

PTABOA Hearing 6-23-2022

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, 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 from the meeting on April 21, 2022. Carolla seconded the motion which carried.

Koepke Daniel G & Crystal D for 2575 S 800 E in Knox:

Petitioner Crystal Koepke was present. There was some discussion on trending and other sales in her area. She presented a spreadsheet of comparable properties that she had found. After reviewing all the evidence, Phyl made a motion no change to the 2022 assessment should be made. Carolla seconded the motion and the motion carried.

McKenna Michael R & Wendy S for 6730 N SR 23 in Walkerton:

Petitioners Michael & Wendy McKenna were both present. There was some discussion on what the term “improvements” on the form 11 means. Trending and sales data were also discussed. After reviewing all the evidence, Phyl made a motion no change to the 2022 assessment should be made. Carolla seconded the motion and the motion carried.

Rokas Thomas M for 6285 E North Dr & Hillcrest Rd both in Knox:

Petitioner Thomas Rokas sent an email asking the board to review his evidence in his absence. After reviewing all the evidence from the petitioner and the assessor, Phyl made a motion no change to the 2022 assessment should be made. Carolla seconded the motion and the motion carried.

Silhavy John E & Carolyn J for 3853 W Second St in North Judson:

Petitioners John & Carolyn Silhavy were both present. There was some discussion on what the term “improvements” on the form 11 means. Trending and sales data were also discussed. After reviewing all the evidence, Phyl made a motion no change to the 2022 assessment should be made. Carolla seconded the motion and the motion carried.

Vanna Raymond for 205 W Lake St in Knox:

Petitioner, Raymond Vanna, failed to appear. After waiting thirty minutes, the board discussed the fact that the assessment increase was due solely to trending, and that the form 130 submitted by the petitioner failed to provide any evidence or argument for a different assessment. Phyl then made a motion no change to the 2022 assessment should be made. Carolla seconded the motion and the motion carried.

Wilson William G & Melody A for 100 E Pearl St in Hamlet:

Petitioner William Wilson was present. There was some discussion on what the term “improvements” on the form 11 means. Trending and sales data were also discussed.

After reviewing all the evidence, Phyl made a motion no change to the 2022 assessment should be made. Carolla seconded the motion and the motion carried.

Kelley Philip C & Mary E for 901 S Portland in Knox:

Petitioner Philip Kelley sent an email asking the board to review his evidence in his absence. After reviewing all the evidence from the petitioner and the assessor, Phyl made a motion no change to the 2022 assessment should be made. Carolla seconded the motion and the motion carried.

Ness Bryan W & Donna E for 509 S Garfield in North Judson:

Petitioner Bryan Ness was present. Trending and sales data were discussed. The specifics of and certain errors in the petitioner provided appraisal were also discussed. A mini-appraisal was provided by John using local properties. John also presented evidence from his site visit to the property on 6-1-2022 where he found some data issues on the assessor's side. After reviewing all the evidence, Phyl made a motion to make the data corrections and to give a 10% obsolescence to the property due to some log rot that was present as well as due to an unusual layout in the floor plan of the property. This would lower the 2022 assessment from \$279,000 to \$256,700. Carolla seconded the motion and the motion carried.

FORM 136 EXEMPTIONS:

- **Heartland Christian Center:** Documents provided by this not-for-profit were reviewed and discussed. It was decided that more information on the use of the new structures was needed to make an informed decision. Phyl made a motion to deny the exemption with the stipulation that if the board is provided this explanation a full week prior to the next PTABOA hearing, it would be reviewed again for 2023 payable in 2024. Carolla seconded the motion which carried.

ADJOURNMENT:

The next meeting will be held on July 28th, 2022 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 11:20 P.M.



Respectfully submitted by _____

Michelle Schouten, Assessor & Secretary for PTABOA