

City of Manistee  
March 2016 Board of Review Minutes

March 8<sup>th</sup>, 2016

Meeting was called to order by Assessor, Whetstone at 1:15 P.M.  
Members : Judianne Sibley, T. Eftaxiadis and Assessor Whetstone

Call for public comment: None given

Motion by Eftaxiadis 2<sup>nd</sup> with Sibley to appoint Sibley for Chairman for 2016. All Aye

2016 Public Meetings were discussed and the following conditions were approved and accepted.

1. 15 Minute time limit, regardless of the number of parcels.
2. Only signed L-4035's will be accepted to hear appeal.
3. If you are representing someone you must have a letter of authorization.
4. Will accept appeals, with a signed L-4035, by mail thru and received on Friday the 10<sup>th</sup> of March.

Motion by Eftaxiadis with a 2<sup>nd</sup> by Sibley to recess at 2:30.

March 14<sup>th</sup>, 2016

Meeting called to order by Chairperson Sibley at 3:00 P.M.

Members present: Chairperson Sibley, T. Eftaxiadis, and Alternate Erin Pontiac arrived at 5:30

Public Comment: None

- Petition 1 Warren Kenneth, L. 51-764-702-01  
Petitioner presented pictures concerning the condition of the home, due to being a foreclosure, Motion was made by Eftaxiadis, support by Judianne to lower the depreciation to 45% good to take in account the condition which will change the Assessed and Taxable Value from 24,600 to 18,000. Motion passed.
- Petition 2 Pier 31 LLC, 51-174-702-01  
Petitioner protested that his value was two high because parcel was split between the City and the Township of Manistee. Petitioner did not provide any basis for his contention of value. Motion by Pontiac with a 2<sup>nd</sup> by Sibley to deny appeal due to no supporting information, Motion passed.
- Petition 3 Fenstermacher, Robert, 51-244-702-09  
Information Only
- Petition 4 Cusack Margaret Trust, 51-366-707-07  
Ms. Cusack's had a third party drop off real estate sold sheets, did not have a letter of authority to sign a L-4035, Board held this petition for action until the 3-29, 2016 and did not have any choice but to not deliberate on this petition because it was in violation of March Board of Review Procedures. Motion by Eftaxiadis, 2<sup>nd</sup> by Sibley to Deny, Motion Carried.
- Petition 5 Pachesny, Michael S., 51-648-720-10  
Petitioner presented pictures and documentation of a water issue with his property, showed pictures of the sump-pump that was put in his yard to help with his flooding. Motion made by Eftaxiadis, Support by Sibley to add a 60% External Obsolesces

due to water issues. Lower the Assessed Value from 37,100 to \$25,900 and Taxable Value from 30,232 to \$25,900. Motion Passed  
Motion was made by Eftaxiadis, support by Kriskywicz to grant the Veterans Exemption 2015. Motion passed

- Petition 6 Robert G. Haase, 51-144-706-17  
Petitioner did not provide any data to support his opinion of value. Motion to Deny Petition by Pontiac 2<sup>nd</sup> by Eftaxiadis. Motion passed
- Petition 7 O'Hagan Ronald & Joyce, 51-748-743-01  
Petitioner presented pictures of their property, upon review of the Record Card it was determined that the house was classified wrong, moved from BC to C.  
Motion was made by Pontiac to move the Assessed Value from 76,700 to 68,900 Taxable Value from \$74,185 to \$68,900. Motion passed
- Petition 8 Ronald Showalter, 51-448-709-05  
Petition was presented by Assessor Whetstone to grant the Veterans Exemption for 2016. Assessed Value \$34,200 to \$0 and Taxable Value from \$32,562 to \$0.  
Motion was made by Eftaxiadis, support by Sibley to grant the Veterans Exemption 2016. Motion passed
- Petition 9 Conway Harry, 51-654-704-03  
Petition was presented by Assessor Whetstone to grant the Veterans Exemption for 2016. Assessed Value \$32,500 to \$0 and Taxable Value from \$29,507 to \$0.  
Motion was made by Eftaxiadis, support by Sibley to grant the Veterans exemption for 2016. Motion passed.
- Petition 10 Kensil Martin, 51-311-400-09  
Petition was presented by Assessor Whetstone to grant the Veterans Exemption for 2016. Assessed Value \$40,400 to \$0 and Taxable Value from \$36,990 to \$0.  
Motion was made by Eftaxiadis, support by Sibley to grant the Veterans exemption for 2016. Motion passed.

Motion to recess made by Eftaxiadis 2<sup>nd</sup> Sibley until 9:00 A.M 3-17-2016. All Aye

## March 17th, 2016

Motion by Eftaxiadis with support by Sibley to call the meeting to order, Alternate Erin Pontiac arrived at 11:30

Public Comment: None

- Petition 11 Harbor Village of Manistee Beach Master Association 51-267-050-01  
Petitioner presented an appraisal that was for the whole property, with a small summation of value given to this parcel, it was felt that we would deny this appeal as the Assessor is doing an in-depth study of the Condo units in the summer of 2016. Motion by Eftaxiadis, 2<sup>nd</sup> by Sibley to deny petition. Motion passed
- Petition 12 Patricia Didion, 51-448-711-01  
Property was classified Commercial Petitioner purchased as a house. Motion by Eftaxiadis, 2<sup>nd</sup> by Sibley to change the classification to Residential and to cost out as a house, Assessed and Taxable Value from \$52,900 to \$32,300, Motion passed

- Petition 13 Carlson, Joy, 51-748-742-03  
Petition was presented by Assessor Whetstone; Hardship Exemption was presented for 2016. Assessed Value from \$22,700 to \$0 and Taxable Value from \$18,880 to \$0, Motion was made by Eftaxiadis support by Sibley to grant Hardship for 2016. Motion passed.
- Petition 14 Niemiec, Susan, 51-748-732.07  
Petition was presented by Assessor Whetstone; Hardship Exemption was presented for 2016. Assessed Value from \$21,500 to \$0 and Taxable Value from \$19,666 to \$0. The Board deviated from Asset Determination #3 petitioner is a co-signer on a mortgage for her brother. Motion was made by Eftaxiadis support by Sibley to grant Hardship for 2016. Motion passed.
- Petition 15 Peterson, Carl, 51-574-731-11  
Petition was presented by Assessor Whetstone; Hardship Exemption was presented for 2016. Assessed Value from \$24,800 to \$0 and Taxable Value from \$23,971 to \$0, Motion was made by Eftaxiadis support by Sibley to grant Hardship for 2016. Motion passed.
- Petition 16 Davis, Glenn Patrick, 51-574-731-11  
Petition was presented by Assessor Whetstone; Hardship Exemption was presented for 2016. Assessed Value from \$35,700 to \$0 and Taxable Value from \$34,302 to \$0, Motion was made by Eftaxiadis support by Sibley to grant Hardship for 2016. Motion passed.
- Petition 17 Wilhelm, Mary, 51-670-723-05  
Petitioner provided comparable information to the Board of Review. Assessed Value from \$81,900 to 75,200 for 2016. Motion was made by Eftaxiadis, support by Sibley to change the value. Motion passed
- Petition 18 Mallison, Kevin, 51-342-10-11  
Petitioner provided an appraisal. Board of Review changed the depreciation of the house to reflect the condition. Assessed Value and Taxable from \$86,800 to 77,200.  
Motion was made by Sibley, support by Eftaxiadis Motion passed
- Petition 19 Skocelas, Richard J. 51-146-710-07  
Petition was presented by Assessor Whetstone to grant the Veterans Exemption for 2016. Assessed Value \$47,300 to \$0 and Taxable Value from \$37,360 to \$0.  
Motion was made by Eftaxiadis, support by Sibley to grant the Veterans Exemption 2016. Motion passed
- Petition 20 McEntaffer, Phyllis , 51-764-705-02  
Petition was presented by Assessor Whetstone; Hardship Exemption was presented for 2016. Assessed Value from \$17,400 to \$0 and Taxable Value from \$16,304 to \$0, Motion was made by Eftaxiadis support by Sibley to grant Hardship for 2016. Motion passed.
- Petition 21 Svidron, Desiree, 51-374-720-09  
Petition was presented by Assessor Whetstone; Hardship Exemption was presented for 2016. Assessed Value from \$34,200 to \$0 and Taxable Value from \$23,673 to \$0, Motion was made by Eftaxiadis support by Sibley to grant Hardship for 2016. Motion passed.
- Petition 22 Musculus Living Trust, 51-364-708-11  
Petition was presented by Assessor Whetstone to grant the Veterans Exemption for 2016. Assessed Value \$43,600 to \$0 and Taxable Value from \$33,994 to \$0.  
Motion was made by Eftaxiadis, support by Sibley to grant the Veterans Exemption 2016. Motion passed

- Petition 23 Johnson, Larry, 51-648-705-10  
Petition was presented by Assessor Whetstone to grant the Veterans Exemption for 2016. Assessed Value \$29,800 to \$0 and Taxable Value from \$26,575 to \$0.  
Motion was made by Eftaxiadis, support by Sibley to grant the Veterans Exemption 2016. Motion passed
- Petition 24 Yoder, Roger, 51-648-720-01  
Petition was presented by Assessor Whetstone to grant the Veterans Exemption for 2016. Assessed Value \$39,700 to \$0 and Taxable Value from \$38,138 to \$0.  
Motion was made by Eftaxiadis, support by Sibley to grant the Veterans Exemption 2016. Motion passed
- Petition 25 Karen Duba, 51-662-705-01  
Petitioner presented information concerning water damage to the home. Assessed Value from \$25,300 to \$15,200 and Taxable Value from \$18,606 to \$11,933, Motion was made by Eftaxiadis support by Sibley. Motion passed.
- Petition 26 Luedke, Barry J. 51-670-717-10  
Petitioner did not present any market data for the Board of Review to consider, Motion by Eftaxiadis support by Sibley to affirm the assessment. Motion passed.
- Petition 27 Bone, John, 51-748-714-01  
Petition was presented by Assessor Whetstone to grant the Veterans Exemption for 2015. Assessed Value \$29,800 to \$0 and Taxable Value from \$29,800 to \$0.  
Motion was made by Eftaxiadis, support by Sibley to grant the Veterans Exemption 2015. Motion passed
- Petition 28 Somsel, Neil, 51-574-710-07  
Petitioner did not present any market data for the Board of Review to consider, Motion by Eftaxiadis support by Sibley to affirm the assessment. Motion passed.
- Petition 29 Chartier, Fredrick, 51-146-716-01  
Petitioner presented pictures and documentation of a water issue with his property, Lowered the Assessed Value from \$70,700 to 54,000 and Taxable Value from \$63,590 to \$48,545, Motion by Erin Pontic support by Eftaxiadis. Motion carried
- Petition 30 Hansen, Vickers & T. Eftaxiadis, 51-352-703-058  
Petitioner presented value on the parcel that it is unbuildable by zoning standards, Motion by Pontiac to change the Assessed and Taxable Value from \$14,700 to \$13,500 support by Sibley.
- Petition 31 Krus, Jo Ann 51-654-703-07  
Petitioner presented an appraisal; Assessor had looked at this building. Adjusted the heat in the one side of the building due to the heat being removed, lowered depreciation resulting in a changed in the Assessed Value and Taxable Value from \$81,800 to \$66,800, motion by Sibley support by Eftaxiadis motion carried.
- Petition 32 Anderson, Shawn, 51-670-715-20  
Information Only
- Motion by Pontiac to recess meeting at 3:00 P.M., support by Eftaxiadis motion carried.

March 29<sup>th</sup>, 2016

Chairperson Sibley called the meeting to order at 9:00 A.M. Present Eftaxiadis.  
Public Comment None

- Petition 33 Syverson Barbara, 51-270-705-05  
Petition was presented by Assessor Whetstone to grant the Veterans Exemption for 2016. Assessed Value \$37,900 to \$0 and Taxable Value from \$18,599 to \$0.  
Motion was made by Eftaxiadis, support by Sibley to grant the Veterans Exemption 2016. Motion passed
- Petition 34 Kruse William & Doris, 51-355-708-17  
Petition was presented by Assessor Whetstone to grant the Veterans Exemption for 2016. Assessed Value \$51,600 to \$0 and Taxable Value from \$37,852 to \$0.  
Motion was made by Eftaxiadis, support by Sibley to grant the Veterans Exemption 2016. Motion passed
- Petition 35 Pinkerton Daniel W, 51-572-703-02  
Petition was presented by Assessor Whetstone to grant the Veterans Exemption for 2016. Assessed Value \$24,800 to \$0 and Taxable Value from \$21,853 to \$0.  
Motion was made by Eftaxiadis, support by Sibley to grant the Veterans Exemption 2016. Motion passed
- Petition 36 Cooper, Irving, 51-662-703-03  
Petition was presented by Assessor Whetstone to grant the Veterans Exemption for 2016. Assessed Value \$34,700 to \$0 and Taxable Value from \$31,635 to \$0.  
Motion was made by Eftaxiadis, support by Sibley to grant the Veterans Exemption 2016. Motion passed
- Petition 37 Brown, Ross L, 51-648-706-05  
Petition was presented by Assessor Whetstone to grant the Veterans Exemption for 2016. Assessed Value \$20,600 to \$0 and Taxable Value from \$19,056 to \$0.  
Motion was made by Eftaxiadis, support by Sibley to grant the Veterans Exemption 2016. Motion passed
- Petition 38 Magee Chester & Lori, 51-274-704-11  
Petition was presented by Assessor Whetstone to grant the Veterans Exemption for 2016. Assessed Value \$48,500 to \$0 and Taxable Value from \$43,207 to \$0.  
Motion was made by Eftaxiadis, support by Sibley to grant the Veterans Exemption 2016. Motion passed
- Petition 39 Magee Chester & Lori, 51-274-704-09  
Petition was presented by Assessor Whetstone to grant the Veterans Exemption for 2016. Assessed Value \$13,100 to \$0 and Taxable Value from \$9,985 to \$0.  
Motion was made by Eftaxiadis, support by Sibley to grant the Veterans Exemption 2016. Motion passed
- Petition 40 Hinkle, Norma, 51-674-705-05  
Petition was presented by Assessor Whetstone to grant the Veterans Exemption for 2016. Assessed Value \$41,400 to \$0 and Taxable Value from \$40,220 to \$0.  
Motion was made by Eftaxiadis, support by Sibley to grant the Veterans Exemption 2016. Motion passed
- Petition 41 Krause, Arthur, 51-764-712-07  
Petition was presented by Assessor Whetstone to grant the Veterans Exemption for 2016. Assessed Value \$22,300 to \$0 and Taxable Value from \$19,330 to \$0.  
Motion was made by Eftaxiadis, support by Sibley to grant the Veterans Exemption 2016. Motion passed
- Petition 42 Sullivan, Joseph, 51-647-713-07  
Petition was presented by Assessor Whetstone to grant the Veterans Exemption for 2016. Assessed Value \$51,400 to \$0 and Taxable Value from \$46,671 to \$0.  
Motion was made by Eftaxiadis, support by Sibley to grant the Veterans Exemption 2016. Motion passed

- Petition 43 Filiaggi, Joseph, 51-764-703-03  
Petition was presented by Assessor Whetstone to grant the Veterans Exemption for 2016. Assessed Value \$36,700 to \$0 and Taxable Value from \$33,729 to \$0.  
Motion was made by Eftaxiadis, support by Sibley to grant the Veterans Exemption 2016. Motion passed
- Petition 44 Budnik, Betty, Joseph, 51-672-702-05  
Petition was presented by Assessor Whetstone to grant the Veterans Exemption for 2016. Assessed Value \$40,600 to \$0 and Taxable Value from \$35,555 to \$0.  
Motion was made by Eftaxiadis, support by Sibley to grant the Veterans Exemption 2016. Motion passed
- Petition 45 Fortin Louis, 51-764-710-01  
Petition was presented by Assessor Whetstone to grant the Veterans Exemption for 2016. Assessed Value \$72,500 to \$0 and Taxable Value from \$66,951 to \$0.  
Motion was made by Eftaxiadis, support by Sibley to grant the Veterans Exemption 2016. Motion passed
- Petition 46 St. Evangelical Lutheran Church, 51-311-375-09  
Petitioner did not present any market data for the Board of Review to consider, Motion by Eftaxiadis support by Sibley to affirm the assessment. Motion passed.
- Petition 47 St. Evangelical Lutheran Church, 51-311-375-11  
Petitioner did not present any market data for the Board of Review to consider, Motion by Eftaxiadis support by Sibley to affirm the assessment. Motion passed.
- Petition 48 Swiatlowski, Roy, 51-355-703-03  
Petition was presented by Assessor Whetstone to grant the Veterans Exemption for 2016. Assessed Value \$46,600 to \$0 and Taxable Value from \$42,652 to \$0.  
Motion was made by Eftaxiadis, support by Sibley to grant the Veterans Exemption 2016. Motion passed
- Petition 49 McFadzen Diana, 51-748-714-01  
Petition was presented by Assessor Whetstone to grant the Veterans Exemption for 2016. Assessed Value \$31,500 to \$0 and Taxable Value from \$29,889 to \$0.  
Motion was made by Eftaxiadis, support by Sibley to grant the Veterans Exemption 2016. Motion passed
- Petition 50 Showalter Ronald A., 51-448-709-05  
Petition was presented by Assessor Whetstone to grant the Veterans Exemption for 2016. Assessed Value \$36,600 to \$0 and Taxable Value from \$28,647 to \$0.  
Motion was made by Eftaxiadis, support by Sibley to grant the Veterans Exemption 2016. Motion passed
- Petition 51 Cobb, Sheila 51-764-716-01  
Petition was presented by Assessor Whetstone to grant the Veterans Exemption for 2016. Assessed Value \$32,100 to \$0 and Taxable Value from \$19,044 to \$0.  
Motion was made by Eftaxiadis, support by Sibley to grant the Veterans Exemption 2016. Motion passed
- Petition 52 Bauman, Michael 51-646-701-09  
Petition was presented by Assessor Whetstone to grant the Veterans Exemption for 2016. Assessed Value \$78,700 to \$0 and Taxable Value from \$71,027 to \$0.  
Motion was made by Eftaxiadis, support by Sibley to grant the Veterans Exemption 2016. Motion passed

- Petition 53 Pefley, Judith A 51-572-702-08  
Petition was presented by Assessor Whetstone to grant the Veterans Exemption for 2016. Assessed Value \$29,100 to \$0 and Taxable Value from \$28,838 to \$0.  
Motion was made by Eftaxiadis, support by Sibley to grant the Veterans Exemption 2016. Motion passed
- Petition 54 Williams John 51-552-702-05  
Petition was presented by Assessor Whetstone to grant the Veterans Exemption for 2016. Assessed Value \$21,800 to \$0 and Taxable Value from \$21,800 to \$0.  
Motion was made by Eftaxiadis, support by Sibley to grant the Veterans Exemption 2016. Motion passed
- Petition 55 Gannon, Donavan 51-211-103-04  
Petition was presented by Assessor Whetstone; Hardship Exemption was presented for 2016. Assessed Value from \$17,500 to \$0 and Taxable Value from \$15,590 to \$0, Motion was made by Eftaxiadis support by Sibley to grant Hardship for 2016. Motion passed.
- Petition 56 Number not Used.
- Petition 57 Cain Richard, 51-647-708-01  
Petitioner did not present any market data for the Board of Review to consider, Motion by Eftaxiadis support by Sibley to affirm the assessment. Motion passed.
- Petition 58 Honor Bank, 51-101-250-06  
Petitioner presented an appraisal and Assessor has done a site visit of the parcel. Change Depreciation from 80 to 65%. Assessed and Taxable Value from \$156,000 to \$137,400 motion by Eftaxiadis support by Sibley to approve the change. Motion passed.
- Petition 59 Arens Investments Richard, 51-349-710-01  
Petitioner did not present any market data for the Board of Review to consider, Motion by Eftaxiadis support by Sibley to affirm the assessment. Motion passed.
- Petition 60 Union Bag & Barrell Inc. 51-446-710-01  
Petitioner did not present any market data for the Board of Review to consider. This parcel was purchased at an Auction, Motion by Eftaxiadis support by Sibley to affirm the assessment. Motion passed.
- Petition 61 Wayne and Helen Linke presented a written letter, but no signed L-4035. Board did not consider this information.
- Petition 62 Catlett, Nancy 51-453-705-05  
Petition was presented by Assessor Whetstone; Hardship Exemption was presented for 2016. Assessed Value from \$32,500 to \$0 and Taxable Value from \$30,491 to \$0, Motion was made by Eftaxiadis support by Sibley to grant Hardship for 2016. Motion passed.
- Petition 536 Fox Joyelle 51-358-714-03  
Petition was presented by Assessor Whetstone; Hardship Exemption was denied due to Section 3. Motion was made by Eftaxiadis support by Sibley to grant Hardship for 2016. Motion passed.

Eftaxiadis made a motion to adjourn at 3:19 with a second by Kriskywicz, motion passed.

Respectfully submitted,

*Marilyn Whetstone*

Marilyn Whetstone, Assessor

*3-29-16*

Date

Approved

*12/14/16*