

PTABOA Hearing 6-24-2021

The Starke County Property Tax Assessment Board of Appeals met in regular session at 9:00 A.M. in the Annex Meeting Room, located at 53 E Mound Street in Knox, Indiana. Michelle Schouten, John Viveiros, Tori Chessor, Martin Lucas, Carolla Heilstedt, and Phyl Olinger were present and the following proceedings were held to wit:

ORGANIZATIONAL DUTIES:

- Carolla called the meeting to order at 9 A.M. CST after establishing that we did have a quorum.
- Starke County Auditor, Rachel Oesterreich, swore in the attending members (Carolla & Phyl) for service on the board in 2021.
- Phyl made a motion for Carolla to continue as board president. Carolla seconded the motion which carried.
- Phyl made a motion to approve the minutes from the meeting on October 22, 2020. Carolla seconded the motion which carried.
- John discussed how he is figuring adjustments for the mini-appraisals he is now doing in defense of his values.

BOCHNOWSHI JOSHUA for 2120 E US 30 in Hamlet:

Petitioner, Joshua Bochnowshi, was present by phone. Petitioner was found to not be a party to the appeal as he bought the property in April of 2021 and the taxes were credited to him in the closing. It was discussed that once he puts the property in a wildlife program the issue of assessing the property as Agricultural can be readdressed. Phyl made a motion that the petitioner is not a party to appeal due to not being an owner on 01-01-2021 and due to not paying the taxes himself. Therefore, the appeal should be denied. Carolla seconded the motion which carried.

CANADA MATHEW & ANTOINETTA for 3205 S CR 210 in Knox:

Petitioners sent written consent to review the evidence provided in their absence. After some discussion, Carolla made a motion that based on work done, trending and sales data, no change was warranted for 2021 assessment. Phyl seconded the motion which carried.

COLLINS LON & PRATER VONDA for 5160 S SR 39 in North Judson:

Petitioner, Lon Collins, was present. After some discussion with the taxpayer, Phyl made a motion for no change to the 2021 assessment. Carolla seconded the motion which carried.

CONLEY JOHN & CHARLOTTE for 2280 E 400 S in Knox:

Petitioner failed to appear. After waiting for fifteen minutes past the appointed hearing time, the evidence was reviewed without them. Carolla made a motion to change the condition to poor and the lower the obsolescence from 15% to 5%. This would change the overall value from 133,900 to 127,300. Phyl seconded the motion which carried.

CUNNINGHAM AMANDA & TRUSTY EVELYN for 380 E 625 S in North Judson:

Petitioner failed to appear. After waiting for fifteen minutes past the appointed hearing time, John suggested the percent complete be adjusted per his site visit in early June to

more accurately reflect the completion level of the property. Phyl made a motion to accept John's recommendations. Carolla seconded the motion which carried.

GARRETT DONNA D & HARVEY TIMOTHY for 1035 W 700 S in North Judson:

Petitioner, Timothy Harvey, was present. After some discussion and a question and answer session, the taxpayer conceded the value. Phyl made a motion for no change to the assessment. Carolla seconded the motion which carried.

GRANGER DENNIS & LOLA for 1017 S Virginia Ln in Knox:

Petitioner failed to appear. After waiting for fifteen minutes past the appointed hearing time, Phyl made a motion that since the petitioner had failed to appear and bore the burden of proof in this case, no change should be made to the 2021 assessment. Carolla seconded the motion which carried.

JONES BETTY W/L/E GREEN ANNETTE & LYNN CRYSTAL for 320 Railroad St in Hamlet:

Petitioner failed to appear by phone. After requesting a call for the appointed hearing time, petitioner failed to answer phone. After leaving a message and calling back fifteen minutes later, Phyl made a motion that since the petitioner failed to answer the phone or appear, and the petitioner held the burden of proof, the board would accept John's recommendation to change the classification from Commercial to Residential, which lowered the overall value by 500, but no further change is to be made. Carolla seconded the motion which carried.

BOARD BROKE FOR LUNCH AND RESUMED HEARING AT 1:15 P.M.

MCNEIL SHERYL A for 11960 E 150 N in Plymouth:

Petitioner, Sheryl McNeil, was present. After some discussion, the petitioner felt her questions were answered satisfactorily, and she agreed to the assessment being near market value. Phyl made a motion to make no change to the 2020 or 2021 assessment. Carolla seconded the motion which carried.

NORTH JUDSON UNITED METHODIST CHURCH Form 136 exemption Request for 4745 W SR 10 in North Judson:

After some discussion, Phyl made a motion to approve the request at 100% exempt. Carolla seconded the motion which carried.

HEALTHLINC Form 136 exemption Renewal:

After some discussion, Phyl made a motion to approve the request. Carolla seconded the motion which carried.

RISNER MICHAEL DEAN for 2701 W 250 S in North Judson:

Petitioner failed to appear. After waiting for fifteen minutes past the appointed hearing time, the board reviewed the evidence without him. John conceded an error that left part of a road right-of-way as being assessed on this property. Removing from the assessment would lower the petitioner's acreage by 0.121 acres and lower the value from 10,900 to 10,600. Phyl made a motion that since the petitioner failed to appear and had the burden of proof, the acreage correction is the only correction that should be made. Carolla seconded the motion which carried.

ROSS THOMAS A & KAREN D for 10415 E 400 N in Grovertown:

Petitioner failed to appear. After waiting for fifteen minutes past the appointed hearing time, the board reviewed the evidence without the petitioner. Phyl made a motion for no change to the assessment. Carolla seconded the motion which carried.

TIBBS MICHAEL D & HOFFER JENNIFER R for 1301 E 150 S in Knox:

Petitioner, Michael Tibbs, was present. After some discussion and reviewing John's provided comparable sales, Phyl made a motion to lower the grade from D+2 to D+1 which would lower the total assessment from 185,600 to 178,900 and bring the value more in line with the comparable properties. Carolla seconded the motion which carried.

TOURES JAMES & PATRICIA C for 6830 E Homette Ave in Knox:

Petitioner, Patricia Toures, was present. After some discussion with the petitioner, Phyl made a motion for no changed to the 2021 assessment. Carolla seconded the motion which carried.

WAKEFIELD NORMA EILEEN for property S of 840 N 600 E in Knox:

Petitioner, Norma Eileen Wakefield, was present along with friends Rick & Cindy Dixon. After some discussion about Agricultural use compared to Residential use, as well as zoning boundaries, Phyl made a motion to revert this property to being assessed as Agricultural use. Carolla seconded the motion which carried.

ADJOURNMENT:

The next meeting will be held on July 22, 2021, in the Annex Meeting Room, located at 53 E Mound Street in Knox, Indiana. As there was no further business to discuss, Phyl made a motion to adjourn. Carolla seconded the motion which carried. The meeting adjourned at 3:02 P.M.



Respectfully submitted by _____

Michelle Schouten, Assessor & Secretary for PTABOA