

PTABOA Hearing 7-22-2021

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 9:05 A.M. CST after establishing that we did have a quorum.
- Phyl made a motion to approve the minutes as presented from the meeting on June 24, 2021. Carolla seconded the motion which carried.

BORTELL JEFFREY SCOT & SHAWNY SUE for 7820 S 400 E in Knox:

Petitioners, Jeffrey Scot Bortell and Shawny Sue Bortell were present. Trending, sales analysis, and comparable sales of properties were discussed with the petitioner. After which, Phyl made a motion for no change to the 2021 assessment. Carolla seconded the motion and the motion carried.

BORTELL WAYNE & ELLA FRANCES for 7815 S 400 E in Knox:

Petitioners, Jeffrey Scot Bortell and Shawny Sue Bortell were present as Wayne and Ella are deceased. John's mini appraisal indicated that this particular property may be over assessed. After discussing this, Phyl made a motion to accept John's recommendation to lower the improvement value by 5% to more accurately reflect the value of the property. Carolla seconded the motion and the motion carried.

CICCI PAUL for 5430 E 500 S in Knox:

Petitioner, Paul Cicci, was present. Trending, sales analysis, and comparable sales of properties was discussed with the petitioner. Updates noted on the MLS listing were also discussed. After which, Phyl made a motion to accept John's recommendation to change the effective age to 1987 and the condition to average which would result in no change to the 2021 assessment, but would more accurately reflect the property's age and condition. Carolla seconded the motion which carried.

CRAFT CHARLES & DEBORAH for 3760 N 600 E in Knox:

Petitioner sent written consent to review the evidence provided in their absence. After the evidence was reviewed, Phyl made a motion for no change to the 2021 assessment. Carolla seconded the motion which carried.

CRAFT CHARLES & DEBORAH for 109 S Jefferson in Hamlet:

Petitioner sent written consent to review the evidence provided in their absence. After the evidence was reviewed, Carolla made a motion for no change to the 2021 assessment. Phyl seconded the motion which carried.

FAVERTY GREGORY A & KELLY S for vacant land on Kitty Ln in Knox:

Petitioner, Gregory Faverty, was present by phone. After some discussion, Phyl made a motion to accept John's recommendations to remove the 15% influence factor and to change the lake frontage. These changes will lower the overall assessment from 4700 to 4100. Carolla seconded the motion which carried.

HOFFERTH BRIAN & KRISTY for 10125 E SR 23 in Walketon:

Petitioners, Brian Hofferth and Kristy Hofferth, were present. Trending, sales analysis, market value assessment, and a breakdown of the petitioner provided assessment were discussed at length with the petitioners. Also discussed were the forestry programs as a potential way to lower future assessments. After which, Phyl made a motion that no change should be made to the 2021 assessment. Carolla seconded the motion which carried.

HUBALL DALE & KATHLEEN for 3015 W 400 S in North Judson:

Petitioners, Dale Huball and Kathleen Huball, were present. Some discussion was had on trending and sales analysis. Also discussed were the specifics of this property, such as the new construction of a pool and a shed and the addition of a previously omitted half bathroom to the assessment. John also provided a sales grid of comparable properties to the petitioner, and gave some explanations for it. After which, Phyl made a motion that no change should be made to the 2021 assessment. Carolla seconded the motion which carried.

LITTLETON BOBBY K for 300 E Henry Dr in Knox:

Petitioner, Bobby Littleton, was present. As he was present for the entirety of the Huball discussion, he stipulated that he understood trending and sales. The specifics of his property data on the record card were discussed. After which, Phyl made a motion that no change should be made to the 2021 assessment. Carolla seconded the motion which carried.

BOARD BROKE FOR LUNCH AND RESUMED HEARING AT 1:10 P.M.

LUCAS DANIEL W & PAMELA K for 2180 E 200 S in Knox:

Petitioner, Daniel Lucas, was present. After some discussion on trending, the specifics of this property were discussed, such as updates to the home and kitchen. Carolla made a motion to change the effective age of the dwelling to 1983 and change the condition to Average which would result in no change to the overall 2021 assessment but would better reflect this properties specifics. Phyl seconded the motion which carried.

NEWCOMER STEPHEN L for 5395 E 400 S in Knox:

Petitioner failed to appear. After waiting for fifteen minutes past the appointed hearing time, the board reviewed the evidence without him. Carolla made a motion that no change should be made to the 2021 assessment. Phyl seconded the motion which carried.

PUCKETT CHARLES & BETTY LOU for 100 & 102 S Cleveland St in Knox (3 vacant parcels):

Petitioner failed to appear. After waiting for fifteen minutes past the appointed hearing time, the board reviewed the evidence without the petitioners. Phyl made a motion for no change to the 2021 assessment. Carolla seconded the motion which carried.

RYCHTARCZYK JOZEF & HELENA for 9620 E SR 8 in Knox:

Petitioners, Jozef Rychtarczyk and Helena Rychtarczyk, were present. After some discussion of the specifics on this property's record card no mistakes were found. Phyl made a motion for no change to the 2021 assessment. Carolla seconded the motion which carried.

RICHEY MILO J III & LEONA S for 6775 S SR 10 in Knox:

Petitioners, Milo Richey III and Leona Richey, were present. Some discussion of the specifics of this property's record card were discussed with the petitioner. After which, Phyl made a motion to remove a non-functioning fireplace from the assessment, and change the 100 square feet of crawl space to basement to accurately reflect what is present on the property. Carolla seconded the motion which carried. This will lower the assessment.

SICKLER JOAN for 10535 W SR 10 in San Pierre:

Petitioner, Joan Sickler and her son Tim, were present. After some discussion about the uses of this specific property, and the intent of use at the time of purchase, the board felt this property should not have been changed from Agricultural property class. Therefore, Phyl made a motion to revert this property to being assessed as Agricultural use. Carolla seconded the motion which carried. This will lower the assessment.

WILSON JEFFREY M & CHRISTINA M for 8815 E 650 N in Walkerton:

Petitioner, Christina Wilson, was present. After some discussion about trending and sales analysis, Phyl made a motion for no change to the 2021 assessment. Carolla seconded the motion which carried.

ADJOURNMENT:

The next meeting will be held on September 23, 2021, in the Annex Meeting Room, located at 53 E Mound Street in Knox, Indiana. As there was no further business to discuss, Carolla made a motion to adjourn. Phyl seconded the motion which carried. The meeting adjourned at 3:07 P.M.



Respectfully submitted by _____
Michelle Schouten, Assessor & Secretary for PTABOA