Request for a correction and apply the exemption for the four years stated.

Motion to approve made by Janice Cantelon and Second by Maureen Ryan.

AYES: ALL

NAYS: NONE

Meeting adjourned at 8:21 PM

Minutes Recorded by Colleen Thomas, Recording Secretary: Colleen Thomas

Respectfully Submitted

Thomas D. Monchak 7/19/2018

Thomas D. Monchak,

City Assessor, Secretary