

PTABOA Hearing 07-17-2025

The Starke County Property Tax Assessment Board of Appeals met in regular session at 2:00 P.M. CST in the Annex 1 Meeting Room, located at 53 E Mound Street in Knox, Indiana. Assessor Michelle Schouten - Board Secretary, John Viveiros - Assessment Defense, Phyl Olinger - Board President, and Victoria (Tori) Chessor – Board Member were present, and the following proceedings were held to wit:

ORGANIZATIONAL DUTIES:

- Board President, Phyl Olinger, called the meeting to order at 1:55 P.M. after establishing that we did have a quorum.
- Tori made a motion to approve the June 26th, 2025 minutes as written. Phyl seconded the motion which carried.

York Brian M & Stephanie A for 10530 E Division Rd in Knox:

Petitioner Brian York was present. Petitioner stated that he is currently using the property for agricultural purposes and wants it switched to the agricultural rate. Petitioner provided tax documents to show that he is claiming an income. John stated that it is only a small amount of income, but that the state guidelines don't show a cut off amount required. He also pointed out that the state's position is to encourage local control on such matters. Tori made a motion to change the 2025 payable in 2026 land assessment to agricultural use. Phyl seconded the motion which carried unanimously.

Mendez Alvaro for 9175 E 400 N in Grovertown:

The petitioner's son Alvaro Mendez Jr was present to represent his father Alvaro Mendez Sr. He stated that his father wants the property assessed as agricultural land and also wants it to be certified as agricultural land. The assessor had already stipulated the use as agricultural and lowered the 2025 payable in 2026 value due to the many farm animals being raised on the property. It was explained to Mr. Mendez that to get the land certified as agricultural, he would need to go to the ASCS office and file paperwork there. Tori made a motion to accept the changes to the 2025 payable in 2026 assessment that were already made. Phyl seconded the motion which carried unanimously.

Sallee Vincent & Katherine for 700 E (S of 25 N) in Knox:

Petitioner Vincent Sallee was present. Petitioner stated that the barn is over 100 years old, that four of his nine acres are under water, and that he has to continually spray for mosquitos. He also said that the properties around him are paying less and have more acreage. John stated that the flood plain problem has not been historically considered on residential excess acreage and that he is addressing the problem for the future. He explained that the other parcels the petitioner mentioned are being assessed as agricultural land and his is residential. He went on to state that the reason it is being assessed as residential is that it had a dwelling and a mobile home on it prior to 1995. Mr. Sallee, however, purchased it in 2007, so it should be assessed as to Mr. Sallee's use and not the use from 1995. The board asked the petitioner what was the intended use of the property when he purchased it. He stated that it was purchased for his horses and that three horses are currently kept there. He went on to state that he has no intention of ever putting a dwelling back on this property. After some further discussion,

Tori made a motion to change the 2025 payable in 2026 land assessment to agricultural use. Phyl seconded the motion which carried unanimously.

ADJOURNMENT:

The next meeting will be held in September 18th, 2025 at 10:30 A.M. CST 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. Tori seconded the motion which carried unanimously. The meeting adjourned at 2:35 P.M. CST.



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