

# PTABOA Hearing 10-23-2025

The Starke County Property Tax Assessment Board of Appeals met in regular session at 9:00 A.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 9:05 A.M. after establishing that we did have a quorum.
- Tori made a motion to approve the July 17<sup>th</sup>, 2025 minutes as presented. Phyl seconded the motion which carried.

## **Smith Ronald T & Jaqueline R for 9120 E Division Rd in Knox:**

Petitioners failed to appear. Phyl verified that the petitioner had not contacted the assessor's office to reschedule, and that the Form 114 that was mailed on 09-15-2025 had not been returned as not deliverable. John presented his evidence which included a comparable land sales analysis which he had provided to the petitioner. He also pointed out that the petitioner appealed last year and corrections were made to the dwelling assessment at that time. Tori made a motion of no change to the 2025 payable in 2026 assessment of \$136,300. Phyl seconded the motion which carried unanimously.

## **Chlebek Mark & Renee Turza for 11408 E Samuel Dr in Walkerton:**

The tax representative Timothy Parish of Innovative Property Tax Solutions Inc had emailed the assessor's office to hear this petition in their absence as they had no evidence to present. The petitioners failed to appear. Phyl verified that the petitioners had not contacted the assessor's office to reschedule, and that the Form 114 that was mailed on 09-15-2025 had not been returned as not deliverable. John stated that the petitioner had the burden of proof in this case since the dwelling was only at 80% complete for the 01-01-2024 assessment date and is now 100% complete for the 01-01-2025 assessment. He then presented a comparable sales analysis to back up the assessment. These sales indicate this property is not being over-assessed. Tori made a motion of no change to the 2025 payable in 2026 assessment of \$569,200. Phyl seconded the motion which carried unanimously.

## **Albright Richard L & Gina Lynn for 7530 S 600 E in Monterey:**

Petitioner Gina Albright called the assessor on 10-22-2025, and stated that they have no further evidence to present and that she understands that a decision will be made at this hearing. Phyl stated that additional evidence was requested by the board at the last hearing, and this was not done. Therefore, the board is only able to decide based on the evidence provided at the last hearing. Phyl then made a motion of no change to the 2025 payable in 2026 assessment of \$301,800. Tori seconded the motion which carried unanimously.

## **Hanches John & Rus Rodica for 4419 E CR 210 in Knox:**

Petitioner was told at the previous hearing that they need not be present as long as they mailed in the requested photos. Petitioner did not appear. The board reviewed the four photos that the petitioner had emailed to the assessor. There were two photos of each

of the two utility rooms. John discussed options of change based on the photos. If both rooms were removed from the overall finished area it would remove 400 square feet. However, he pointed out that all homes have at least one utility room and that room is included in all the other dwellings in our county as living space. If we only removed one of the two utility rooms that would remove 200 square feet of living space from the assessment which would lower the overall 2025 assessment by another \$10,400. Tori stated that we don't normally exclude utility rooms. Phyl pointed out that while she understands the petitioner's point of view, she feels that it would set a bad precedent if they removed any square footage from the overall living space. Tori agreed. Tori made a motion that in order to keep the county uniform and fair, no further change to the overall assessed value of \$675,900 be made. Phyl seconded the motion which carried unanimously.

**ADJOURNMENT:**

The next meeting will be held in April of 2026 at a date and time to be determined in the Annex Meeting Room, located at 53 E Mound Street in Knox, Indiana. As there was no further business to discuss, Tori made a motion to adjourn. Phyl seconded the motion which carried unanimously. The meeting adjourned at 9:27 A.M. CST.



Respectfully submitted by \_\_\_\_\_  
Michelle Schouten, Assessor & Secretary for PTABOA