

Charter Township of Union

Board of Review

2010 S. Lincoln Rd, Mt. Pleasant, MI 48858

Date: March 05th, 11th,12th & 15th, 2024

In-person Organizational meeting called to order on March 5th, 2024 at 9:15 am at Charter Township of Union Hall Board Room located at 2010 S. Lincoln, Mt. Pleasant, MI 48858.

Pledge of Allegiance was cited and roll taken of Board members – present Doug LaBelle, Bryan Neyer, Sarvjit Chowdhary and alternate Randy Golden.

Others present were Township Supervisor and Board Secretary Supervisor Bryan Mielke, Assessor of Record Jill Peters and Finance Director Sherrie Teall.

Public Comment was held at 9:16 am. No public comment was given. Public Comment closed at 9:16 am.

Motion by LaBelle to appoint **Neyer** as Chair. Support by **Chowdhary**. Motion passed unanimously.

Discussion on how to organize paperwork for next week. The Chair requested that Tax Tribunal cases from 2023 be presented at the meeting on March 11th.

Assessment roll was presented by Assessor Peters and there was discussion of the L-4037 and L-4023 documents.

There was discussion about upcoming BOR March meetings.

Motion by Neyer to recess. Supported by **Chowdhary**. Motion passed unanimously.

Meeting was recessed at 10:07 am and will resume on March 11th at 3:00 pm.

Charter Township of Union

Board of Review

2010 S. Lincoln Rd, Mt. Pleasant, MI 48858

Date: March 05th, 11th,12th & 15th, 2024

In-person meeting called to order and resumed on March 11th, 2024 at 3:02 pm at Charter Township of Union Hall Board Room located at 2010 S. Lincoln, Mt. Pleasant, MI 48858.

Pledge of Allegiance was cited, and roll taken of Board members – present Doug LaBelle, Bryan Neyer, Sarvjit Chowdhary.

Others present were Township Supervisor and Board Secretary Supervisor Bryan Mielke, Assessor of Record Jill Peters and Finance Director Sherrie Teall.

Public Comment was held at 3:04 pm. No public comment was given. Public Comment closed at 3:04 pm.

3:00 appt at 3:04: Mark Cashen, 4657 S Meridian Rd 14-030-30-004-00. Mr. Cashen presented and challenged assessed value.

3:15 appt: Donald Lee 2116 McDonald Dr. 14-097-00-017-00. Mr. Lee presented. Challenging assessed values.

3:30 appt: William Whitehead. Presented for parcels 14-030-40-001-00, 14-029-20-003-00, 14-019-30-002-30, 14-029-10-003-04, 14-029-30-001-00, 14-029-30-001-00.

3:47 PRE for 2022 14-003-30-001-15 Julie Spranger present concern about PRE not being used properly in 2022. After discussion, PRE was proper and no changes were made.

4:15 appt at 3:37 pm: Lori Rogers, 2248 Cornerstone Dr., 14-054-00-053-01. Mrs. Rogers presented her challenge to the assessed value.

4:07 pm Guza Mackensye: 2366 Sandstone Dr. 14-054-00-071-00. Taxable value uncapped. Challenging both taxable and assessed.

Motion by **Neyer** to accept the December 2023 minutes. Second by **Chowdhary**. Passed unanimously.

Discussion on appeal by Mark Cashen, 4657 S Meridian Rd 14-030-30-004-00. **Motion** by **Neyer** to change assessed and taxable value to \$287,500 due to change in depreciation and comparables. Second by **Chowdhary**. Passed unanimously.

William Whitehead. Presented petition for two parcels appealing assessed values. Parcel 14-030-40-001-00 and parcel 14-029-20-003-00.

5:24 pm Guza Mackensye returned with additional documentation, 14-054-00-071-00.

5:30 appt at 5:39: Martin Slominis, 735 Meadowbrook Dr, 14-138-00-002-00. Mr. Slominis presented appeal on assessed and taxable value.

Discussion on appeal by Mark Cashen, 4657 S Meridian Rd 14-030-30-004-00. **Motion** by **LaBelle** to change the assessed and taxable value \$287,500. Second by **Chowdhary**. Passed unanimously.

Discussion on appeal by Donald Lee, 2116 McDonald Dr. 14-097-00-017-00. **Motion** by **LaBelle** to change the assessed and taxable value to \$158,000 due to comparable homes in the area. Second by **Chowdhary**. Passed unanimously.

Discussion on appeal by Lori Rogers, 2248 Cornerstone Dr., 14-054-00-053-01. **Motion** by **LaBelle** to change assessed value to \$312,500 due to comparables, second by **Neyer**.

Discussion on appeal Guza Mackensye, 2366 Sandstone Dr., 14-054-00-071-00. **Motion** to deny appeal of both assessed and taxable by **LaBelle** due to comparables, because it is in-line with other homes. Second by **Neyer**. Motion passed unanimously.

Discussion of appeal by Martin Slominis, 735 Meadowbrook Dr, 14-138-00-002-00. **Motion** by **Chowdhary** to change assessed and taxable to \$399,000 due to comparable homes in the area. Support by **LaBelle**. Motion passes unanimously.

Discussion on Whitehead parcel 14-030-40-001-00. **Motion** by LaBelle to lower assessed value to \$90,600 due to wet lands. Second by **Chowdhary**. The motion passed unanimously.

Discussion on Whitehead parcel 14-029-30-002-00. **Motion** by LaBelle to lower assessed value to \$83,200 due to wet lands. Second by **Chowdhary**. The motion passed unanimously.

8:15 pm Sarvjit Chowdhary presented appeal for 2925 S. Isabella Rd, parcel 14-013-30-003-01. Mr. Chowdhary left the building and discussion occurred. **Motion** by **LaBelle** to adjust assessed and taxable value to \$78,500 due to condition of property. Second by **Neyer**. Passed unanimously by Neyer and LaBelle.

Motion to recess at 9:00 pm until the next day at 9:00 am by **LaBelle** and second by **Neyer**. Passed unanimously.

Charter Township of Union

Board of Review

2010 S. Lincoln Rd, Mt. Pleasant, MI 48858

Date: March 05th, 11th,12th & 15th, 2024

In-person meeting called to order and resumed on March 12th, 2024 at 9:00 pm at Charter Township of Union Hall Board Room located at 2010 S. Lincoln, Mt. Pleasant, MI 48858.

General discussion of today's calendar.

Pledge of Allegiance was cited, and roll taken of Board members – present Doug LaBelle, Bryan Neyer, Sarvjit Chowdhary.

Others present were Township Supervisor and Board Secretary Supervisor Bryan Mielke and Assessor of Record Jill Peters.

Public Comment was held at 9:05 am. No public comment was given. Public Comment closed at 9:05 am.

Poverty Exemption, Mark Faucher 14-013-10-032-04. **Motion** to approve by **Chowdhary**. Second by **Neyer**. Motion passed unanimously.

Poverty Exemption, Robert Gilpin 14-002-10-003-00. **Motion** to approve by **LaBelle**. Second by **Neyer**. Motion passed unanimously.

Poverty Exemption, Michelle Straus 14-145-00-039-00. **Motion** to approve by **LaBelle**. Second by **Chowdhary**. Motion passed unanimously.

Poverty Exemption, Ilene Renee Thaller 14-019-20-006-00. **Motion** to approve by **LaBelle**. Second by **Chowdhary**. Motion passed unanimously.

9:30 appointment at 9:27: Mike Schuette, 2789 Buckthorn St. 14-108-00-013-01. Mr. Schuette presented his appeal on assessed and taxable. Discussion occurred at 9:35. **Motion** to change assessed and taxable to \$350,000 by **LaBelle** due to comparables. Support by **Chowdhary**. Motion passed unanimously.

Ray Malott came in at 10:29. 5805 S Crawford, 14-034-30-003-00. Mr. Malott had questions and appealed the assessed value.

11:00 am appointment Rick McGuirk, E. Broomfield Rd., 14-028-10-002-02. Mr. McGuirk appealed the assessed value.

11:15 appointment Dan Zeneberg, 3463 Meridian, 14-019-10-005-00. Mr. Zeneberg presented his appeal to the assessed value.

Discussion on Zeneberg 14-019-10-005-00. **Motion** by **LaBelle** to lower assessed value to \$52,500 due to wetlands and limited access to farmable land. Support by **Chowdhary**. Motion passed unanimously.

Discussion Malott, 14-034-30-003-00. **Motion** by **Neyer** to deny appeal due to lack of supporting information. Second by **LaBelle**. Motion passed unanimously.

Discussion on McGuirk 14-028-10-002-02. **Motion** by **Neyer** to change the assessed and taxable to 80,100 due to no frontage and land locked. Second by **LaBelle**. Motion passed unanimously.

Assessor presented a correction, recapped taxable for William J & Diane L Walker, 3918 E Baseline Rd, 14-003-20-003-00. Taxable value adjusted to \$101,445. Correction approved unanimously.

Mr. Whitehead came in with documentation on parcel 14-019-30-002-30. Appealing assessed value. Discussion. **Motion** by **LaBelle** to change assessed value to \$45,000. Second by **Neyer**. Motion passed unanimously (2-0 as Chowdhary had to leave temporarily).

2:30 appointment. Randy Golden representing Joe Olivieri. 978 Deer Run Dr, 14-061-00-029-00. Appeal of assessed and taxable. **Motion** by **LaBelle** to change the assessed value and the taxable value to \$13,200, due to corner lot and comparable to other lots in area. Second by **Neyer**. Motion passed unanimously.

At 3:00 pm, **motion** to recess until Friday at 2:00 pm by **Neyer**. Second by **Chowdhary**. Motion passed unanimously.

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Board of Review

2010 S. Lincoln Rd, Mt. Pleasant, MI 48858

Date: March 05th, 11th,12th & 15th, 2024

In-person meeting called to order and resumed on March 15th, 2024 at 2:03 pm at Charter Township of Union Hall Board Room located at 2010 S. Lincoln, Mt. Pleasant, MI 48858.

Pledge of Allegiance was cited, and roll taken of Board members – present Doug LaBelle, Bryan Neyer, Sarvjit Chowdhary.

Others present were Township Supervisor and Board Secretary Supervisor Bryan Mielke and Assessor of Record Jill Peters.

Public Comment was held at 2:05 pm. No public comment was given. Public Comment closed at 2:05 pm.

Gerrie & Roy Hoyt, parcel 14-033-40-007-00, split parcel retired, assessed and taxable set to zero. Approved unanimously.

Roy Hoyt, parcel 14-033-40-007-20, assessed value changed from zero to \$10,000 and taxable changed from zero to \$3,456. Passed unanimously.

Roy Hoyt, parcel 14-033-40-007-24, new parcel. Assessed value set to \$78,400 and taxable set to \$21,000. Passed unanimously.

Alpine Holdings, parcel 14-990-00-157-00, 5225 E Pickard Rd, Assessed value set to \$343,200 and taxable set to \$343,200. Passed unanimously.

McGuirk Mini Storage, Inc, parcel 14-020-20-001-09. **Motion** by **Neyer** to set assessed value to \$350,00 to reflect market, second by **Chowdhary**. Motion passed unanimously.

Sawdust Lumber Co, personal property, parcel 14-998-00-473-00, 1219 Mission. Assessed and taxable set to zero as 5076 filed.

Broomfield Commons Condominium Association, 14-048-00-003-01. Assessed and taxable values set to zero because they are exempt as a common area. Passed unanimously.

Jo-Ann Fabric & Craft Stores 1869, 4208 E Bluegrass Rd, parcel 14-998-00-961-00. Assessed and taxable set to zero as 5076 filed. Passed unanimously.

Ferguson Enterprises, Inc #1879, parcel 14-998-00-862-00, personal property, 4688 E Pickard Rd. Assessed and taxable set to zero as 5076 filed. Passed unanimously.

Central Concrete, 900 S Bradley St, parcel 14-998-136-00, personal property. Assessed and taxable set to \$87,700 due to amended personal. Passed Unanimously.

McGuirk Group, Inc, 5858 E Pickard Rd, parcel 14-998-00-120-00, personal property. Assessed and taxable values set to \$119,700 for amended personal. Passed unanimously.

McGuirk Sand & Gravel, Inc, 3046 Jen's Way, 14-998-00-723-04, personal property. Assessed and taxable set to \$117,800 due to amended personal. Passed unanimously.

James McGuirk, 4171 E Bluegrass Rd, parcel 14-998-00-600-00, personal property. Assessed and taxable set to \$82,200 due to amended personal. Pass unanimously.

Baker Hughes Oilfield Operations, 2222 Enterprise Dr, parcel 14-998-00-048-00, personal property. Assessed and taxable set to \$1,873,400 due to amended personal. Passed unanimously.

Wal-Mart Stores East, LP, 4730 Encore Blvd, parcel 14-998-00-274-00, personal property. Assessed and taxable set to \$864,200 due to amended personal. Passed unanimously.

Malley Construction, Inc, 14-998-00-586-01, 1565 Park Place, personal property. Assessed and taxable set to \$111,900 due to amended personal. Passed unanimously.

Airway Oxygen, Inc, 14-998-00-625-00, 2895 S Isabella Rd, personal property. Assessed and taxable set to zero due to 5076 filed. Passed unanimously.

Petsmart LLC, 14-998-00-577-00, 4218 Bluegrass Rd, personal property. Assessed and taxable set to zero due to 5076 filed. Passed Unanimously.

MLW Management, 14-998-00-698-00, 5600 E Pickard Rd, personal property. Assessed and taxable set to \$93,300 due to amended personal. Passed unanimously.

Grafx Central, 14-998-00-849-01, 1580 S Park Pl, personal property. Assessed and taxable set to \$175,100 due to amended personal. Passed unanimously.

Auto Group Leasing, LLC, 14-998-00-851-00, 4720 E Pickard St, personal property. Assessed and taxable set to zero due to exempt. Passed unanimously.

Target Corporation, 14-998-00-647-00, 4097 E Bluegrass Rd, personal property. Assessed and taxable set to \$335,800 due to amended personal. Passed unanimously.

Toyota Industries Comm Finance Inc, 14-998-00-014-04, 980 S Isabella Rd, personal property. Assessed and taxable set to \$126,900 due to amended personal. Passed unanimously.

Deerfield Village, LLC, 14-998-00-684-00, 3400 E Deerfield Rd, personal property. Assessed and taxable set to \$39,100 due to amended personal. Passed unanimously.

Aspen Dental Management, Inc., 14-998-00-939-00, 4459 E Bluegrass Rd Ste D, personal property. Assessed and taxable set to \$167,800 due to amended personal. Passed unanimously.

Next Door Operations, 14-998-00-640-00, 2025 E Remus Rd, personal property. Assessed and taxable set to \$75,100 due to amended personal. Passed unanimously.

First United Methodist Church, 14-035-20-002-00, S Isabella Rd. Request to change taxable to zero. Request denied due to parcel is taxable. Passed unanimously.

Motion to adjourn at 3:50 pm by Chowdhary, second by Neyer. Passed unanimously.

RECORDED BY: _____
Board of Review Secretary & Township Supervisor Bryan Mielke

APPROVED BY: _____