

SEPTEMBER 14, 1978

(Cont'd)

PROPERTY APPRAISAL ADJUSTMENT BOARD

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)
- Louis E. Driggers) Representing Board of County
- Lamar S. Parrish) Commissioners
- 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

PROPERTY APPRAISAL ADJUSTMENT BOARD

78-262, 78-263, 78-264, Duette Groves, Inc. Withdrawn
 78-265, 78-266, 78-267,
 78-268, 78-269, 78-270,
 78-271, 78-272, 78-273,
 78-274, and 78-275

78-277, 78-278, 78-279 Louis D. Conetta, et al Withdrawn
 78-280, 78-281, 78-282

(Recess)

78-283 Elsie Betts Dodson
 Seeking review and adjustment of the assessed value.

James Dodson appeared regarding the assessment placed on this 53.66 acres classified agricultural (10 acres grove, 4 acres pasture, 39.66 open woods). At issue here was the assessment placed on the acreage in open woods. Comparison was made with surrounding acreage of like nature. The Property Appraiser agreed to reduce the assessment on the 39.66 acres to \$50 per acre.

Petitioner's Exhibits: #1 Aerial Photo #2 Plat Sheet No. 6F/19,20 #3 (3) Photos

78-284 Elsie Betts Dodson, et al
 Seeking review and adjustment of the assessed value.

Mr. Dodson stated that this parcel consists of 20.59 acres classified as agricultural (9 acres grove, 3 acres garden, 6.5 acres bayhead, 2 acres homesites). The home of the Petitioner (built 1971) and the family homestead (build 1926) are located on this property. In contention was the assessment of the bayhead acreage and the amount of land assessed as homesites. Testimony of Elsie Betts Dodson was presented regarding the nature and use of this land.

78-285 Elsie Betts Dodson, et al
 Appeal of the disapproval of application for agricultural classification. Seeking review and adjustment of the assessed value.

This ten acre tract consists of three acres of orange grove and seven acres of pastureland. It was denied the agricultural classification this year for the first time. Elsie Betts Dodson testified regarding the amount of fruit from the grove, the number of cattle on the property, and its present use for hay. The Property Appraiser stated that there were no cattle on the property at the time checked by the appraiser.

78-286 Elsie Betts Dodson, et al
 Appeal of the disapproval of application for agricultural classification. Seeking review and adjustment of the assessed value.

This 19.5 acres is contiguous to the tract in Petition 78-285 and has been denied the agricultural classification for the first time. The use of this property has not changed. It is a source of water for the grove, rough pasture land, and stock pond. The Property Appraiser stated that there were no cattle on the property at the time checked by the appraiser.

78-287 Elsie Betts Dodson, et al
 Appeal of the disapproval of application for agricultural classification. Seeking review and adjustment of the assessed value.

This 15 acres of pastureland has been denied the agricultural classification for the first time. Comparisons were made by Mr. Dodson with other properties in this area with the same use.

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(Cont'd)

PROPERTY APPRAISAL ADJUSTMENT BOARD

78-288 Larry Betts
Appeal of the disapproval of application for agricultural classification. Seeking review and adjustment of the assessed value.

This 15.5 acres consists of 2.5 acres of orange grove and 13 acres of pastureland which has been denied the agricultural classification. It is presently in hay.

78-289 Carolyn Betts Grubbs
Appeal of the disapproval of application for agricultural classification. Seeking review and adjustment of the assessed value.

Agricultural classification has been denied on this 15 acres tract consisting of 1.5 acres of orange grove and 13.5 acres of pastureland (presently in hay).

78-290 Shirley Betts Bryant
Appeal of the disapproval of application for agricultural classification. Seeking review and adjustment of the assessed value.

Mr. Dodson stated that the agricultural classification has been denied for the first time on this 15 acres of native pasture.

78-291 Roger St. Clair
Seeking review and adjustment of the assessed value.

There was no appearance on behalf of the Petitioner. The Property Appraiser advised that the assessment has been reduced on this property to \$50,100.

78-292 Nathaniel Matherson and Henrietta Parrinelli
Seeking review and adjustment of the assessed value.

Mr. Matherson appeared regarding the increased assessment placed on his home in Poinciana Park stating that this is a mixed neighborhood and he would be unable to sell his property for the same value that some of the homes are selling for. Mr. Kersey reviewed the assessment placed on this property. Comparable sales provided.

RECESS

The Board recessed at 12:00 noon and reconvened at 1:35 p.m. with all members present.

78-294 Industrial Glass (See September 25, 27, 1978)

78-295 Tropicana Products (See September 25, 27, 1978)

78-296 Virginia E. Richmond
Seeking review and adjustment of the assessed value.

Ms. Richmond appeared regarding the assessment placed on a 50' wide lot which in itself is not buildable. This lot is contiguous to two lots on which their home is located and was purchased to add to their yard. The Property Appraiser stated that this property has been assessed as an addition to the other two lots.
Petitioner's Exhibit: #1 Survey

78-297 B & H Products (See September 25, 27, 1978)

PROPERTY APPRAISAL ADJUSTMENT BOARD

78-70 Kimco Bradenton Inc
 Seeking review and adjustment of the assessed value.

Salvadore Manda presented an income analysis of this commercial property which is a part of Lakeside Plaza Shopping Center. He reviewed the rental rates and income from the leases, some of which were signed about ten years ago and do not reflect today's market. The method of appraising this property was reviewed by Mr. Kersey. Comparisons with other area shopping centers were provided.

78-298 Renee L. Dulin
 Seeking review and adjustment of the assessed value.

Ms. Dulin testified that she was required to grant a 10' easement on the western portion of her property for a roadway and relocate the house prior to being granted a building permit. This relocation placed the house closer to the boundaries of the lot and detracts from the value of the property. She explained the difficulties encountered in obtaining access to water and power lines due to replating of the subdivision (Westmoreland Drive). The Property Appraiser reviewed the assessment on the property and provided comparable sales.

78-299 Agnes L. Hughes
 Seeking review and adjustment of the assessed value of personal property.

Ms. Hughes appeared regarding the assessment on the additions to this mobile home in West Winds Mobile Village. In particular, the porch which leaks and is beyond repair. The assessment on the additions was reviewed by the Property Appraiser.

78-300 Irvine Kimmel
 Seeking review and adjustment of the assessed value.

Mr. Kimmel appeared regarding the assessment of this rental property on US 41 (across from Morrisons Cafeteria) consisting of five lots. The property is leased by a trailer sales operation and income from this lease was reviewed. Mr. Kersey reviewed the front foot assessment on this property and provided comparable sales in the area.

(Recess)

78-301 Longboat Key Hotel Associates Ltd.
 Seeking review and adjustment of the assessed value.

There was no appearance on behalf of the Petitioner. The petition was reviewed as submitted.

78-302 Longboat Key Hotel Associates Ltd.
 Seeking review and adjustment of the assessed value of personal property.

There was no appearance on behalf of the Petitioner. The Property Appraiser advised that the assessment has been reduced to \$300,000 on this personal property.

78-303 Ronald C. Cochran
 Seeking review and adjustment of the assessed value.

Mr. Cochran appeared in protest of the percentage of increase in his assessment which was increased by a higher percentage than neighboring properties. It was noted that the purchase price of the property was more than the assessed value. Mr. Cochran was informed that the law required that property be assessed at 100 percent of market value.

SEPTEMBER 15, 1978

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PROPERTY APPRAISAL ADJUSTMENT BOARD

78-304 Sunny Shores Social Club
Seeking review and adjustment of the assessed value.

There was no appearance on behalf of the Petitioner. The Property Appraiser advised that the assessment has been reduced to \$36,600 on this property.

MOTIONS

Tentative action was taken on petitions as follows:

Motion was made by Mr. Dick to deny Petition Nos. 78-24, 78-283, 78-291, 78-292, 78-70, 78-298, 78-299, 78-300, 78-301, 78-302, 78-303, 78-304, and 78-296. Motion was seconded by Ms. Nevin and carried unanimously.

Upon agreement by the Property Appraiser to reduce the assessment on 6.5 acres (bayhead) to \$100 per acre, motion was made by Mr. Driggers that Petition No. 78-284 be denied. Motion was seconded by Mr. Parrish and carried unanimously.

Motion was made by Mr. Driggers to grant the agricultural classification on the 7 acres of rough native land under Petition No. 78-285. Motion was seconded by Mr. Parrish. Voting "Aye" were Members Driggers and Parrish. Members Fortson, Nevin, and Dick voted "Nay." Motion did not carry.

Upon agreement by the Property Appraiser to reduce the assessment on the 7 acres of rough native land to \$1,000 per acre, motion was made by Mr. Dick to deny Petition No. 78-285. Motion was seconded by Mr. Parrish and carried unanimously.

Upon agreement by the Property Appraiser to reduce the assessment on this petition to \$1,000 per acre, motion was made by Mr. Parrish to deny Petition No. 78-286. Motion was seconded by Mr. Dick and carried unanimously.

Upon agreement by the Property Appraiser to reduce the assessment on this petition to \$1,000 per acre, motion was made by Mr. Parrish to deny Petition No. 78-287. Motion was seconded by Mr. Dick and carried unanimously.

Motion was made by Mr. Dick to grant the agricultural classification on Petition Nos. 78-288 and 78-289. Motion was seconded by Ms. Nevin and carried unanimously.

Upon agreement by the Property Appraiser to reduce the assessment on this petition to \$1,000 per acre, motion was made by Mr. Dick to deny Petition no. 78-290. Motion was seconded by Ms. Nevin and carried unanimously.

78-305 Dr. V. K. Reeve
Seeking review and adjustment of the assessed value.

There was no appearance on behalf of the Petitioner. This petition was deferred at the request of Mr. Kersey as it is listed with a realtor at a price less than the assessed value.

78-306 John J. and Geneva M. Trusler
78-307 Seeking review and adjustment of the assessed value.

There was no appearance on behalf of the Petitioner. The Property Appraiser advised that Petition No. 78-306 has been reduced to \$89,320 and Petition 78-307 reduced to \$86,480.

78-247 Joan P. Simmons
Seeking review and adjustment of the assessed value.

There was no appearance on behalf of the Petitioner. The Property Appraiser advised that the assessment has been reduced to \$41,420 on this property.

PROPERTY APPRAISAL ADJUSTMENT BOARD

MOTIONS

Tentative action was taken on petitions as follows:

Motion was made by Mr. Parrish to deny Petition Nos. 78-306, 78-307, and 78-247. Motion was seconded by Ms. Nevin and carried unanimously.

Action was deferred on Petition No. 78-305.

RECESS

The Chairman declared the Property Appraisal Adjustment Board in recess until 1:00 p.m., Monday, September 18, 1978.

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SEPTEMBER 18, 1978

The Property Appraisal Adjustment Board of Manatee County, Florida, reconvened in the Courthouse in Bradenton, Florida, Monday, September 18, 1978, at 1:05 p.m.

Members present were:

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

- Ed Dick) Representing School
- Elizabeth Nevin) Board

Also present were:

- E. N. Fay, Jr., 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.

78-308 King and Margaret Williams, Jr.
Seeking review and adjustment of the assessed value.

Mr. Williams protested the increased assessment of Moore's Stone Crab Restaurant located on the bayside of Longboat Key. Information was provided regarding actual construction costs. Method of assessing this property was reviewed by Mr. Kersey.

78-309 Julia Cigarran
Seeking review and adjustment of the assessed value.

There was no appearance on behalf of the Petitioner. The Property Appraiser reviewed the assessment on this gulf front property.

78-310 Holly A. Schlag
Seeking review and adjustment of the assessed value.

Ms. Schlag testified that this rental property was purchased in September 1977 for \$44,000 and presented an appraisal reflecting that value. Property Appraiser agreed to reconsider the assessment based on this additional information. (Mr. Fortson noted for the record that he is associated with the same real estate firm as Ms. Schlag.)

78-311 Wayne L. and Anne H. Pontious
Seeking review and adjustment of the assessed value.

Mr. Pontious appeared regarding the assessment on this commercial lot on Cortez Road purchased in 1977. Information was provided regarding purchase price and amount received on the portion sold. Mr. Kersey reviewed the assessment on this property and provided comparable sales.

Court Reporter: 9/18/78
Eleanor Carpenter Andresen
Carpenter Court Reporting