

PROPERTY APPRAISAL ADJUSTMENT BOARD

78-419 W. E. Kirchhoff, Jr.
Seeking review and adjustment of the assessed value.

There was no appearance on behalf of the Petitioner. Appraisal of Alcott and Associates dated June 26, 1976, was submitted reflecting a value of \$135,000. Mr. Kersey reviewed the assessment of this 17 acre tract and stated that the canals are in and the property ready to develop but the Petitioner is having a problem regarding access.

78-420 Caroline C. Forte
Seeking review and adjustment of the assessed value.

There was no appearance on behalf of the Petitioner. The assessment on the lot and mobile home in Royal Garden Estates was reviewed by Mr. Kersey.

78-421 Joseph W. Schneider
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 waterfront property in Whitfield Estates.

MOTIONS

Tentative action was taken on petitions as follows:

Motion was made by Mr. Dick to deny Petition Nos. 78-216, 78-214, 78-100 78-123, 78-413, 78-415, 78-416, 78-417, 78-418, 78-419, 78-420, 78-421. Motion was seconded by Ms. Nevin and carried unanimously.

Action was deferred on Petition Nos. 78-217, 78-408, 78-409, 78-411, 78-412, and 78-414.

RECESS

The Chairman declared the Property Appraisal Adjustment Board in recess until 1:00 p.m., Friday, September 22, 1978.

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SEPTEMBER 22, 1978

The Property Appraisal Adjustment of Manatee County, Florida, reconvened in the Courthouse in Bradenton, Florida, Friday, September 22, 1978, at 1:00 p.m.

Members present were:

L. H. Fortson, Jr., Chairman) Representing Board of County
Louis E. Driggers) Commissioners
Lamar S. Parrish (entered)
during the meeting)

E. 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.

Court Reporter: 9/22/78
Eleanor Carpenter Andersen
Carpenter Court Reporting

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(Cont'd)

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78-422 ABC Liquors, Inc.
Seeking review and adjustment of the assessed value.

Roy O'Bryant, Area Supervisor, appeared on behalf of Petitioner.
(Enter Mr. Actual costs were provided on the construction of this structure
Parrish) built two years ago. Assessment and comparable sales were provided
by Mr. Kersey who stated that this property on 14th Street is
assessed at \$600 per front foot.

78-423 Walter L. Ussher
Seeking review and adjustment of the assessed value
of personal property.

There was no appearance on behalf of the Petitioner. The
assessment on the attachments to this mobile home in Colonial
Mobile Manor was reviewed by Mr. Kersey. (It was noted that
the petition was not notarized and therefore not duly filed.)

78-424 Charlie E. and Duane W. Simmons
Seeking review and adjustment of the assessed value.

Mr. Simmons appeared regarding this property which the Property
Appraiser agreed to recheck due to its flooding conditions.

78-86 Morrison Incorporated (Bayshore Gardens Cafeteria #5926)
Seeking review and adjustment of the assessed value of
personal property.

There was no appearance on behalf of the Petitioner. The
assessment of the supplies, furniture, fixtures, and equipment,
of this cafeteria was deferred to the Property Appraiser for
further review.

78-425 Elma Thomas
Seeking review and adjustment of the assessed value
of personal property.

There was no appearance on behalf of the Petitioner. Mr.
Kersey reviewed the assessment on the attachments to this
mobile home in Bradenton Trailer Park.

NOTICES OF HEARING

The Chairman stated for the record that the following Notices
of Hearing were returned and not delivered to the petitioner:
78-198, 78-199, 78-238, 78-257, 78-291, 78-408, and 78-427.

78-427 Ferd Bachofer
Seeking review and adjustment of the assessed value.

There was no appearance on behalf of the Petitioner. It was
noted that the Notice of Hearing had been returned and not
received by Petitioner. The assessment on this gulf and
bayside property on Longboat Key was reviewed by Mr. Kersey.

78-428 Arfo, Inc. Not notarized and not considered.

78-429 Robert J. Trulaske Not notarized and not considered.
Arthur W. Trulaske

78-430 Arfo, Inc. Not notarized and not considered.

78-431 Merle & Emma Fleming Not notarized and not considered.

DEFERRED ITEMS

The Property Appraiser made the following report regarding
petitions deferred for further review:

78-229 Outpatient Radiology Reduced to \$546,750

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DEFERRED ITEMS (Cont'd)

78-335 Doris Fogarty - No Change
 78-336 Doris Fogarty - Reduced to \$33,220
 78-337 Doris Fogarty - No Change
 78-338 Doris Fogarty - Reduced to \$54,130

BEKER PHOSPHATE (78-15) SUBPOENA DUCES TECUM

Upon request of John Harllee, Esquire, the Chairman signed a Subpoena Duces Tecum on behalf of Beker Phosphate for service upon the Property Appraiser.

DEFERRED ITEMS (Cont'd)

78-366 C. J. Renier - No Change
 78-330 T. Raymond Suplee - Reduced to \$86,720
 78-411 Doroithia McCarthy - No Change
 78-408 Helen Costell - Reduced to \$125,810
 78-169 C. H. Carrier - Reduced to \$14,280
 78-391 Jerome V. Ansel - No Change
 78-392 Jerome V. Ansel - No Change
 78-393 Jerome V. Ansel - Reduced to \$467,270
 78-394 Jerome V. Ansel - No Change
 78-395 Jerome V. Ansel - Reduced to \$275,110
 78-212 Bayshore Gardens Shopping Center - Reduced to \$3,386,550

MOTIONS

Based upon the additional information provided by the Property Appraiser, motion was made by Ms. Nevin to deny Petition Nos. 78-229, 78-335, 78-336, 78-337, 78-338, 78-366, 78-330, 78-411, 78-408, 78-169, 78-391, 78-392, 78-393, 78-394, 78-395, and 78-212. Motion was seconded by Mr. Parrish and carried unanimously.

78-432 Alonzo C. Bush
 Seeking review and adjustment of the assessed value.

There was no appearance on behalf of the Petitioner. Mr. Kersey reviewed the assessment on this lot in Palmetto Skyway. Comparable sales provided.

(Recess)

78-433 Pic-Town Estates, Inc.
 Seeking review and adjustment of the assessed value.

There was no appearance on behalf of the Petitioner. Mr. Kersey reviewed the assessment on this property which is the same as the price paid for the property one year ago. The portion sold by Petitioner will be taken off the assessment next year.

78-435 Homer D. Greer
 Seeking review and adjustment of the assessed value.

There was no appearance on behalf of the Petitioner. Mr. Kersey reviewed the assessment on this waterfront property located on Longboat Key.

78-437 Guy & Evelyn Coffey
 Seeking review and adjustment of the assessed value.

Mr. and Mrs. Coffey appeared regarding the increased assessment on this thirty year old home. The Property Appraiser agreed to make another inspection of the property.

78-439 Fannie K. Cooper
 Seeking review and adjustment of the assessed value.

There was no appearance on behalf of the Petitioner. Letter submitted was reviewed by the Board Members. At the request of the Board, the Property Appraiser agreed to check this property as to whether any portion lies within the area of the borrow pit.

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78-440 Robert V. Danto
Seeking review and adjustment of the assessed value.

There was no appearance on behalf of the Petitioner. Mr. Kersey reviewed the assessment of this 14.75 acres on Terra Ceia Bay. Comparable sales were provided.

78-441 James and Diane Birkey
Seeking review and adjustment of the assessed value.

There was no appearance on behalf of the Petitioner. The Property Appraiser advised that the assessment on this property has been reduced to \$49,110.

78-442 Robert F. Hardgrove
Seeking review and adjustment of the assessed value.

There was no appearance on behalf of the Petitioner. Assessment and comparable sales reviewed by Mr. Kersey. At the request of the Board, the Property Appraiser agreed to check with the Building Department as to whether or not this is a buildable lot.

78-443 Robert D. Waldenmyer
Seeking review and adjustment of the assessed value.

There was no appearance on behalf of the Petitioner. Mr. Kersey reviewed the assessment on this property in Shadow Brook Mobile Home Condominiums. (The appeal for over 65 and disability exemptions was not considered.)

78-444 Elmo H. Beckford
Seeking review and adjustment of the assessed value of personal property.

There was no appearance on behalf of the Petitioner. Assessment of the attachments to this mobile home in Sunset Village was reviewed by Mr. Kersey.

78-446 Betty Mills Nemeth
Seeking review and adjustment of the assessed value of personal property.

There was no appearance on behalf of the Petitioner. Letter submitted by Ms. Nemeth was reviewed by the Board Members. The assessment on the attachments to this mobile home in Colony Cove was reviewed by Mr. Kersey.

78-448 Josephine Rowley
Seeking review and adjustment of the assessed value.

There was no appearance on behalf of the Petitioner. The assessment on this property in Rosedale Manor was reviewed by Mr. Kersey. At the request of the Board, the Property Appraiser agreed to check the second lot as to whether or not it is buildable.

78-450 Robert A. and Helen Peters
Seeking review and adjustment of the assessed value.

There was no appearance on behalf of the Petitioner. The assessment on this gulf front property on Anna Maria was reviewed by Mr. Kersey.

78-451 Robert and Nora Viands
Seeking review and adjustment of the assessed value of personal property.

There was no appearance on behalf of the Petitioner. The assessment on the attachments to this mobile home in Gulf Lakes Estates was reviewed by Mr. Kersey.

(Recess)

78-453 George M. Ross Not notarized and not considered.

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- 78-456 J. Peter Morrisey Not notarized and not considered.
 78-458 John H. Deam (See September 20, 1978)
 78-396 Dozier Hilliard Withdrawn
 78-397 Dozier Hilliard Withdrawn
 78-406 Cornell B. Smith
 Seeking review and adjustment of the assessed value.

Mr. Smith testified that this property in Holmes Beach was damaged by fire in 1963-1964 and he lives in a 14' x 10' area on the second floor. The remainder of the house is unlivable. Assessment of this property was reviewed by Mr. Kersey who stated that the condition of the house was taken into consideration in determining the assessed value.

- 78-410 E. S. Reasoner
 Seeking review and adjustment of the assessed value.

Mr. Reasoner appeared regarding the assessment of various parcels:

- Parcel 68646 - Reduced by the Property Appraiser to \$35,500.
Parcel 54001 - Reduced by the Property Appraiser to \$5,000.
 Mr. Reasoner did not agree with the reduced assessment on this parcel as portion has been given to DOT for the road and drainage.
Parcel 54003 - Reduced by the Property Appraiser to \$211,100.
Parcel 45614 - Structure has been removed from this property.
Parcel 45615 - Commercial building 10th Avenue East.
Parcel 46182 - Reduced by the Property Appraiser to \$17,300.
Parcel 51455 - Reduced by the Property Appraiser to \$725,120.
Parcel 73601 - 12.5 acres zoned agricultural.
Parcel 4709 - 18 acres unimproved pasture classified agricultural.
Parcel 30363 - 3/4 acres on 71st Street zoned R1A.
Parcel 56036 - Gas station and store in Oneco.
Parcel 54703 - Southern Palms Mobile Court on US 41 and Oneco Road, classified as a "D" park and consisting of mobile homes and rental cottages.

BEKER PHOSPHATE (78-15) MOTION TO QUASH SUBPOENA DUCES TECUM

The County Attorney announced for the record that as of 4:45 p.m. this date the Property Appraiser, Archie B. Powell, has filed a Motion to Quash Subpoena Duces Tecum which has been filed by Beker Phosphate Corporation. (To be ruled upon at time of hearing.)

(Recess)

MOTIONS

Tentative action was taken on petitions as follows:

Motion was made by Mr. Dick to deny Petition Nos. 78-422, 78-423, 78-425, 78-427, 78-432, 78-433, 78-435, 78-439, 78-440, 78-441, 78-443, 78-444, 78-446, 78-450, 78-451, 78-406, and 78-410. Motion was seconded by Mr. Driggers and carried unanimously.

Action was deferred on Petitions 78-86, 78-424, 78-437, 78-442, and 78-448.

RECESS

The Chairman declared to Property Appraisal Adjustment Board in recess until 1:00 p.m., Monday, September 25, 1978.

SEPTEMBER 25, 1978

The Property Appraisal Adjustment Board of Manatee County, Florida reconvened in the Courthouse in Bradenton, Florida, Monday, September 25, 1978, at 1:00 p.m.