



PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

Section 194.011, Florida Statutes

DR-486
R. 04/18
Rule 12D-16.002
F.A.C.
Eff. 04/18

FILED FOR RECORD

2020 SEP - 4 AM 8:33

You have the right to an informal conference with the property appraiser. This conference is not required and does not change your filing due date. You can present facts that support your claim and the property appraiser can present facts that support the correctness of the assessment. To request a conference, contact your county property appraiser. For portability of homestead assessment difference, use Form DR-486PORT. For deferral or penalties, use DR-486DP.

Petition # 2020VB260	County Manatee	Tax year 2020	Date received 9/4/2020
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PART 1. Taxpayer Information

Taxpayer name Klaus Duell	Representative
Mailing address 4501 Manatee Ave W Bradenton, FL, 34209 for notices	Parcel ID and physical address or TPP account # 34297.0000/2 1915 7TH AVE W, BRADENTON, FL, 34205
Phone (941) 264-3380	Email duell@itsger.com

The standard way to receive information is by US mail. If possible, I prefer to receive information by email fax.

I am filing this petition after the petition deadline. I have attached a statement of the reasons I filed late and any documents that support my statement.

I will not attend the hearing but would like my evidence considered. (In this instance only, you must submit duplicate copies of your evidence to the value adjustment board clerk. Florida law allows the property appraiser to cross examine or object to your evidence. The VAB or special magistrate ruling will occur under the same statutory guidelines as if you were present.)

Type of Property Res. 1-4 units Industrial and miscellaneous High-water recharge Historic, commercial or nonprofit
 Commercial Res. 5+ units Agricultural or classified use Vacant lots and acreage Business machinery, equipment

PART 2. Reason for Petition

Check one. If more than one, file a separate petition.

<input checked="" type="checkbox"/> Real property value	<input type="checkbox"/> Denial of exemption Select or enter type:
<input type="checkbox"/> Denial of classification	<input type="checkbox"/> Denial for late filing of exemption or classification (Include a date-stamped copy of application.)
<input type="checkbox"/> Parent/grandparent reduction	<input type="checkbox"/> Qualifying improvement (s. 193.155(5), F.S.) or change of ownership or control (s. 193.155(3), 193.1554(5), or 193.1555(5), F.S.)
<input type="checkbox"/> Property was not substantially complete on January 1	
<input type="checkbox"/> Tangible personal property value (You must have timely filed a return required by s.193.052. (s.194.034, F.S.))	

Check here if this is a joint petition. Attach a list of parcels or accounts with the property appraiser's determination that they are substantially similar. (s. 194.011(3)(e), (f), and (g), F.S.)

Enter the time (in minutes) you think you need to present your case. Most hearings take 15 minutes. The VAB is not bound by the requested time. For single joint petitions for multiple parcels or accounts, provide the time needed for the entire group.

My witnesses or I will not be available to attend on specific dates. I have attached a list of dates.

You have the right to exchange evidence with the property appraiser. To initiate the exchange, you must submit your evidence directly to the property appraiser at least 15 days before the hearing and make a written request for the property appraiser's evidence. At the hearing, you have the right to have witnesses sworn.

You have the right, regardless of whether you initiate the evidence exchange, to receive from the property appraiser a copy of your property record card containing information relevant to the computation of your current assessment, with confidential information redacted. When the property appraiser receives the petition, he or she will either send the property record card to you or notify you how to obtain it online.

Your petition will not be complete until you pay the filing fee. When the VAB has reviewed and accepted it, they will assign a number, send you a confirmation, and give a copy to the property appraiser. Unless the person filing the petition is completing part 4, the taxpayer must sign the petition in part 3. Alternatively, the taxpayer's written authorization or power of attorney must accompany the petition at the time of filing with the signature of the person filing the petition in part 5 (s. 194.011(3), F.S.). **Please complete one of the signatures below.**

PART 3. Taxpayer Signature

Complete part 3 if you are representing yourself or if you are authorizing a representative listed in part 5 to represent you without attaching a completed power of attorney or authorization for representation to this form.
Written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

I authorize the person I appoint in part 5 to have access to any confidential information related to this petition.
Under penalties of perjury, I declare that I am the owner of the property described in this petition and that I have read this petition and the facts stated in it are true.

Signature, taxpayer

Klaus Duell
Print name

09/03/2020
Date

PART 4. Employee, Attorney, or Licensed Professional Signature

Complete part 4 if you are the taxpayer's or an affiliated entity's employee or you are one of the following licensed representatives.

I am (check any box that applies):

- An employee of _____ (taxpayer or an affiliated entity).
- A Florida Bar licensed attorney (Florida Bar number _____).
- A Florida real estate appraiser licensed under Chapter 475, Florida Statutes (license number _____).
- A Florida real estate broker licensed under Chapter 475, Florida Statutes (license number _____).
- A Florida certified public accountant licensed under Chapter 473, Florida Statutes (license number _____).

I understand that written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

Under penalties of perjury, I certify that I have authorization to file this petition on the taxpayer's behalf, and I declare that I am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.

Signature, representative

Print name

Date

PART 5. Unlicensed Representative Signature

Complete part 5 if you are an authorized representative not listed in part 4 above.

- I am a compensated representative not acting as one of the licensed representatives or employees listed in part 4 above AND (check one)
 - Attached is a power of attorney that conforms to the requirements of Part II of Chapter 709, F.S., executed with the taxpayer's authorized signature OR the taxpayer's authorized signature is in part 3 of this form.
- I am an uncompensated representative filing this petition AND (check one)
 - the taxpayer's authorization is attached OR the taxpayer's authorized signature is in part 3 of this form.

I understand that written authorization from the taxpayer is required for access to confidential information from the property appraiser or tax collector.

Under penalties of perjury, I declare that I am the owner's authorized representative for purposes of filing this petition and of becoming an agent for service of process under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts stated in it are true.

Signature, representative

Print name

Date

Angelina Colonnese
Clerk of Circuit Court of the Circuit and County Courts
Manatee County Florida

Receipt #:	C 848646	Case #:	2020VB000260AX	Outstanding Balance:	\$ 0.00
Posting Date:	09/04/2020	Citation #:			
Validn Time:	09:09 AM	Workstation:	PSCOTT		
Party Name:	KLAUS DUELL				

Account Number	Account Description	Detail Amount
001000000207900	VALUE ADJUSTMENT BOARD	\$15.00

Comments:

	\$	15.00	Check	1036
TOTAL TENDERED:	\$	15.00		
Cash Refund:	\$	0.00		
TOTAL PAID:	\$	15.00		



DECISION OF THE VALUE ADJUSTMENT BOARD
VALUE PETITION

DR-485V
R. 01/17
Rule 12D-16.002
F.A.C.
Eff.01/17

MANATEE County

The actions below were taken on your petition.

[X] These actions are a recommendation only, not final [] These actions are a final decision of the VAB

If you are not satisfied after you are notified of the final decision of the VAB, you have the right to file a lawsuit in circuit court to further contest your assessment. (See sections 193.155(8)(l), 194.171(2), 196.151, and 197.2425, Florida Statutes.)

Petition #: 2020VB000260AX Parcel ID 34297.0000/2
Petitioner name: KLAUS DUELL Property address 1915 7TH AVENUE W BRADENTON, FLORIDA
The petitioner is: [X] taxpayer of record [] taxpayer's representative
[] other, explain:

Decision Summary [X] Denied your petition [] Granted your petition [] Granted your petition in part

Table with 4 columns: Value Lines 1 and 4 must be completed, Value from TRIM Notice, Before Board Action Value presented by property appraiser Rule 12D-9.025(10), F.A.C., After Board Action. Rows include Just Value, Assessed or classified use value, Exempt value, and Taxable value.

*All values entered should be county taxable values, School and other taxing authority values may differ. (Section 196.031(7), F.S.)

Reasons for Decision

Findings of Fact

Petitioner was previously scheduled for a hearing and proper notice for the hearing was provided. Petitioner did not appear at the hearing, did not state good cause for petitioner's failure to appear and did not request that evidence be reviewed and considered in petitioner's absence.

Conclusions of Law

The relief sought by Petitioner is denied and this decision is being issued pursuant to F.A.C. 12D-9.021 (8) in order that any right the petitioner may have to bring an action in circuit court is not impaired.

[X] Recommended Decision of Special Magistrate Finding and conclusions above are recommendations.

Signature, special magistrate: Robert C. Hicks, Print Name: Robert C. Hicks, Date: 12/18/2020
Signature, VAB clerk or special representative: [Blank], Print Name: [Blank], Date: [Blank]

If this is a recommended decision, the board will consider the recommended decision on March 22, 2021 at 9:00am. Address: Manatee County Administration Bldg, BOCC Chambers, 1st floor, 1112 Manatee Ave. W., Bradenton, FL 34205.

[] Final Decision of the Value Adjustment Board

Signature, chair, value adjustment board: J. Burroughs, Print Name: J. Burroughs, Date of decision: 12/28/2020
Signature, VAB clerk or special representative: [Blank], Print Name: [Blank], Date mailed to parties: [Blank]

Jane Burroughs

257, 258, 259, 260, 261

From: Klaus Duell <duell@itsger.com>
Sent: Wednesday, December 30, 2020 5:15 PM
To: kevin.vanostenbridge@mymanatee.org; james.satcher@mymanatee.org; vanessa.baugh@mymanatee.org; george.kruse@mymanatee.org; carol.whitmore@mymanatee.org; misty.servia@mymanatee.org; reggie.bellamy@mymanatee.org
Cc: Value Adjustment Board
Subject: Re: 2020VB257-261 VAB SPECIAL MAGISTRATE RECOMMENDATION - DENIED
Attachments: Document_FACC Imaging (2).pdf

To the commissioners of Manatee County:

1. This above referred denials of the special magistrate of the VAB are pure arrogance and simply wrong.

I have denied to appear in front of this institution of a board which is not able to make decisions regarding real estate. All the to this board named commissioners have proven that they are not able to value real estate.

I have demanded the recusal of this persons. My demand was not answered beside a fact ignoring letter from an external counsel.

2. I expect a hearing after the recusal of the incompetent commissioners.

3. I expect that you put on the agenda of your next meeting an item to fire the external attorney. Consulting the VAB does not need external consultation, for this you employ a county attorney.

For avoiding any misunderstanding: If 1) and 2) won't be properly addressed I won't step back and will file the needed lawsuit.

But I expect the 4 of you who have pledged to save taxpayers money and to drain the swamp that you clean up the VAB board instantly and now. None of the actual sitting persons should be on this board after numerous decisions which have proven that they have not even little knowledge regarding real estate.

FINALLY:

I demand always a read receipt for my emails and sending this back is not only a courtesy but for public officials a must. Most employees of the county, the VAB clerk and nearly all other public officials I communicated with had never problems in the past to provide them.

This is different with the board of county commissioners. Only one of seven provides those, this commissioner is Carol Whitmore. I expect the same from every commissioner from now.

Thank you.

Regards

Klaus Duell

----- Original Message -----

Am Montag, 28. Dezember 2020 09:41 schrieb Value Adjustment Board <vab@ManateeClerk.com>:

Case Summaries

Case # 5 - Klause Duell - Petitions # 2020-VB-257,258,259,260,261

Facts

As you can see, Mr. Duell submitted nothing at the hearing, failed to appear at the hearing, and submitted no evidence for the Magistrate to review. He resents the Board, states it is unable to review Real Estate and asks that the Board be replaced by more competent people. He is difficult to deal with and has been advised of the hearing date. I do not know if he will appear, I would not engage him if he starts with inappropriate arguments.