

**2013**

**Board of Review**

**Minutes**

**MONDAY, MARCH 11, 2013**

**9:00A.M.** - The 2013 Board of Review met for the second session at the Troy City offices. James Hatch called the meeting to order. Also present were Eileen Turner, Frank Strahl, and City Assessor, Nino Licari, serving as the Secretary. The following 12 appeals were heard.

## 2013 March Board of Review Report

<b>Appeal Date</b>	<b>Appeal # / Time</b>	<b>Parcel ID #</b>
03/11/2013	015.09:00AM	88-20-12-351-035
<b>FRATILA, DAN</b>		2192 TUCKER

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE. BASED ON SALES IN THE SALES STUDY.

<b>2013 A/V</b>	<b>2013 T/V</b>	<b>2013 BoR A/V</b>	<b>2013 BoR T/V</b>	<b>Change A/V</b>	<b>Change T/V</b>
153,130	119,600	153,130	119,600	0	0

---

<b>Appeal Date</b>	<b>Appeal # / Time</b>	<b>Parcel ID #</b>
03/11/2013	016.09:10AM	88-20-20-227-031
<b>PARKE, KEITH &amp; CHRISTINE</b>		1540 BOULAN

THE PETITIONER SUBMITTED COMPARABLES AND CONDITION OF PROPERTY FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE

<b>2013 A/V</b>	<b>2013 T/V</b>	<b>2013 BoR A/V</b>	<b>2013 BoR T/V</b>	<b>Change A/V</b>	<b>Change T/V</b>
72,190	68,560	72,190	68,560	0	0

---

<b>Appeal Date</b>	<b>Appeal # / Time</b>	<b>Parcel ID #</b>
03/11/2013	017.09:20AM	88-20-03-203-005
<b>MURAD, VANESSA V</b>		752 AMBERWOOD

THE PETITIONER SUBMITTED AN APPRAISAL FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE

<b>2013 A/V</b>	<b>2013 T/V</b>	<b>2013 BoR A/V</b>	<b>2013 BoR T/V</b>	<b>Change A/V</b>	<b>Change T/V</b>
356,430	335,640	356,430	335,640	0	0

---

<b>Appeal Date</b>	<b>Appeal # / Time</b>	<b>Parcel ID #</b>
03/11/2013	018.09:30AM	88-20-36-126-007
<b>CHOJNACKI, PETER &amp; ANNA</b>		1430 SHAKER

THE PETITIONER PURCHASED THIS PROPERTY WITH A BANK SALE OF \$128,000. HE REQUESTED A VALUE OF \$140,000. THE BOARD REVIEWED MARKET COMPARABLES AND VOTED NO CHANGE.

<b>2013 A/V</b>	<b>2013 T/V</b>	<b>2013 BoR A/V</b>	<b>2013 BoR T/V</b>	<b>Change A/V</b>	<b>Change T/V</b>
85,280	85,280	85,280	85,280	0	0

---

## 2013 March Board of Review Report

<b>Appeal Date</b>	<b>Appeal # / Time</b>	<b>Parcel ID #</b>
03/11/2013	019.10:10AM	88-20-02-202-012
<b>MC LAND, HARVEY &amp; MARGARET</b>		<b>6762 NORTHPOINT</b>

THE PETITIONER SUBMITTED COMPARABLES AND CONDITION OF NEIGHBORING HOMES FOR THE BOARD TO REVIEW. AN INSPECTION OF THE NEIGHBORING HOMES WAS DONE, AND A RECOMMENDATION OF NO CHANGE WAS MADE. THE BOARD VOTED NO CHANGE.

<b>2013 A/V</b>	<b>2013 T/V</b>	<b>2013 BoR A/V</b>	<b>2013 BoR T/V</b>	<b>Change A/V</b>	<b>Change T/V</b>
150,970	150,970	150,970	150,970	0	0

---

<b>Appeal Date</b>	<b>Appeal # / Time</b>	<b>Parcel ID #</b>
03/11/2013	020.10:20AM	88-20-36-201-044
<b>NIEDZWIECKI, ROBERT</b>		<b>1135 MINNESOTA</b>

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW AND INDICATED LOT IS IN A FLOOD ZONE. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO \$22,500.

<b>2013 A/V</b>	<b>2013 T/V</b>	<b>2013 BoR A/V</b>	<b>2013 BoR T/V</b>	<b>Change A/V</b>	<b>Change T/V</b>
34,000	26,720	22,500	22,500	-11,500	-4,220

---

<b>Appeal Date</b>	<b>Appeal # / Time</b>	<b>Parcel ID #</b>
03/11/2013	021.11:00AM	88-20-36-227-072
<b>BUILT BEST HOMES LLC</b>		

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW AND INDICATED LOT IS IN A FLOOD ZONE. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO \$21,250.

<b>2013 A/V</b>	<b>2013 T/V</b>	<b>2013 BoR A/V</b>	<b>2013 BoR T/V</b>	<b>Change A/V</b>	<b>Change T/V</b>
34,000	34,000	21,250	21,250	-12,750	-12,750

---

<b>Appeal Date</b>	<b>Appeal # / Time</b>	<b>Parcel ID #</b>
03/11/2013	021.11:00AM	88-20-36-227-073
<b>BUILT BEST HOMES LLC</b>		

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW AND INDICATED LOT IS IN A FLOOD ZONE. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO \$21,250.

<b>2013 A/V</b>	<b>2013 T/V</b>	<b>2013 BoR A/V</b>	<b>2013 BoR T/V</b>	<b>Change A/V</b>	<b>Change T/V</b>
34,000	34,000	21,250	21,250	-12,750	-12,750

---

## 2013 March Board of Review Report

<b>Appeal Date</b>	<b>Appeal # / Time</b>	<b>Parcel ID #</b>
03/11/2013	021.11:00AM	88-20-36-227-074
<b>BUILT BEST HOMES LLC</b>		

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW AND INDICATED LOT IS IN A FLOOD ZONE. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO \$21,250.

2013 A/V	2013 T/V	2013 BoR A/V	2013 BoR T/V	Change A/V	Change T/V
34,000	34,000	21,250	21,250	-12,750	-12,750

---

<b>Appeal Date</b>	<b>Appeal # / Time</b>	<b>Parcel ID #</b>
03/11/2013	022.01:00PM	88-20-26-427-001
<b>CARVER, DENNIS</b>		<b>1903 BRINSTON</b>

THE PETITIONERS SUBMITTED THEIR PURCHASE PRICE AND INCOME OF THE PROPERTY FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE.

2013 A/V	2013 T/V	2013 BoR A/V	2013 BoR T/V	Change A/V	Change T/V
21,490	21,490	21,490	21,490	0	0

---

<b>Appeal Date</b>	<b>Appeal # / Time</b>	<b>Parcel ID #</b>
03/11/2013	023.01:20PM	88-20-07-401-010
<b>KU, YUH-SHENG &amp; TZ-JEN</b>		<b>2308 RIDGE</b>

THE PETITIONER SUBMITTED PICTURES OF THE CONDITION OF BASEMENT FINISH FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO \$141,980.

2013 A/V	2013 T/V	2013 BoR A/V	2013 BoR T/V	Change A/V	Change T/V
147,320	145,380	141,980	141,980	-5,340	-3,400

---

<b>Appeal Date</b>	<b>Appeal # / Time</b>	<b>Parcel ID #</b>
03/11/2013	024.02:00PM	88-20-19-331-007
<b>NIKOLAS, JANE</b>		<b>3204 WENDOVER</b>

THE PETITIONER SUBMITTED CONDITION OF HOME AND PLEAD HARDSHIP FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO \$86,110.

2013 A/V	2013 T/V	2013 BoR A/V	2013 BoR T/V	Change A/V	Change T/V
88,190	88,170	86,110	86,110	-2,080	-2,060

---

# 2013 March Board of Review Report

<b>Appeal Date</b>	<b>Appeal # / Time</b>	<b>Parcel ID #</b>
03/11/2013	025.02:10PM	88-20-14-205-015
<b>MOLDOVAN, JANET A</b>		<b>4728 ALTON</b>

THE PETITIONER SUBMITTED COMPARABLES AND CONDITION OF HOME FOR THE BOARD TO REVIEW.  
THE BOARD VOTED NO CHANGE.

<b>2013 A/V</b>	<b>2013 T/V</b>	<b>2013 BoR A/V</b>	<b>2013 BoR T/V</b>	<b>Change A/V</b>	<b>Change T/V</b>
82,320	81,140	82,320	81,140	0	0

---

<b>Appeal Date</b>	<b>Appeal # / Time</b>	<b>Parcel ID #</b>
03/11/2013	026.02:30PM	88-20-36-201-042
<b>NIEDZWIECKI, JACOB &amp; KATHLEEN K</b>		<b>1251 MINNESOTA</b>

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW AND INDICATED LOT IS IN A  
FLOOD ZONE. THE BOARD VOTED NO CHANGE.

<b>2013 A/V</b>	<b>2013 T/V</b>	<b>2013 BoR A/V</b>	<b>2013 BoR T/V</b>	<b>Change A/V</b>	<b>Change T/V</b>
78,890	77,490	78,890	77,490	0	0

---