

MINUTES OF BOARD OF REVIEW - CITY OF MANISTEE
MEETING HELD AT CITY HALL, 70 Maple St., MANISTEE MI
DECEMBER 10, 2013 9:00 A.M.

The Board of Review was called to order at 9:20 a.m. on December 10, 2013 in the 2nd Floor Conference Room at City Hall. Chairperson Therran Ferguson, Members Lynda Beaton and T. Eftaxiadis were present. Julie Beardslee, City Assessor and Secretary to the Board of Review was present.

The Board's responsibility for the December Board of Review is to correct clerical errors and mutual mistakes of fact as related to taxable and assessed values for 2012 and 2013. The Board could decide Principle Residence Exemption filings for 2010, 2011 and 2012. Poverty Exemption Applications for 2013 will be decided. The December Board of Review Summary lists petitioners and decisions of the Board of Review. Any pertinent information submitted with the appeals will be found in each parcel record file, with the petition filed for each appeal.

There was a motion by Therran Ferguson and seconded by T. Eftaxiadis to approve the minutes and record of the July 16, 2013 Board of Review meeting. The motion passed unanimously. Board members were provided copies of the minutes.

The Board was reminded that the ad for the December Board of Review meeting was in the Manistee News Advocate on December 4, 2013. The Notice for Application to the Board of Review for a regular member and alternate members, was published by the City Clerk. City Council appointed Ed Kriskywicz as a regular member and T. Eftaxiadis as an alternate member. T. Eftaxiadis graciously agreed to apply for this position. He is not available for a regular member position due to time constraints.

Julie Beardslee summarized Public Act 161 Disabled Veterans Exemption Eligibility Requirements for the Board. This exemption will be an additional Board responsibility at this December meeting. There is a packet of information regarding the exemption provided to the Board. The State Tax Commission has advised the following in a letter dated 11-15-2013:

Assessors are advised that eligible disabled veterans will be able to apply for a 2013 exemption at the December 2013 Board of Review. An exemption will cancel the July and December 2013 taxes, but will not cancel any taxes levied before 2013.

Julie Beardslee reported that she had been working on Board of Review membership since September of 2013, she cited difficulty finding taxpayers to serve. This difficulty has been reported to the City Council. Although she feels the soliciting of members is not a proper function of the City Assessor's position, she has no choice but to recruit, in the interest of the City's tax base and the levy of taxes. The Board inquired about current Board membership, as follows:

| | |
|-----------------------------|-----------------------|
| Therran Ferguson | Term Expires 12-31-14 |
| Lynda Beaton | Term Expires 12-31-15 |
| Ed Kriskywicz | Term Expires 12-31-16 |
| Ruth Ann Winicki, Alternate | Term Expires 12-31-13 |
| T. Eftaxiadis, Alternate | Term Expires 12-31-16 |
| OPEN POSITION, Alternate | Term Expires 12-31-17 |

There is a remaining alternate position open. The Board was asked to assist in finding an alternate member to serve. Board of Review members are allowed to serve on other City Boards and Commissions.

It was noted that the inflation rate as established by the State of Michigan and expressed as a multiplier for the 2014 Capped Value formula, is 1.016. This would indicate a 1.6% increase in capped value for 2014, exclusive of new construction, demolition and the uncapping of taxable value. The final taxable value cannot rise above the final state equalized value.

The Manistee County Equalization study ratios for the 2014 base value indicate a 2.16% decline in the assessed value of the residential class of property, using a one year sales study, 10-1-12 through 9-30-13. Tentative equalization study ratios (through appraisal) for the commercial class of property indicate a 5.28% decline and the tentative industrial study indicates a 2% decline. Assessor review of the commercial and industrial classes may change the tentative commercial and industrial ratios of assessed to true cash value. These studies will project changes in market value and establish the amount of assessed value to be increased or decreased by the assessor in each class of property for 2014. These changes, in turn, will affect the 2014 taxable value in the City.

Tentative March 2014 Board of Review dates are as follows: Organizational meeting, March 5, 2014, 9:00 a.m. until business is concluded. Appeal dates, March 10, 9:00 a.m. to noon & 1:00 p.m. to 4:00 p.m. and March 11, 2:00 p.m. to 5:00 p.m. and 6:00 p.m. to 9:00 p.m.. Thursday, March 13, could be a decision making session. Members will inform the City Assessor, with as much advance notice as is possible, if they are unable to attend. This will allow an alternate member to serve on the Board of Review.

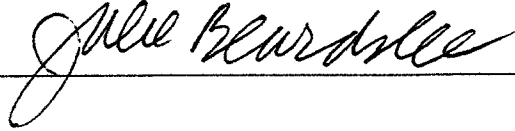
There were handouts and discussion of the following: Poverty Exemption Application for 2013, Bulletin No. 14 of 2013, Procedural Changes for 2014 and various handouts regarding the Veterans Exemption for 2013 (State Tax Commission Affidavit form #5107, STC letter dated 12-2-2013 regarding P.A. 161 Disabled Veterans Exemption Eligibility Requirements, and STC letter dated 11-15-2013 regarding P.A. 161 of 2013 Disabled Veterans Exemption MCL 211.7b).

The City Assessor reported there was an appeal received on December 9, 2013 regarding Harborside East and Lakeshore II, assessed as 16 separate ad valorem parcels on the 2013 assessment roll, with a total SEV and taxable value of \$165,600. Attorney Blodgett was requesting that the value be removed and the classification changed, in keeping with several circuit court decisions declaring the parcels to be common elements of the respective condominiums, Harborside East and Lakeshore II. Twelve parcels for Harborside East and four parcels in Lakeshore II, are involved regarding the change of property status. These court decisions were made after tax day 12-31-2012, for 2013 assessed and taxable values. City Attorney Saylor replied to Blodgett's request on 12-9-2013 saying, "Since the Petitions allege an error in classification, and do not allege an error that constitutes a qualified error, clerical error, or mutual mistake of fact, the City of Manistee Assessor will not be submitting the Petitions to the December Board of Review." It is the City Assessor's and Attorney Saylor's belief that the hearing of these petitions by the December Board of Review is not in keeping with law or State Tax Commission directive regarding the July and December Boards of Review. The City Assessor will be reviewing said parcels for possible changes and transference of value to improved parcels in the two condo associations, for the 2014 assessment roll. The Petitions provided by Attorney Blodgett require valuation consideration for the parcels in question and the condominiums

associated with the common elements. A valuation determination must be made as to whether or not the common elements increase the value of the associated condominiums. Subjects of valuation determination are not under the authority of the July and December Board of Review.

The two members and the Secretary met until 12:25 p.m., when the meeting adjourned with a motion by Lynda Beaton and seconded by Therran Ferguson, the motion carried.

RESPECTFULLY SUBMITTED:



Julie Beardslee, Secretary

| Year | Parcel Number | Petition /Docket | Class | School | Assessed Value | Taxable Value | PRE/MBT | Transfer | Corrected | Corrected | Corrected EX | Corrected Transfer |
|--|---------------|------------------|-------|--------|----------------|---------------|---------|----------|----------------|---------------|--------------|--------------------|
| | | | | | | | | | Assessed Value | Taxable Value | | |
| 2013 | 51-146-731-07 | 4 | 401 | 51070 | 32,700 | 32,700 | 100.000 | 0.000 | 32,700 | 32,700 | 100.000 | 0.000 |
| PUCKETT JASON & ERICA 195 HARRISON ST MANISTEE, MI 49660 | | | | | | | | | | | | |
| 2013 | 51-146-733-15 | 3 | 401 | 51070 | 29,300 | 19,672 | 100.000 | 0.000 | 0 | 0 | 100.000 | 0.000 |
| KOSMOWSKI KATHY A 188 FILMORE ST MANISTEE, MI 49660 | | | | | | | | | | | | |
| 2013 | 51-211-103-04 | 1 | 401 | 51070 | 15,100 | 15,100 | 100.000 | 0.000 | 0 | 0 | 100.000 | 0.000 |
| GANNON DONAVAN PO BOX 961 MANISTEE, MI 49660 | | | | | | | | | | | | |
| 2013 | 51-311-400-09 | 11 | 401 | 51070 | 36,200 | 36,200 | 100.000 | 0.000 | 0 | 0 | 100.000 | 0.000 |
| KENSIL MARTIN J & JEAN 410 SIXTH ST MANISTEE, MI 49660 | | | | | | | | | | | | |
| 2013 | 51-572-703-02 | 5 | 401 | 51070 | 25,700 | 21,108 | 100.000 | 0.000 | 0 | 0 | 100.000 | 0.000 |
| PINKERTON DANIEL W & ANNE M 307 HANCOCK ST MANISTEE, MI 49660 | | | | | | | | | | | | |
| 2013 | 51-646-701-09 | 10 | 401 | 51070 | 69,500 | 69,500 | 100.000 | 0.000 | 0 | 0 | 100.000 | 0.000 |
| BAUMAN MICHAEL 1 SOPHIA ST MANISTEE, MI 49660 | | | | | | | | | | | | |
| 2013 | 51-647-713-07 | 8 | 401 | 51070 | 45,600 | 45,600 | 100.000 | 0.000 | 0 | 0 | 100.000 | 0.000 |
| SULLIVAN JOSEPH P & MARILYN J 342 SEVENTH ST MANISTEE, MI 49660 | | | | | | | | | | | | |
| 2013 | 51-648-720-01 | 6 | 401 | 51070 | 41,500 | 36,837 | 100.000 | 0.000 | 0 | 0 | 100.000 | 0.000 |
| YODER ROGER L ET UX 225 SEVENTH ST MANISTEE, MI 49660 | | | | | | | | | | | | |
| 2013 | 51-662-703-02 | 7 | 401 | 51070 | 28,200 | 27,649 | 100.000 | 0.000 | 0 | 0 | 100.000 | 0.000 |
| COOPER IRVING ET UX 904 CENTER ST MANISTEE, MI 49660 | | | | | | | | | | | | |
| 2013 | 51-662-703-11 | 17 | 402 | 51070 | 5,400 | 4,179 | 100.000 | 0.000 | 0 | 0 | 100.000 | 0.000 |
| COOPER IRVING F & CHERRYL L 904 CENTER ST MANISTEE, MI 49660 | | | | | | | | | | | | |
| 2013 | 51-670-718-11 | 2 | 401 | 51070 | 30,600 | 30,600 | 100.000 | 0.000 | 0 | 0 | 100.000 | 0.000 |
| WILSON SHELLEY LYNN PO BOX 223 MANISTEE, MI 49660 | | | | | | | | | | | | |

| Year | Parcel Number | Petition /Docket | Class | School | Assessed Value | Taxable Value | PRE/MBT | Transfer | Corrected Assessed Value | Corrected Taxable Value | Corrected PRE/MBT EX | Corrected Transfer |
|---|---------------|------------------|-------|--------|----------------|---------------|---------|----------|--------------------------|-------------------------|----------------------|--------------------|
| 2013 | 51-748-748-01 | 12 | 401 | 51070 | 32,800 | 32,800 | 100.000 | 0.000 | 32,800 | 32,800 | 100.000 | 0.000 |
| PONTIAC ERIN M 1003 ENGELMAN ST MANISTEE, MI 49660 | | | | | | | | | | | | |
| 2013 | 51-748-752-11 | 13 | 401 | 51070 | 31,100 | 31,100 | 100.000 | 0.000 | 31,100 | 31,100 | 0.000 | 0.000 |
| JP MORGAN CHASE BANK 1111 POLARIS PKWY COLUMBUS, OH 43240 | | | | | | | | | | | | |
| 2013 | 51-764-703-03 | 15 | 401 | 51070 | 36,000 | 36,000 | 0.000 | 100.000 | 0 | 0 | 100.000 | 100.000 |
| FILIAGGI JOSEPH A <i>RO#16</i> 1210 VINE ST MANISTEE, MI 49660 | | | | | | | | | | | | |
| 2013 | 51-764-710-01 | 9 | 401 | 51070 | 71,500 | 71,500 | 100.000 | 0.000 | 0 | 0 | 100.000 | 0.000 |
| FORTIN LOUIS E TRUST 181 FIFTEENTH ST MANISTEE, MI 49660 | | | | | | | | | | | | |
| 2013 | 51-764-716-01 | 14 | 401 | 51070 | 30,400 | 18,395 | 100.000 | 0.000 | 0 | 0 | 100.000 | 0.000 |
| COBB SHEILA C (LE) & PO BOX 562 MANISTEE, MI 49660-0562 | | | | | | | | | | | | |
| | | | | | | | | | 96,600 | 96,600 | | |

*Winter PRE Change

THE BOARD OF REVIEW OF CITY OF MANISTEE, MANISTEE COUNTY, MICHIGAN HEREBY AFFIRMS THAT THE ABOVE INFORMATION IS CORRECT TO THE BEST OF OUR KNOWLEDGE

Signatures of Board of Review Members

Member *Lynda Blaton* Member *[Signature]* Member *[Signature]* Member _____ Member _____

Dated _____