

**LINCOLN CHARTER TOWNSHIP  
BOARD OF REVIEW ORGANIZATIONAL MEETING  
Tuesday, March 2, 2021 11:30 a.m.**

The organizational meeting came to order at 11:30 a.m. on Tuesday, March 2, 2021, in the meeting room of the Municipal Building, 2055 West John Beers Road, Stevensville, Michigan 49127.

**ROLL CALL**

Present: Brandon Stacey, Glenn Youngstedt, Dave Boelcke

Absent: none

Also present: Supervisor Dick Stauffer, Assessor John Baumann.

**APPROVAL OF MINUTES**

Motion by Boelcke second by Stacey to approve the minutes of the December 15, 2020 Board of Review, all ayes, motion carried.

**ADDITIONS TO AND APPROVAL OF THE AGENDA**

None

**NEW BUSINESS**

Youngstedt motion to appoint Boelcke as chairman of the 2021 Boards of Review, Stacey second, motion carried.

Members of the Board or Review reviewed Assessment Rolls (Real, IFT, DNR)

The Board reviewed the L-4035 petition, sales study ratios, and county ratios

Baumann gave an update on the current MTT's, VA exemptions, and Personal Property changes.

**UNFINISHED BUSINESS**

**PUBLIC COMMENTS**

**CORRESPONDENCE**

**RECESS**

There being no further business the meeting recessed at 11:46 a.m. until Monday, March 8, 2021 at 9 a.m.

**MARCH 8, 2021**

The Lincoln Charter Township Board of Review met on Monday, March 8, 2021 at 9:00 a.m. in the meeting room of the Municipal Building, 2055 West John Beers Rd., Stevensville, for the purpose of hearing 2021 assessment appeals. Present were Stacey, Boelcke, Youngstedt, Supervisor Stauffer, Assessor Baumann.

The board heard appeal #002. Motion by Youngstedt second by Stacey to adjusted the assessed value to 206,000 given the submitted comparable properties and erosion evidence. All ayes. See Attachment A.

The board reviewed veteran exemption appeals #001 through #033. Motion by Youngstedt second by Stacey to approve the veteran exemptions appeals #001 through #033 as presented. See Attachment B.

The board reviewed the personal property appeals #001 through #006. Motion by Youngstedt second by Stacey to approve the personal property appeals #001 through #006. See Attachment B.

The board reviewed hardship exemption #002. Motion by Youngstedt second by Stacey to approve the hardship exemption #002. See Attachment B.

The board reviewed assessor recommendation #004. Motion by Youngstedt second by Stacey to approve assessor recommendation #004. See Attachment B.

The board reviewed assessor recommendation #002 and #003. Motion by Youngstedt second by Stacey to approve assessor recommendation #002 and #003. See Attachment B.

The board reviewed assessor recommendation #001. Motion by Youngstedt second by Stacey to approve assessor recommendation #001. See Attachment B.

The board heard letter appeal #001. Motion by Youngstedt second by Stacey to deny letter appeal #001. See Attachment B.

The board heard letter appeal #002. Motion by Stacey second by Youngstedt to adjust the condition of the property to fair per assessor Baumann's recommendation changing the assessed value to 109,200. See Attachment B.

The board heard letter appeal #003. Motion by Youngstedt second by Stacey to deny letter appeal #003 given recent sales in immediate neighborhood. See Attachment B.

The board heard letter appeal #004. Motion by Youngstedt second by Stacey to deny letter appeal #004 as the valuation follows the trending of past assessments. See Attachment B.

The board heard letter appeal #005. Motion by Stacey second by Youngstedt to approve the letter appeal #005 and change the assessed and taxable value to 205,000 given the property sale price and submitted appraisal. See Attachment B.

The board heard letter appeal #006. Motion by Stacey second by Youngstedt to deny letter appeal #006 due to lack of supporting documentation. See Attachment B.

The reviewed veteran exemption #034. Motion by Youngstedt second by Stacey to approved the veteran exemption #034. See Attachment B.

Recess for Lunch was from noon to 1:00 p.m.

The board reviewed hardship exemption #001. Motion by Youngstedt second by Stacey to approve the hardship exemption #001. See Attachment B

The Board recessed at 4:00 p.m. and will meet again on Wednesday, March 10, 2021 at 2:00 p.m...

## **MARCH 10, 2020**

The Board of Review reconvened at 2:00 p.m. to hear in person appeals of 2021 Assessed and Taxable Value appeals. Present were Stacey, Boelcke, Youngstedt, Supervisor Stauffer, Assessor Baumann.

The board heard appeals #002, #003 and #009. Motion by Stacey second by Youngstedt to adjust each parcel's assessed value down by 6% given comparable properties assessed to sale price ratio. All ayes. See Attachment A.

The board heard appeal #005. The appeal was tabled until supporting evidence can be submitted.

The board heard appeal #006. Motion by Stacey second by Youngstedt to deny petition due to lack of supporting documentation. All ayes. See Attachment A.

The board heard appeal #007. Motion by Youngstedt second by Stacey to adjust the assessed and taxable value to 78,800. All ayes. See Attachment A.

The board heard appeal #008. Motion by Youngstedt second by Stacey to deny petition due to lack of supporting documentation. All ayes. See Attachment A.

The board reviewed personal property appeal #007. Motion by Youngstedt second by Stacey to approve the Small Business Taxpayer Exemption. All ayes. See Attachment B.

The board reviewed letter appeal #007. Motion by Stacey second by Youngstedt to deny the appeal for lack of jurisdiction over PRE changes at March Board of Review. All ayes. See Attachment B.

Recess for Dinner was from 5:00 p.m. to 6:00 p.m.

The board heard appeal #001. Motion by Youngstedt second by Stacey to deny petition. All ayes. See Attachment A.

The Board recessed at 9:00 p.m. to reconvene at 3:00 p.m. on March 11<sup>th</sup> to resolve appeal #005 which was tabled for supplemental information.

## **MARCH 11, 2020**

The Board of Review reconvened at 3:00 p.m. to resolve tabled appeal #005. Present were Stacey, Boelcke, Youngstedt, Supervisor Stauffer, Assessor Baumann.

The board reviewed the information submitted for appeal #005. Motion by Stacey second by Youngstedt to adjust the assessed value to 1,450,000. All ayes. See Attachment A.

The board reviewed letter appeal #008. Motion by Youngstedt second by Stacey to deny petition due to property sale being a short sale and value consistent with lakefront properties in township. All ayes. See Attachment B.

## **ADJOURNMENT**

There being no further business, Boelcke adjourned the meeting at 3:38 p.m. Thursday, March 11, 2021.

The next regularly scheduled Board of Review meeting will be July 20, 2021 at 11:30 a.m. in the Lincoln Township Meeting room.

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Dick Stauffer, secretary to the Board of Review