

PROPERTY APPRAISAL ADJUSTMENT BOARD

(Recess)

Petition Nos. 218, 221, 220, 219, and 224: The County Attorney rendered interpretation of cases cited by Attorney for Petitioners: Lanier vs Overstreet and Straughn vs Tuck.

MOTIONS

Tentative action was taken on Petitions as follows:

The Property Appraiser advised that the assessment on Petition No. 78-188 has been reduced to \$489,080.

Motion was made by Mr. Dick to deny Petition Nos. 78-187, 78-188, 78-218, 78-221, 78-227, 78-219, 78-224, 78-235, 78-236, 78-238, and 78-239. Motion was seconded by Ms. Nevin and carried unanimously.

Action was deferred on Petition Nos. 78-222, 78-226, 78-228, 78-229, 78-232, 78-233, 78-234, 78-220, 78-223, 78-237, 78-240, and 78-242.

RECESS

The Chairman declared the Property Appraisal Adjustment Board in recess until 7:00 p.m., Thursday, September 14, 1978.

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The Property Appraisal Adjustment Board of Manatee County, Florida, reconved in the Courthouse in Bradenton, Florida, Thursday, September 14, 1978, at 7:10 p.m.

Members present were:

- L. H. Fortson, Jr., Chairman)
- Louis E. Driggers) Representing Board of County
- Lamar S. Parrish) Commissioners
- Ed Dick (Entered during)
- the meeting)) Representing School
- Elizabeth Nevin) Board

Also present were:

- Alan Prather, for the County Attorney
- Ralph Umana, Deputy Clerk
- Archie B. Powell, Manatee County Property Appraiser
- Bill Kersey, Assistant to Property Appraiser

The meeting was called to order by the Chairman.

78-323 L. Kraybill Souder
Seeking review and adjustment of the assessed value.

Mr. and Mrs. Souder appeared regarding the 100% increased assessment on their older home (built 1931). They did not believe certain factors were taken into consideration: no central air, insulation, etc. Assessment computation and comparable sales provided by the Property Appraiser.

78-244 Trinity Shores, Ltd. (See September 25, 1978)

Additional information was provided by the Property Appraiser on the following petitions:

78-220 Marshalls Braden River Mobile Home Park, Inc.: Reduced to \$6,450.

78-222 Jacy C. Mercer: Reduced to \$18,200 (Mr. Kersey to notify Ernest S. Marshall, Esquire, for rescheduling.)

Court Reporter: 9/14/78
Eleanor Carpenter Andresen
Carpenter Court Reporting

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(Cont'd)

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- 78-232 Hamlin B. Jones: Reduced to \$23,400
- 78-234 Sarabay Marine, Inc. Reduced to \$343,860
- 78-237 Paul D. Miller, Jr.: No Change, remains at \$25,790
- 78-240 Garry and Linda Calhoun: Reduced to \$21,080
- 78-242 Joe Zeller: Reduced to \$52,720
- 78-66, 78-67, 78-68 G. C. Spicola, III, et al: No change.

MOTIONS

Based on the additional information provided by the Property Appraiser, Motion was made by Mr. Parrish to deny Petition Nos. 78-220, 78-232, 78-234, 78-237, 78-240, 78-242, 78-66, 78-67, 78-68, and 78-323. Motion was seconded by Mr. Driggers and carried unanimously.

- 78-245 Stefan M. Stein
Seeking review and adjustment of the assessed value.

Stephan Vaughn Stein appeared on behalf of his father regarding this property on Bishops Bayou on Longboat Key. It was pointed out that areas of this property floods. Department of Environmental Regulations (DER) will not allow a seawall. Assessment computation and comparable sales were provided by the Property Appraiser.

- 78-250 Stefan M. Stein
Seeking review and adjustment of the assessed value.

Stephan Vaughn Stein represented his father on this gulf property on Longboat Key and conceded that it is properly assessed.

- 78-276 Tim H. Warren
Seeking review and adjustment of the assessed value.

There was no appearance on behalf of the Petitioner. Assessment of this property in Emerald Harbor was reviewed by the Property Appraiser. Comparable sales provided.

- 78-246 Darrell D. Reasoner
Seeking review and adjustment of the assessed value.

There was no appearance on behalf of the Petitioner. Mr. Kersey reviewed the assessment placed on this canal lot and provided comparable sales. At the request of the Board, the Property Appraiser agreed to check on whether this is a buildable lot.

- 78-247 Joan P. Simmons (See September 15, 1978)

(Recess)

- 78-248 Gehard A. Weiss
Seeking review and adjustment of the assessed value.

(Enter
Ed Dick)

There was no appearance on behalf of the Petitioner. Mr. Kersey reviewed the assessment on the property in Sleepy Lagoon on Longboat Key. Comparable sales provided.

- 78-249 W. H. and Nancy Pettus
Seeking review and adjustment of the assessed value.

There was no appearance on behalf of the Petitioner. The Property Appraiser agreed to review this property and consider the same factors as other petitions which were deferred in this area.

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78-251 Claflin Garst, Jr.
Seeking review and adjustment of the assessed value.

There was no appearance on behalf of Petitioner. Letter from Mr. Garst was read into the record regarding income from this rental property. Assessment and comparable sales information provided by the Property Appraiser.

78-252 Claflin Garst, Jr.
Seeking review and adjustment of the assessed value.

There was no appearance on behalf of the Petitioner. Letter from Mr. Garst was read into the record regarding income from this rental property. Assessment and comparable sales information provided by the Property Appraiser.

78-253 Claflin Garst, Jr.
Seeking review and adjustment of the assessed value.

There was no appearance on behalf of the Petitioner. Letter from Mr. Garst submitted with Petition. Mr. Kersey explained the method used in assessing this rental property on 9th Street West.

78-254 Claflin Garst, Jr.
Seeking review and adjustment of the assessed value.

There was no appearance on behalf of the Petitioner. Letter from Mr. Garst submitted with Petition. Assessment and comparable sale information was provided by the Property Appraiser on this acreage on which agricultural classification was denied. Not bonafide agricultural use.

78-255 Claflin Garst, Jr.
Seeking review and adjustment of the assessed value.

There was no appearance on behalf of the Petitioner. Letter from Mr. Garst submitted with Petition regarding income from the property. Mr. Kersey reviewed the assessment placed on these commercial lots on 9th Street West.

78-256 William H. or Rose M. Vannie, Sr. (See September 25, 1978)

78-257 Harry A. and Elizabeth O. Fisk
Seeking review and adjustment of the assessed value.

There was no appearance on behalf of the Petitioner. Assessment was reviewed by Mr. Kersey on this Property located on a golf course. Comparable sales provided.

78-258 Edward M. and Mildred B. Hoffmeyer
Seeking review and adjustment of the assessed value of personal property.

There was no appearance on behalf of the Petitioner. The assessment on the additions to this mobile home was reviewed by the Property Appraiser.

78-259 Super 50 Theatre Corp.
Seeking review and adjustment of the assessed value.

There was no appearance on behalf of the Petitioner. Method of assessing this property was reviewed by the Property Appraiser.

78-260 Catherine Watson
Seeking review and adjustment of the assessed value of personal property.

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(Cont'd)

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There was no appearance on behalf of the Petitioner. The assessment on the additions to this mobile home was reduced to \$1,000 by the Property Appraiser.

78-261 W. E. Crowson and Naomi T. Crowson
Seeking review and adjustment of the assessed value.

There was no appearance on behalf of the Petitioner. The Property Appraiser reviewed the assessment placed on these three submerged lots.

78-262 thru 78-275 Duette Groves, Inc. (See September 15, 1978)

MOTIONS

Tentative action was taken on Petitions as follows:

Motion was made by Ms. Nevin to deny Petition Nos. 78-245, 78-248, 78-250, 78-251, 78-252, 78-253, 78-254, 78-255, 78-257, 78-258, 78-260, and 78-261. Motion was seconded by Mr. Driggers and carried unanimously. (Ed Dick did not vote on 78-245 as he was not present during presentation.)

(Recess)

Motion was made by Ms. Nevin to deny Petition Nos. 78-259 and 78-276. Motion was seconded by Mr. Driggers and carried unanimously. (Ed Dick did not vote on Petition No. 78-276 as he was not present during presentation.)

Action was deferred on Petition No. 78-249.

RECESS

The Chairman declared the Property Appraisal Adjustment Board in recess until 9:00 a.m., Friday, September 15, 1978.

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SEPTEMBER 15, 1978

The Property Appraisal Adjustment Board of Manatee County, Florida, reconvened in the Courthouse in Bradenton, Florida, Friday, September 15, 1978, at 9:10 a.m.

Members present were:

L. H. Fortson, Jr., Chairman)	Representing Board of County
Louis E. Driggers)	Commissioners
Lamar S. Parrish)	

Ed Dick)	Representing School
Elizabeth Nevin)	Board

Also present were:

Alan Prather, for the County Attorney
Ralph Umana, Deputy Clerk
Archie B. Powell, Manatee County Property Appraiser
Bill Kersey, Assistant to Property Appraiser

The meeting was called to order by the Chairman.

78-24 Adrian B. Rhodes, Jr.
Seeking review and adjustment of the assessed value.

Mr. Rhodes submitted a comparison breakdown of nine similar properties in Bay Colony comparing various factors and assessments. Primary difference being in construction. Photographs of the home and pool were submitted. Faulty construction of the pool was noted. Mr. Rhodes was of the opinion that he is eligible for an exemption on the pool as it was constructed at the recommendation of their doctor for therapeutic purposes for his wife who has had a stroke. The assessment breakdown and comparable sales information was provided by the Property Appraiser. Means of obtaining the exemption was outlined by Mr. Prather. Petitioner's Exhibits: #1 Comparison Breakdown (3 pages) #2 Photographs (4)

Court Reporter: 9/15/78
Eleanor Carpenter Andresen
Carpenter Court Reporting