

Board of Review
Vevay Township Hall @ 3 p.m. to 9 p.m.
780 Eden Rd. - 517-676-9523
March 15, 2022

I. Meeting called to order

Chair Cargill called the meeting to order at 3:01 pm.

II. Attendance

Present: Chair Roger Cargill, Jacob VanDeventer, and Mary Ruttan. Absent: None.
Others present: John Lazet, Supervisor; Jill Schliep, Assistant Assessor; and Jeff McKenzie, Assessor.

III. Approve meeting minutes March 14, 2022

No amendments were offered to the minutes.

MOTION VanDeventer, seconded by Ruttan, to approve the March 14, 2022, BOR minutes as submitted.

CARRIED 3-0.

IV. Business

The Board discussed 17 new affidavits of Disabled Veterans Exemption Applications that were received by the Township since the December Board of Review. Following discussion:

MOTION VanDeventer, seconded Ruttan, to approve petition 22-03, disabled veterans' exemption, for the following parcels:

Berry, David	976 Plains Road, Mason, MI	Parcel #33-10-10-35-400-021
Cowan, Arthur	3216 Tomlinson Rd., Mason, MI	Parcel #33-10-10-18-400-017
Edmond, Otis	1783 Barnes Road, Mason, MI	Parcel #33-10-10-34-100-009
Hannay, Edna	863 Miami Drive, Mason, MI	Parcel #33-10-10-15-427-005
Hills, Robert	876 Chickasaw Dr., Mason, MI	Parcel #33-10-10-15-402-007
Lasley, Joel	2450 Tuttle Road, Mason, MI	Parcel #33-10-10-31-400-003
Maddix, James	850 Tuttle Road, Mason, MI	Parcel #33-10-10-18-400-010
Miller, Robert	723 S. Diamond Rd., Mason, MI	Parcel #33-10-10-13-200-013
Nay, Nancy	868 Shawano Dr., Mason, MI	Parcel #33-10-10-15-452-010
Raab, Robert	725 Tuttle Road, Mason, MI	Parcel #33-10-10-17-300-001
Rawson, Stephanie	1745 Columbia Rd., Mason, MI	Parcel #33-10-10-10-100-017
Ruttan, Mary	266 S. Every Rd., Mason, MI	Parcel \$33-10-10-11-400-010
Sebolt, Donald	1630 Rolfe Road, Mason, MI	Parcel #33-10-10-27-200-019
Sigman, Scott	637 Ives Road, Mason, MI	Parcel #33-10-10-14-100-021
Sparks, Linda	1200 Clayton Court, Mason, MI	Parcel #33-10-10-21-176-007
Storch, Albert	895 Chickasaw Dr., Mason, MI	Parcel #33-10-10-15-452-007
Visser, Brian	1547 W. Dexter Trial, Mason, MI	Parcel #33-10-10-15-403-011

CARRIED 3-0.

Several residents petitioned the Board of Review to lower their assessed and taxable values.

1. Petition 22-04. Ms. Susan Zivic challenged the assessed value of 834 Tuttle Road, Mason, MI, Parcel #33-10-10-18-400-009, to change assessed and taxable value from \$144,600 to \$95,000. She purchased the vacant parcel for \$39,869. The final cost of constructing the residence was \$150,131, for a total TCV of \$190,000. All of the construction details on the record card were verified by her as being accurate, no additions or changes. DISCUSSION – assessing is based on market value, not the actual cost of construction.

MOTION Cargill, seconded VanDeventer, to deny the appeal by Susan Zivic to reduce the valuation of 834 Tuttle Road.

CARRIED 3-0.

2. Petition 22-05. David and Lisa St. Pierre challenged the assessed value of 401 S Every Road, Mason, MI, Parcel #33-10-10-12-300-004. Purchased August 2021, the price had been reduced as the existing accessory structure would have to be torn down before a residence could be constructed. Due to interest in the parcel, they paid full price at that time of \$55,000. They believe the TCV is \$50,000. A PRE was denied as they live on a separate, non-contiguous parcel. They have not had an independent appraisal. Other 5-acre parcels have been going for \$30-40,000. He believes the taxation property tax level is a disincentive to any future sale. Their plans for the parcel are non-residential in use.

MOTION Cargill, seconded Ruttan, to deny the appeal by David and Lisa St. Pierre to reduce the valuation of 401 S. Every Road.

CARRIED 3-0.

3. Petition 22-06. Russell Thomas Aker challenged the assessed and taxable value of 2185 W. Barnes Road, Mason, MI, Parcel #33-10-10-33-200-009. He had the deed indicating he purchased the parcel for \$142,500, and for three years the assessment has kept rising. Believes worth more than what he paid, probably \$190-210,000 today. He reported a realtor appraisal of \$190-210,000. DISCUSSION – the assessed value is \$199,800, the same as the appraisal offered.

MOTION Cargill, seconded VanDeventer, to deny the appeal by Russell Aker to reduce the valuation of 2185 W. Barnes Road.

CARRIED 3-0.

V. Adjournment

There being no further business, the meeting adjourned at 9:00 pm.

John Lazet, Secretary