

PTABOA Hearing 11-13-2019

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, Martin Lucas, Carolla Heilstedt, and Todd Leinbach 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.
- Todd made a motion to approve the minutes from the meeting on April 25, 2019. Carolla seconded the motion and the vote was unanimously approved.

ALLEN DENIS L for 803 Shield in Knox:

Taxpayer was found to have a valid excuse for missing the last meeting. He has since signed all proper paperwork and returned it to the assessor's office. Todd made a motion to accept the settlement agreed upon by both parties. Carolla seconded the motion and the vote was carried unanimously.

FULTON GEOFFREY & SHERRY for Clover Ln in Walkerton:

Taxpayer sent a letter to please hear the case even though they couldn't be present. After reviewing the evidence, Todd made a motion to deny the appeal. Carolla seconded the motion, and the vote was carried unanimously.

BEDROCK MARTIN & MARCIA for 4500 E 250 N in Knox:

Martin Bedrock was present. Taxpayer asked some questions about how assessments are derived. John presented several pieces of evidence such as a comparable sale, building permits for the property, and examples of other properties of the same grade for comparison. John also noted an objective error that was made in calculating the additional living space from converting the attached garage. In the conversion the heating was not removed as it should have been for the additional living space per Geothermal pricing guidelines. Carolla made a motion to fix the objective error and leave the remaining assessment as it stands. It was seconded by Todd and was carried unanimously.

ACCENT INDIANA for RR R/O/W, land btwn Portland & Bender & 301 Lake St in Knox:

Petitioner sent an email explaining their argument and asked that the matter be heard without him present due to his being out of the state. After discussing his position and looking at the parcels in question on the map, Carolla made a motion to grant an influence factor of -30% on the property at 301 Lake St due to its size, shape and location (which is across an alley from the rest of their adjacent parcels), and to leave the other two assessments as they stand. It was seconded by Todd and was carried unanimously.

THOMPSON MARTIN J & TIFFINI L for 2820 E 400 N in Knox:

Petitioner failed to appear. Carolla made a motion to deny the appeal due to lack of evidence that the CAFO is affecting the sales ratio and due to the petitioner's failure to appear or provide any other evidence. It was seconded by Todd and was carried unanimously.

McCORMACK JANELLE M for 419 Fear Ct in Knox:

Petitioner failed to appear. The assessor's office has been trying to do an inspection on the interior for a year since the claims in the appeal concern the interior and the condition appears correct from the exterior. Carolla made a motion to deny the appeal due to an inability of the appraiser to have access to the interior and the petitioner's failure to appear. It was seconded by Todd and was carried unanimously.

CORNELL MICHAEL J for 11037 E Pottawatomie Tr S & adjacent lot in Walkerton:

Petitioner failed to appear. The assessor's office has attempted several times to contact petitioner by phone and through the mail to agree to a settlement. The petitioner is non-responsive. The appraiser was willing to lower the value to below the November 2018 sale price per an interior inspection in July of 2019, but got no reply from the petitioner. Carolla made a motion to accept the changes on the Dwelling but to leave the adjacent lot assessment as it stands. It was seconded by Todd and was carried unanimously.

ADJOURNMENT:

The next meeting will be scheduled for some time in April of 2020, and will be held in the Annex Meeting Room, located at 53 E Mound Street in Knox, Indiana. As there was no further business to discuss, Todd made a motion to adjourn. Carolla seconded the motion and it carried unanimously. The meeting adjourned at 10:25 A.M.