



**ST JAMES TOWNSHIP
JULY BOARD OF REVIEW AGENDA
Location: 37830 Kings Hwy Beaver Island MI 49782
Date: July 19, 2022, at 10:00 am
Meeting rescheduled to 11:00 am**

CALL MEETING TO ORDER (Time): 11:04 am

ROLL CALL: Audrey VanDyke, Frank D'Andraia Board of Review Members
Roberta Welke (Supervisor), Nicole Fleet (Deputy Assessor)

- A. PUBLIC COMMENT:** No public comment.
- B. APPROVAL OF AGENDA:** Motion made by Audrey VanDyke, seconded by Frank D'Andraia. The motion passed to approve the agenda as is.
- C. INQUIRY AS TO CONFLICTS OF INTEREST:** No conflicts identified.
- D. CORRESPONDENCE: PA 141 of 2022 Information:** A brief discussion occurred regarding the bills (house bills MCL 211.7cc(15) and 211.53b) signed by Governor Whitmer on July 11, 2022. The July and December BOR can no longer process an appeal regarding Principal Resident Exemption.
- E. ACTION:**
1. Review L-4031 and L-4035 for approval (Only petition as of 7/14/22)

013-550-013-00	BLANCHARD DAVID L & SHARON E	27440 PINE CHIP RD
----------------	------------------------------	--------------------

Exemption request from Real Estate Tax.
No discussion by board or assessor.
A motion made by Audrey VanDyke and seconded by Frank D'Andraia which passed to approve this 100% exemption.
 2. Audrey VanDyke set motion, seconded by Frank D'Andraia to set the December Board of Review on 12/13/2022 @ 10:00 am, if convened by the Assessor.

ADJOURN: Motion by Frank D'Andraia, seconded by Audrey VanDyke to adjourn 11:16 am.

Minutes completed by the Secretary of the BOR,

Roberta Welke,
Interim Township Supervisor

2022 Taxable Value Calculations WorksheetParcel No. 013-550-013-00Petition No. 22-001

Issued under authority of P.A. 206 of 1893. Filing is mandatory.

This form must be completed by the Board of Review (B of R) and made part of the Board of Review Record whenever a change is made to an individual parcel of property which causes Taxable Value to change.

Complete Section 1 if the B of R changes Capped Value.

		By Assessor	By B of R
2022 Final Taxable Value as set by Assessor, Board of Review or Michigan Tax Tribunal (Enter number into column labeled "By Assessor")		128,675	0
Amount of Losses		0	0
(See page 11 and 12 of STC Bulletin #3 of 1995 for formulas)			
Amount of Additions		128,675	0
(See pages 6-11 of STC Bulletin # 3 of 1995 for formulas. IMPORTANT: See STC Bulletin No. 3 of 1997 for change to formula for Replacement Construction).			
2022 Capped Value	= (2021 Taxable Value - Losses) X CPI + Additions		
	= (0 - 0) X 1.033 + 0		
	= 0 By B of R		
2022 Capped Value	= 0		

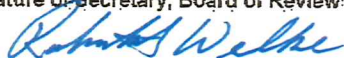
Complete Section 2 if the B of R changes Assessed Value.

		By Assessor	By B of R
2022 Assessed Value	=	148,500	0
2022 Tentative SEV	= 2022 Assessed Value X 2022 Tentative Equalization Factor		
	= 0 X 1.000		
	= 0 By B of R		
2022 Tentative SEV	= 0		

2022 Tentative Taxable Value is the lesser of the 2022 Capped Value or the 2022 Tentative SEV.

2022 Tentative Taxable Value = 0

Signature of Secretary, Board of Review:



Date

7/19/2022

July/December Board of Review Affidavit

Issued under authority of P.A. 206 of 1893. Filing is mandatory.

Petition/Docket #: 22-001

It has been brought to the attention of the assessor that a clerical error or mutual mistake of fact or other specific errors relative to the correct assessment have been made in the assessment of property which is within your collecting jurisdiction. The authority for correction of this error is stated in the General Property Tax Laws of the State of Michigan, 211.53b. OR the taxpayer has requested a poverty exemption under 211.7u. OR the taxpayer has requested a Qualified Agricultural Property Exemption for the current year, which has been denied by the assessor OR the taxpayer has previously been denied by the assessor OR the taxpayer has requested a Homeowner's Principal Residence Exemption that was not on the assessment roll the current year and/or the three (3) previous years, but was not denied by the assessor, the County or the Department of Treasury OR the assessor has determined that a taxable value uncapping should be revised as provided by MCL 211.27a(4)

Form L-4035a (3128) must be completed by the Board of Review and made a part of the Board of Review records whenever a change is made to an individual parcel of property which causes a change in Taxable Value.

The Board of Review is required to file an affidavit within 30 days with the proper officials to have all affected official records corrected. (MCL 211.53b (1).

Distribute copies of this form to the Taxpayer, the County Treasurer, the County Equalization Department, and the treasurers of all other affected taxing authorities. Please retain a copy on file at the local unit.

PART A: IDENTIFICATION

Owner BLANCHARD DAVID L & SHARON E			Parcel Number 013-550-013-00	
Street Address 27440 PINE CHIP RD			Property Type 401	
City BEAVER ISLAND	State MI	ZIP Code 49782	School BEAVER ISLAND COMM SCHOOLS	
Property Address 27440 PINE CHIP RD			Class 401	

PART B: ADJUSTMENTS

Item or Taxing Authority	Note or Millage	Original	Adjusted	Difference
Assessed Value	JBOR	148,500	0	-148,500
Taxable Value	07/19/2022	128,675	0	-128,675
P.R.E.		100.00 %	100.00 %	0.00 %
Property Class		401		
School District		15010		
Classification		Ad Valorem		
TOTALS				

Reason/Justification for change (see definitions on page 2 and the current year's State Tax Commission Bulletin regarding appeal procedures):

☒ Poverty/Vet. Exemption Granted
☐ Homeowner's Principal Residence Exemption

☐ Qualified Agricultural Exemption
☐ Clerical Error including the Reversal of a Taxable Value Uncapping

☐ Mutual Mistake of Fact
☐ Poverty/Vet. Exemption Denied

Explanation: **VETERAN'S AFFIDAVIT RECEIVED 4/01/22 - CONFIRMED**

PART C: CERTIFICATION, BOARD OF REVIEW MEMBERS

We, the undersigned members of St James Twp Board of Review, swear of affirm the above information is, to the best of our knowledge, true.

Signature <i>[Signature]</i>	Date 7/19/22
Signature <i>[Signature]</i>	Date 7/19/22
Signature	Date

Signature	Date
Signature	Date
Signature	Date

NOTE: Please supply a copy of the completed form to all affected Taxing Authorities

07/18/2022
02:34 PM

2022 July BOR Change Summary

Page: 1/1
DB: St James 2023

Year Parcel Number	Petition /Docket	Class	School	Assessed Value	Taxable Value	PRE/MBT Transfer	Corrected Assessed Value	Corrected Taxable Value	Corrected PRE/MBT EX	Corrected Transfer
2022 013-550-013-00	22-001	401	15010	148,500	128,675	100.000	0	0	100.000	0.000
VETERAN'S AFFIDAVIT RECEIVED 4/01/22 - CONFIRMED										
BLANCHARD DAVID L & SHARON E										
27440 PINE CHIP RD BEAVER ISLAND, MI 49782										
							0	0		

*Winter PRE Change

THE BOARD OF REVIEW OF ST JAMES TOWNSHIP, CHARLEVOIX COUNTY, MICHIGAN HEREBY AFFIRMS THAT THE ABOVE INFORMATION IS CORRECT TO THE BEST OF OUR KNOWLEDGE

Signatures of Board of Review Members

Member *Jeff P. Pugh* Member *Frank S. Anderson* Member _____

Dated *July 19, 2022*