

PTABOA 11/27/2023

90-08-03-505-007.000-004

Ellis, Andrew W

323 Elm Grove Rd, Bluffton, IN 46714

Laura- Start with Ellis. Okay this property is up and on the screen. Do you want me to read the parcel information. Andrew, do you want to start since we are recording?

Andrew- Yes, sure. I didn't know if you were going to read everything in. This property is 323 Elm Grove Rd. It was one that the office had recommended reducing the value after reviewing some of the sales. It is in a kind of unique area. As far as it is a larger lot of from the main road with a sub-division to the southwest. And really it just kind of falls normal into making sure that as it is trends make sure that it is trending with the proper area. Not solely based off from the sub-division sales or solely off from the township sales. And we recommend reducing this value from \$293,000 to \$252,700. There is a little more than 2000 sf above ground on this ranch style home. With a little bit of finish, less than a 1000 sf I think of rec room 559 of rec room level finish in the basement. After looking at some of the sales that is what we came out with. There is a sales comparison that is attached. On counts 2 & 3 there. We are also looking at ranch style homes. That allowed us to get to the lower value.

Judy- Looks good. I really appreciate the work on cleaning up the neighborhoods.

Laura- Are you going to approve of that value then?

Andrew- I am happy to answer any of the questions.

Blake- I think we should probably make a motion to approve that.

Judy- I will second it.

90-04-21-300-003.001—016

Nusbaumer, Brandon/Amanda M

3811 W 200 N, Bluffton, IN 46714

Andrew- Nusbaumer property at 3811 W 200 N. We did recommend again a slight reduction the original was \$377,800 to

Laura- I don't believe you have that one in there. This is one that they agreed to like on Tuesday. And I think that it...

Andrew- We can we get a copy of the email, which I guess would be considered a verbal agreement so we can make sure that is where the group is at in case we don't get original the 134 never comes? So, we adjusted it to \$363,000. They did purchased the property for \$330,000 back in 2021. And the email states here- "Yes, we agree, go ahead, and take us off the schedule. Appreciate you." So, we just need the board to approve the reduction to \$363,000. \$363,000 even.

Judy- What did they purchase it for again?

Andrew- They purchased it for \$330,000 in 2021.

Judy- Motion to approve that.

Blake- I'll second it.

Laura- And that was \$363,000, right Andrew?

Andrew- Yes. And, Wilson.

90-04-11-400-005.001-016

Wilson, Nathanel A/Veronica R

1041 W 400 N, Markle, IN 46770

Laura- Yes, and that one may not be in there because she agreed to settle on Tuesday. We made a few changes on it.

Andrew- And I want to note on the last card that was in the file.

Laura- And that one may not be in there either.

Andrew- Clerical the last card that is in the file the land value was \$77,100 and the improvement value \$300,900.

Laura- I believe so. Yes.

Blake- Mr. and Mrs. Wilson is who you are talking about.

Andrew- It was \$298,000. And there is about a \$2000-\$3000 difference.

Laura- We corrected a basement finish or a basement. We have 50% basement 50% crawl under a small portion of their house. And it is all crawl. And I believe that we lowered the condition of two of their barns. That is the difference. I apologize.

Andrew- I just want to make sure that we get the right value approved.

Laura- It is definitely the lower value that we settled on.

Judy- So what would the value be with the difference?

Andrew- Yeah, I was just adding them up. So, the total value is \$375,900?

Blake- That is the new value.

Laura- That is correct.

Andrew- So that is the original value was \$399,300. I wasn't part of this one. You had discussed it with them?

Laura- Yes, I discussed it with her, yes.

Andrew- And if you guys are curious. The only changes were from the annual trending. So, I went ahead and pulled all the residential – I don't want to say a homestead because some of them may be rentals. All the residential properties from this neighborhood that would include a lot of Ag property. And the medium percent of change was 20.84%. And their increase

was about 16%. So, they are below the median increase. That is a discussion that she just needs to explain why 16% while everyone else went up 20.84%.

Laura- Yes, and they appealed last year. So, they have the burden of proof. And I explained that it wouldn't go any lower without it being because they have the burden of proof. Because they had appealed. Tyson Brooks is the other one that is in that category.

Andrew- The value that was either agreed upon or determined by the board last year at \$325,100?

Laura- Yes.

Andrew- And that are seen a 20% increase and theirs were a 16% increase.

Blake- I make a motion to approve the value.

Nathan- I second.

Laura- Janet Anderson might be the only one that is not coming.

Andrew- But she is one that you will want to read the script. You will want to read the script. Just state that the taxpayer is not present. That way it is in the minutes.

Laura- Okay, perfect. And if I start forgetting to do something just put your hand up. I have never done this script before. It is completely foreign to me. So, bear with me. Last time I didn't read everyone in when they came in. And when I got back, I thought, I didn't even read the parcel number. So, this time, I will be swearing everyone in individually at the time of their hearing. I will read the script and swear them in. Are we good with going ahead. Mr. & Mrs. Brooks, I think you were the first ones here. You can come forward.

90-06-20-400-007.000-010

Brooks, Tyson E/Rebeka S

7741 E 200 N, Bluffton, IN 46714

Laura- First of all the year we are appealing is 2023 payable 2024. Is everyone in agreement with that? Yes? (Brooks, board & Andrew agreed.) The parcel # is 90-06-20-400-007.000-010 at 7741 E 200 N. My name is Laura Roberts. I am the secretary of the PTABOA. I am just sitting here. I am not part of the board. We have Mr. & Mrs. Brooks, Tyson and Rebeka representing. And for the PTABOA, we have Judy Affolder, Blake Fiechter and Nathan Schock. And Andrew Smethers is presenting on behalf of the Assessor's office, and he is working with Nexus. Everybody that is presenting, I am going to need you to stand and raise your right hand. Do you solemnly swear and affirm that the testimony that you are about to give it the truth, the whole truth and nothing but the truth. (Tyson Brooks, Rebeka Brooks and Andrew Smethers replied, "Yes.") Mr. and Mrs. Brooks have the burden of proof of this one because they appealed last year. So, they go first correct.

Andrew- Yes, so we would like to have the taxpayers kind of have the floor to introduce themselves to the board and present their information to the board first. And if I need help with any information, then I will.

Mr. Brooks- Sounds good. Do I need to be sworn in.

Laura- Nope, we already did that. You're good.

Mr. Brooks- My name is Tyson Brooks. I have several roles. While I have seen you on this side of the table while I am on the that side of the table. I am commissioner appointed to both the Area Planning Commission and the board president for the BZA for Wells County. My job today is the burden of proof. And so, I will attempt to do that. Just to prefix this, it is not my goal to hurt anyone's feelings during this process or be unprofessional. Just simply to bring the facts and the truth to the table. On both the Area Planning Commission and the BZA we have done multiple housing studies. Basically, Wells County is in a housing crisis at this point. We have APC have interviewed the owner of the Parlor Bluffs. And it shows we are in a complete and total standstill at this point. Affordable housing in Wells County is nonexistent. The current cost of living increases according the US government is 3.2%, while the average salary increase according to Wells Count gov is 2% or lower. So, I have about four questions for the board. Just let me know what you think here. Is the board here aware that the Wells County Assessor's office uses a private company and pays them about \$100,000 every three years to do all the assessments in Wells County? And that this company. And that this company does not do onsite inspections?

Blake- I do know that.

Mr. Brooks- Okay, does the board aware that Wells County is limited to a 3% tax increase per year and the rest goes to the state.

Judy- I know that the state sets the rates.

Mr. Brooks- Now this may not be true now but was not. Is there anyone in the Wells County Assessor's office who has their real-estate license?

Laura- No, that is not a requirement for being in the Assessor's office.

Mr. Brooks- And is it also true, that there is a 15-hour online course to become the Assessor for Wells County?

Laura-Well, it's more than that. You have to be a level 3. So, Level 1 is a week-long, hours add up to a weeklong class. And another weeklong class for Level 2. And then Level 3 is 5 classes. Each one weeklong.

Mr. Brooks- Okay, that makes sense thank you. So, I am here with my wife Rebeka Brooks. She actually has her real estate license and is currently working for BKM under Bev Grzych. And so, my burden of proof or my role today is to point out the inconsistencies of this private company. And show the board that this company is all over the place with whatever computer program they are using offsite. For the sake of privacy, I would actually not like to reveal the names of the individuals for fear that they would also receive a 26% increase on their taxes as well. But if the board requires, we can show that. You are up.

Mrs. Brooks- Whoever does the assessing, it is a lot of work. Going through all of these homes. I did find some comparables that actually seemed comparable to our house in the rates that they have us at were reasonable this year. So last year it was way off. So, it has come up a little bit. But I still have found some inconsistencies. I don't know how much you need to know or... But I have found a lot of these homes that have more acreage than ours. Like this first one,,, these are all nice homes, they are our neighbors, our friends. They have close to the same square footage. Built within 1 or 2 years. This one particular is 2001. Ours is 2004. They have a pole barn, a pond and a basement. Their square footage is probably 600 less, but their value is,,, They have 7 acres and we have 3. And their value is at \$388 and ours is at this year \$424. Last year our value was \$505 and theirs was \$333. So, they are very comparable homes. And I just think that there is a huge discrepancy. And so, I've found another one that....

Judy- What was the land value and improvement values? Their land value?

Mrs. Brooks- So their land rate,,, their land value is \$39,300.

Mr. Brooks- Yes, \$39,300 for 7.25 acres and while our 3 acres is now considered \$74,000.

Laura- Excuse me, does it have farmland?

Mr. Brooks- It is all residential zoned R1.

Laura- I doesn't matter what it is zoned. It just matters...

Mr. Brooks- We have also found some properties where the homeowners are playing the game where the house is completely yard. They have an acre as residential and the rest is farmed- A1. But yet it really, it's not being farmed. But we don't want to go into those weeds a lot.

Laura- We do.

Mr. Brooks- I know we do. But that is the game a lot of people are playing just to avoid situations like this.

Mrs. Brooks- Scratch what I said, our value is \$39,300. And their residential acreage is \$54,480.

Mr. Brooks- These are the ones. Just talk about the land and the value.

Mrs. Brooks- So this house was built about 2 years- 1 year before ours, 11 acres, a pond and a barn. Their residential acreage is valued at \$59,000 at 8 acres & we have an acre homesite value is \$33,900.

Mr. Brooks- So, their 8.79 acres is valued at \$59 this year, while our 3 acres is valued at \$74,000. And this is just the land, we are talking about house values.

Blake- Are these all homes that are on the same street or within...

Mr. Brooks- Within the same school district

Mrs. Brooks- This one was on the same street as ours. Another home that is just like a couple miles north. I feel like they are really getting the shaft. Anyway, but this is another inconsistency. They are 11.9 acres. They are on 301. They are contingent. They were built in 1993. 10 years... They are 2600 square foot. barn, basement, geothermal. They are valued this year at \$570,000.

Mr. Brooks-And their increase from last was \$487,000 and now \$570,000. So, I guess the thing is the burden of proof that we are doing here is showing that when we appeal these things; your office sends us comps. And so, then my wife went out and started looking at comps and pulling different things as well. And we are finding that there are all kinds of all over the place just extreme highs. Like we were last year from \$399,000 up to \$505,000 in one year. Which is a 26% increase. And came back and talked to the board about that. And I appealed that last year. And it was brought back down to \$399,500 because a member on this board was a real estate agent and he knew what to sell for. And so now, they have increased my land value 47% from last year. And then my house value has increased from last year 6.3% rate increase. Which is double the cost-of-living inflation. And I know that Wells County is capped at 3%. And the rest is lost to the government. I am

requesting a fair and reasonable increase in my taxes. That would match with the cost-of-living increase of like 3.2% that would be for both my house and property. I am not against paying my taxes and I value our local government. Our county commissioners know that there is a problem. But their only solution is to advise people to schedule dozens of these meetings. I have spoken to them personally on this topic and they are not really sure what to do about it. Members of the board, there has to be a better way of doing this. And too often while I am on the Area Planning Commission and the BZA, we hear everyone's problems, but we don't hear any solutions. And so today, I would like to propose a slight solution. Perhaps the Wells County Assessor's office should contract with our local real estate companies for consistent and real evaluations of our homes and properties. Instead of having a third-party company with major inconsistencies. It would be my recommendation that this board start looking at this option to support the local business and keep Well's County dollars in Wells County. And the assessments would be far more consistent. And would cost the taxpayers of Well's County the exact same amount. I am officially requesting for a fair and reasonable tax increase of 3.2%. I would ask that the reduction on my house would go from 6.3% at \$424,800 to 3.2% increase of \$412,200. I would also request a reduction from my land from \$74,100 down to a 3.2% increase to \$52,600. This request would allow Wells County the maximum amount of extra dollar that they would need for the cost of doing business for their 3% CAP. And it would prevent other taxpayers, including myself from being overtaxed. The taxpayers of Wells County are being slowly bled to death. And our raises are less than half of what our taxes are increasing by. Board now is gone the days of the single income. And now myself included, the people of our county are picking up second and third jobs to cover the expenses due to inflation that is everywhere from the gas pumps to the grocery store to the value of the land you own and houses that you have. Housing has come to a virtual standstill in our county. And we can see the end result of this game that we are playing. As a member of this board, you have the power to be part of that change. Thank you.

Blake- Just to be clear. You are requesting \$412,200 as a total assessment?

Mr. Brooks- Yes. That would be the value of the home.

Judy- Do you have any more questions sir?

Andrew- There is a lot of that that I can't address. Obviously, there isn't time. A couple of things that I do want to point out is that onsite inspections do occur once every 4 years. That is a state requirement by the Department of Local Government and Finance for all of the counties the Nexus Group. The dollars that is paid to the Nexus group primarily for that reassessment work. The state of Indiana requires that every property gets physically inspected once every 4 years.

Mr. Brooks- Is that where they sent me the email to download the app and to take pictures inside of my home.

Andrew- We have never done that.

Laura- No, absolutely not from our office.

Mr. Brooks- I thought that was interesting.

Blake- They don't come into your house. It's just on the outside, new photo.

Laura- Yes, just making sure there are no changes.

Blake- No new structures or anything.

Laura- Nothing torn down.

Andrew- And that burden is put onto the county. And it by far the most cumbersome job which is why they find companies like ourselves that are certified Level III Assessor Appraisers to complete those assessments. My role today in the Appeal role is more or less the county didn't pay for. It is kind of just lumped into part of that reassessment contract. And again, the Tax Caps and the rates, is not something that I can address with any authority. What I can review is the property value of the subject property at 7741. The board agreed last year to reduce the value quite significantly. All the changes that were put in place by the board at that time were carried forward and applied to the new year. The only change from this year to last year was from annual trending. Annual trending in this particular part of the county,,, I think you have a report in the packet there... shows a medium percent increase. The medium is the target value that is used in mass appraisal. And again, those standards are put in place by the International Association of Assessors Officers and adopted by the state of Indiana through the Department of Local Government and Finance. That medium sale price changes value year to year. So that annual trending that you guys see every year where the value goes up is due to the ratio studies that have been conducted on all the sales that have occurred from previous year. And again, these are standards that have been put in place by the state. This isn't a decision that Laura gets to make. Whether she does it or doesn't do it. She has to send all her information to the state for compliance. That is a big process that they have to go through every February and March. The medium percent of change for this area is 9.85%. As I have already stated, the said property increased by 6%. I admittedly in preparation for this hearing did not pull comparable sales because I was in the understanding that the board agreed to the value last year. And we were all on the same page. And that you guys as real estate experts,,, in my opinion we are now 6%-7% increase is fairly modest from what we saw the market do in 2022-2023. And again, that was the only reason for the change is the annual trending. I do want to address it as far as the inconsistencies go. There is a lot that goes into assessing these properties. If they have something that has agricultural land, it is assessed at a lower land rate. It doesn't get assessed at market value. Whether or not those people are being upfront and honest with county assessors as they report their land is being used for agricultural use is completely outside my authority to make a comment on.

Mr. Brooks- We have chickens, but I didn't want to report that as agricultural use.

Laura- It wouldn't qualify.

Blake- And one of things I noticed is when you talk about your neighbors having way high assessments. If you look, a lot of people's basements aren't classified as finished. And I know with my appeal, I knew people that had basements that were finished, but on the assessment, it shows 0 finished square footage. Because it was finished after construction or a year or two later. And that is a thing. And that is something to look for too.

Mr. Brooks- Well ours is considered finished – not finished. We are quite there and so.

Blake- And so that is one thing like my house I appealed. Like what about these neighbors it is saying a 2400 sf basement unfinished, and I am thinking no I have been in that basement, I that is finished.

Laura- And we leave questionnaires asking for information.

Blake- And there are going to be some inconsistencies on that end.

Mr. Brooks- It's not an easy job. I don't envy sitting on the board. I have, I sit on the board all the time. What you guys do. It's not easy. You gotta do what you gotta do. When start talking about people's money emotions get involved. People get upset. Yea, I just want to come across professional and just know that we respect what you guys do. And I will stand by the board's decision regardless.

Andrew- And I think to I know that Laura's office does a good job with it, that I try when I am working on folks on their appeal, if I have a list of properties that I view as being inconsistent, I can go through item by item and show you exactly why they are different. And sometimes those are explainable because there are certain laws that protect certain types of land. And sometimes things are just wrong. And then we can just fix it.

Mr. Brooks- And I would find things that I would get credit for because I was 20 feet smaller but then in another area because it was a garage or something different it was 20 feet larger than valued at \$8000 or \$9000 more. And I was questioning well, and Laura said," It isn't just about the square footage. It is also about the type of square footage. There is a 96-page catalog describing each type of square footage. It gets very, very complicated."

Laura- It is very complicated.

Andrew- Just to wrap up. We have a 6% increase, it's a medium increase of 9%. It seems in my review that the value where it was set last year has put us the right place to trend forward. And then the only changes that you see are whatever changes you will see in the real estate market.

Mr. Brooks- The thing is that I have seen the real estate market when it goes to crash and burn, but I don't see the trend going down on a taxpayer. I see a 26% increase and the explanation is, well, the housing market is hot. And at a medium percentage of 9% but that means that's the middle ground. It's lower, but it has also been much higher in that whole range. It has gone both ways. And so, when I am looking around, when I look at my tax assessments, it is always increasing whether the market is not or not.

Andrew- Well, I can tell you the assessments will go down if the market goes down. They must by nature by the rules put in place by the state over the county assessor.

Mr. Brooks- I have not seen them come down since 2008.

Laura- They are not coming down.

Andrew- They aren't coming down. Those ratio studies are submitted to the state for compliance are available by records. There are no sales that we are hiding. We are not throwing away the low sales so there is an increase. The process is as transparent as it can be. And that is when we are doing ratio studies, trust me, we don't want to see increases anymore than the taxpayer's do.

Mr. Brooks- And the great part of it when we had our value reassessed last year, our house became more consistent. We were no longer an outlier of the extreme top. We became part of the medium again.

Judy- Any other questions for anyone? Mr. and Mrs. Brooks we will get back with you. We have 180 days to make the final decision. We thank you for coming in.

Mr. Brooks- Thank you again.

Laura- Mr. Elkins, I think you are next.

90-05-20-500-026.000-010

ELKINS, JOSEPH E DR/DEBBIE J

1690 E 250 N, BLUFFTON, IN 46714

Laura- The next parcel number that we are going to hear is 90-05-20-500-026.000-010. With an address of 1690 E 250 N. The year under appeal is 2023payable2024. Is that agreeable? Alright. We have Mr. Joe Elkins, and he is representing the property. I have already introduced the board. You were here for that right? And Andrew Smethers is introducing the assessor's office through Nexus. And I just need you guys to stand and be sworn in. Do you solemnly swear and affirm that the testimony that you are about to give is the truth, the whole truth and nothing but the truth?

Andrew & Mr. Smethers- Yes

Laura- Thank you. Mr. Elkins

Mr. Elkins- My name is Joe Elkins and I have lived in this house since 1993. It was built in 1982. It is almost 42 years old. The assessment for land is \$43,800 and the improvements \$419,100. For a total of \$462,900. I am in agreement with the land at \$43,800. But the improvements, I believe should be \$369,252. For a total of \$413,052. The reason for my appeals is as follows: Zillow, a nationally recognized housing evaluation company, had the total value of the property at \$411,500. That is effective as last night. So, it is very current. If I view the 2021 assessment for improvements was \$271,000. The assessment for improvements for 2022 was \$341,900. This represented an increase of \$70,800. Or 26.1% more than 2021 assessment. Then the 2023 assessment came along. And for improvements, it was listed at \$419,100. And this represents a difference of \$77,200 or 22.6% over the 2022 assessment. In other words, the assessments on improvements over the last two years, has increased from.... Now think about this... \$271,000 to \$419,100. This represents an increase of \$148,000 bucks. That is 54.6% increase of my improvements. The \$361,252 that I am asking for still represents a 36.2% increase over the improvement value since the 2021 assessment. I don't think that it is out of line. I did receive some relief prior to me coming in today on the land. And in the letter that was sent to me by Laura Roberts, there were 2 sales in my neighborhood in 2021-2022. And she said when I ran a sales comparison, the median adjusted sales price of these houses was \$497,830 and \$197.25 per square foot. Comparably, your house is being assessed at \$462,000 and \$136.95 per square foot. I don't disagree with what they sold for. I asked Laura and she sent me the comps. One was \$410,000 and the one was \$365,000. The one on 1741 E N Timberidge Rd, sold on 10/1/2021. And it sold for \$365,000. According to the newest US News & World Report the 30-year fixed mortgage rate was 2.88% on 9/23/2021. Which was about a week from when that house was sold. The other comp, 1870 E S Timberidge Rd, sold on 6/30/2022 for \$410,000. According to the US New & World Report, a 30-year mortgage at that time was 5.23%. Or an 8/24/2022. And I can imagine, especially Blake can remember when interest rates particularly at this time were increasing tremendously. And three months earlier, it was quite a bit lower than that. So, my contention is that they wouldn't sell for that right now with the interest rates being according to the US News and World Report, the 30-year mortgage rate is 7.23% as of 8/24/2023. The final thing that I would say is... I was called by a couple who wanted to buy my house last year. It started about January of 2023. The interest rates were still good... excuse me 2022... when interest rates were still very low. And we were torn whether to sell the place or not because you are going to have to find another spot and there aren't anymore houses around. So, we finally agreed at that time to sell it at that time for \$450,000. After we had negotiated with the couple and they pointed out a few things, we lowered the price to \$443,000. And we both agreed on it. We were going to have to put \$10,000 into the property in order to be able to sell it for that though. We were all ready to pull up a purchase agreement and the night before we were going to draw up the purchase agreement, the perspective buyer, the guy that approached me to say I want to buy your house, said, "Joe, interest rates went up again. We can't afford the monthly payments." Monthly payments not only include what the house is worth, but they also include the interest. I contend that there is difference between 2.88% and 7.23%. So, the buyer backed out. And we have bittersweet feelings about it because we like where we live but... I am contending, after raising the improvements 54% over a two-year period, enough is enough. So, that is my story, and I am sticking to it. How does that sound. That is all I've got to say. Any questions?

Andrew- I don't have any questions for you sir. If the board does?

Mr. Elkins- I mean, does that make a lot of sense?

Andrew- I can't respond. I don't have a lot to resolve. I can just tell you that as a homeowner myself, I feel for what you are saying. The only thing that I will point out to the board is we try to hone in on the appropriate market values-in-use as of January 1st, 2023 our assessment date. So, we only have these two sales to look at. If we are going to stick within the subject neighborhood, immediate area. And in 2021, when this subject property was assessed at \$312,000, what the assessor's office saw was a house that was 1000 feet smaller that sells for \$365,000. That tells the assessor's office that the assessed values in this area are underassessed. Then as interest rates double going into the next year, we see another house that is very similar. So, in the sales comparison sheet, we actually take out the subject property and just look at the two comparables. They are very comparable to each other as square footage, style, age, etc. And as interest rates doubled, we see an increase in sales price from \$365,000 to \$410,000. As appraisers, we are reactionary. We have to look at sales that have occurred. We are not preciprocatory, that we aren't looking at what might happen next in the market. And looking at these two sales relatives to the subject property, I think that the assessor's recommendation to reduce the land value to come up to a total value of \$462,900 I think is supported by these two sales. Just really because of the area and these two comps.

Mr. Elkins- I think the land value was supported by the lot right behind me the 2-acre lot with a pond in it that sold for \$40,000. And I believe that might have had something to do with it decreasing my land value.

Andrew- Just so the board is aware of, by the time I started looking at it, the assessor had already lowered the land value. So, my review was to say that I think this adjusted value of \$462,900 was supported by these areas' sales. And if the board has any questions and I will turn it over to you guys' expertise to make a decision.

Mr. Elkins- I will take a check today for \$462,000, I will move out in 30 days. I mean if we are talked about what it is worth, that is the way I feel. I mean. I don't think that I could sell it for \$462,000.

Judy- And again, as Andrew has pointed out the value is as of January 1st of this year. Not now. So it's,...

Mr. Elkins- I don't think that the value as Zillow pointed out that it was worth has changed much since the first of the year. I have looked at it since the assessment came out. So, I don't think that it has changed hardly at all.

Nate- What was date that you said that you had the perspective buyers?

Mr. Elkins- It started in January of 2022. And we went back and forth about what to do. Finally, April or May, right in that area, we said, okay let's do it.

Nate- Do you have an appraisal? Did you have an appraisal done?

Mr. Elkins- No, we did not have an appraisal. They just came up to us and said, "Hey, we want to buy your place."

Blake- No more questions.

Judy- We will get back with you on our decision.

Laura- Mr. Land, you can come forward. Landis. Same neighborhood.

90-05-20-500-036.000-010

Landis, Steve/Mary Ann

1760 E N Timberidge Rd, Bluffton, IN 46714

Laura-On the map that I pulled up, it is highlighting this lot, and I believe it is the same lot as this. It includes, they are together, those two lots. This one and then the one to the right of it both of them belong to the Landis's. Just because they won't highlight at the same time. Nothing has been combined legally just for tax purposes. Okay, the parcel number that we going to hear 90-05-20-500-036.000-010. With an address of 1760 E N Timberidge Rd. The owners are Steve and Mary Landis. And the appeal is 2023payable2024. Yes, sir. Yes, I will swear you in. If you guys want to stand, I will swear you both in. Do you solemnly swear or affirm that the testimony you are about to give is the truth, the whole truth and nothing but the truth.

Mr. Landis & Andrew- Yes.

Laura- Thank you. Mr. Landis, you can go ahead.

Mr. Landis- I am mainly complaining about the assessment of the land It went from \$64,700 last year to \$111,200 this year which is a 72% increase. The improvements went from \$216,000 to \$264,000, which is a 20% increase. From what I am hearing from the last three guys that is that... The assessment on the land across from me these lots the one with a pond. The one right across the street from me, the next one is 60, the next one is 50 and the following one is \$40,000. That is my main purpose for being here. On a personal note, they put a sewage system in our addition last year. The roads are all repaired. The grass has all been resown. We are the only ones who get to sit across the road from a sewage system plant. And a sight of houses that didn't used to be there. We used to get to sit in our kitchen and look out across about a quarter of a mile and see nothing but grass and deer and birds fishing and all of that. And now we see houses and we see a sewage plant. Which, I don't know, I guess that is the main thing that I am here. I have to more to say, but it's not that important, I guess. I guess I don't understand why my lot went to that much more for the same ground. It's unreasonably, don't you think. In all honestly, I think the lot isn't what it used to be. Location, location, location.

Laura- You stated that the lot was \$111,200. Correct?

Mr. Landis- Is that what it is?

Laura- No, we lowered it. You were sent something that lowered it was \$86,500.

Mr. Landis- No, I didn't get anything like that. Ah, that is still higher than the ones across the street. 60,50 and 40. You said you lowered it to \$86,000?

Laura- Yes, \$86,500.

Andrew- Are both sides of the street in different neighborhoods?

Laura- No, they are in the same neighborhood.

Blake- It's new, it was a golf course and they made lots out of it.

Andrew- I am concerned with by-the- act that the ones across the street are lower, but if everything is assessed at the same rate per acre.

Laura- But it could be because they have not been built up yet.

Andrew- Like they have a developer's discount?

Laura- They could have. So, the homesite is \$45,000 on the one across the street and then another \$60,516 for their excessive acres. So, they are over \$100,000 across the street.

Judy- So, that wouldn't have a developer's discount on it.

Laura- I think they were still under the discount. And that would be for this lot across the street from Mr. Landis. And this one...Sorry, I should have brought my notes. This one is \$62,600 but there is not a homesite on this lot yet. So that is where the difference is because they have not been built on as of January 1st of last year. So, they are only on as residential excess. They don't have the \$45,000 whatever homesite added onto their assessments yet.

Andrew- Yea, so it typically looks like a homesite is \$20,000 per acre and that is to account for the development. That looks a lot more doable.

Laura- Those assessments will change.

Andrew- The land values will go up is the difference.

Laura- Yes

Andrew- In the development occurs, it's going to drive values in that area. We only have the two comps here to support the current assessment. However, I will contact the board if they have any concerns about the development. However, development makes values go up but in this case the pump is right across the street from his and his alone. If that warrants a reduction that certainly I would acquiesce to the board.

Blake- I feel for you. I see what you mean, by that you used to look out and see golfers and nature and now you have one house and a second house there and then more. I understand that. With a perspective buyer, that is now a different value.

Andrew- It's a balance. Because with a perspective buyer, that area is now a different value.

Mr. Landis- And now when I sit at my kitchen table. That is the thing, as I sit at my kitchen table that is what I see. I don't know if I would buy it or not.

Andrew- So, I would default to the board and to your guy's expertise. And the data, the data supports the value. But I would default to the board decision.

Judy- Do you have any more questions?

Blake- I don't have any more questions.

Judy- Okay we will get back with you Mr. Landis.

Mr. Landis- Thank you, have a good day.

Laura- You are okay. Can you tell me who you are?

Mrs. Hartman- Stephanie Hartman.

90-03-03-500-043.000-022

Hartman, Ronald F/Stephanie R

2765 W Woodview Dr., Zanesville, IN 46799

Laura- Today's date, which I haven't said until now November 27th of 2023. The parcel number that we are about to hear is 90-03-03-500-043.000-022. With the address of 2765 W Woodview Dr. And PTABOA Judy Affolder, Blake Fiechter and Nathan Shrock. And representing the taxpayers are Ron and Stephanie Hartman. The Assessor's office is Andrew Smethers. And I just need you guys to stand and get sworn in. Do you solemnly swear that the testimony you are about to give is the truth, the whole truth and nothing but the truth.

Mr. and Mrs. Hartman and Andrew- Yes.

Laura- Thank you.

Mr. Hartman- Good Morning, thank you for having us for our appeal. My wife and I moved into this property in 2016. This house was built in 1996. It was moved to its current location in 2006. The house used to reside right behind Kitty hawk behind the airport on Coverdale. But the reason I appealed it this year... I appealed it the previous year, because it was a sudden increase. We understand increases. Like the first couple that sat here, we are against paying taxes, we understand that. The biggest thing is this was a big, big jump total between land and structures \$56,400 above what the previous year's assessment. The biggest thing is for us that went up is the structures. The land only went up about \$11,200. We live on a half-acre lot in a residential area in Zanesville. My myself being a part of a committee there in Zanesville for revitalization for the master plan and trying to improve and increase things for the community for the residence of Zanesville. We have to drive to places like Ossian, Markle or Fort Wayne for things. All we have is a Dollar General. The biggest thing that I am appealing to this year is the substantial increase of structures. I understand that property and houses have gone up. There are wars of individuals trying to buy houses. And there are wars between 500 buyers. And one buyer is offering \$25,000 more than this one and that one. So, the sales price, I am not sure how that is looked at. When a house is sold, and it is over-bidder to because that is the type of market we are in right now. There are not a lot of houses available in our area right now. There is only one new build within the town of Zanesville in the last two years. One house. Right across the street from me. It is a family that has established a thankful, the Springer's. The children purchased the land or were given the land and built about a \$300,000 home within 80 yards from my house across the street from us.

Blake- I the woods. I don't, is it a big yellow...?

Mrs. Hartman- It's right across the street, behind that.

Blake-There was one just around the curb that sold. It has sold a couple of times now, right.

Mrs. Hartman- Yes.

Mr. Hartman- It's a single-story ranch style home with a basement, unfinished, I think. Just like our house, it is an unfinished basement. Minor touches to make it feel like a couch and a tv down there. But mostly it is an example if you look at our basement. We have only done one thing in the last few years. And that is a new roof. But it was done under a storm

damage insurance plan. That is basically the big improvements we have done to our home. I am not against the property taxes or where they are at. \$36,200 for the half-acre. That's pretty phenomenal to be honest with you. Because I know that land isn't what it used to be five years ago. But there are no major improvements to the property inside other than painting and a little cosmetics. Little minor stuff here and there. We have had cabinets. No structure changes. I do know that within the town of Zanesville, my wife and I are considered a medium income. Being part of the master plan, we did a lot of digging to figure out the income dynamic of Zanesville to sustain for future growth. Adding sidewalks. Employers coming in of commercial stature in the town of Zanesville. We don't have a lot of tax revenue as far as income. But I understand where we stand income wise, we are about in the middle. There are a lot of low-income individuals that live in the town of Zanesville. We are on Fort Wayne city sewage. Just introducing \$56,400 a year, it is a big jump. It is a big hit on our pocketbook. Especially with our pocketbook in a sense. It is one of the biggest concerns for our appeal is the substantial increase. No structure improvements. I have two unsecured sheds, no footers on the property. No barn or outbuildings. Nothing is supplied electrical or heating.

Blake-So, do you have private well or is that subdivision on a community?

Mrs. Hartman- We are all private.

Blake- All private. Okay. And then you said that it was moved. So, do you know, we have it here as 1998. Is that the year it was moved maybe?

Mr. and Mrs. Hartman- That was the year it was built on Coverdale Rd. Yes, it was 1998 that was correct, I said 1996, my fault.

Blake- I just didn't know if it was like when they moved into Well's County and so that is why they put it, 1998.

Mr. Hartman- No, it was built on sight on Coverdale Rd. behind the Ingle route by the airport.

Blake- You don't see that very often.

Laura- No, you don't

Mrs. Hartman- Built the basement and put a two-story on it. Yea, why did they do this. We keep finding little things here.

Mr. Hartman- Yes, 1998. It was originally built on a slab. And then when they moved it, it was put on a basement in 2006.

Mrs. Hartman- The one who built it, made a joke that it cost more to move it than to buy it. Because they had to pay to get all the lines raised on a few of the electrical poles on Coverdale moved.

Mr. Hartman- If you go down on Coverdale you still see on Coverdale ...Yoder Rd. and higher up, that is because of our house. But I am not against increases in taxes. I understand, but a big jump like this really alarmed me. And that is the reason for me to appeal it. So, I am asking what is less than what the assessment is. Especially on the structures. On the land, I understand. I am okay with the increase. It is the structure is 85% of the total increase of the \$56,400 from the previous assessment.

Blake- And I think that what you said is true. When you are looking at what the market has been looking like with people making multiple offers. People offer \$20,000-\$30,000 over. That is taken into account in this tax year. Whereas I work in real

estate, we are not seeing that anymore. So, I do think that the market has started to correct a little bit. But, you know, this is taking into account the market when it was receiving multiple offers, sight unseen offers.

Mr. Hartman- So, I guess what we are asking for from the board is lesser of an increase for our assessment. Because things haven't changed since 2006. And I know the market dynamic has been difficult to balance. And in 2016 we purchased it at a good time and a good place. It's just a lot.

Andrew- I think that I just want to point out that the effective year is the year built. So, the Assessor is not accounting for any upgrades or updates or additions. The increase in the improvement value or the value of the structure is due to the market. Reviewing the sales comparison, we were able to pull very limited sales from Zanesville. I will be the first one to acknowledge when reviewing a sales comparison like this is that we really don't have great comps. I really wish we had a two-story on a basement, I would feel a lot more confident in the value. But when looking at what these ranches are selling for these smaller ranches on similar size lots and similar land values... One thing I can say with great confidence is that I think the value between \$230,000 and \$270,000 which are the adjusted sales prices on comps 2 & 3 which are most comparable. So, I think we are somewhere in that range. And as the grid starts to adjust for size, basement size, year built; we end up in the \$270,000 range. Which is where the assessment is at. Can I die on a hill and say this house is definitely worth \$270,000, no. My comps say it is. I feel very confident that it will be somewhere in that \$230,000 and \$270,000 range. So, any adjustments in that range that the board wants to make based on what they see, I would acquiesce. So, if there are any questions about that I can answer that. But again, I don't have a single great comp. I don't have a single great comp on a sale of a two-story attached garage, on a basement. I have ranches that are selling north of \$200,000.

Blake- And we don't know what the inside of your house looks like compared to these two other comps. Like Mr. Elkins said earlier when Zillow said that your house is valued at X amount. Zillow has never been in the house. Zillow has never been in Wells County. Everything is taken with a grain of salt with comps like that. We are just looking at the outside of your house. We don't know what your bathrooms, kitchen, layout, flooring looks like.

Mr. Hartman- Of course, you are going to change the vanity.

Blake- Yes, exactly. So, that is not something that really is takes into account until it is listed on the market unless you have it appraised.

Mr. Hartman- I have never had it appraised since we got it in 2016 during the loan process. I will pay the \$300-\$400 to eventually to see how much in align with the county assessments. I am okay with investing \$300-\$400 to compare it to the assessment. Because obviously, you can't sell it if the assessment is higher, and it appraises less. You can sell it if the assessment is lower than appraised value. But if Assessor is inline, you will have it market and match with the appraisal.

Judy- Any other questions for anyone? Okay, thank you sir.

Andrew- I don't.

Mr. Hartman-Thank you for your time.

Breaktime

PTABOA HEARINGS ON NO SHOWS

90-04-29-400-001.000-016

Anderson, Janet Lee
4408 W 100 N, Bluffton, IN 46714

Laura- I believe that Janet Anderson is the next one. And her parcel number is 90-04-29-400-001.000-016. The address is 4408 W 100 N. She is not present. And so, Andrew will be present.

Andrew- So, subject property 4408 W 100 N, 1500 square foot, 1 ½ story. Really straight forward assessments. Effective year 1980 even though the house was built in 1900. That is to take into account the depreciation of items on the house such as windows, siding, roof, things on the house that got updated. Quality rating is a D+2. Overall, the assessment is at a 38% normal depreciation. In short, a pretty conservative effective year on a 1900 original built house. I believe the contentions were in... this is the one with the rock wall letter?

Laura- Yes

Andrew- Does the board have a copy of this?

Laura- They do not.

Andrew- Do they want to read it? Maybe? And then ask me questions.

Laura- Possibly. Her biggest contention is her ditch.

Blake-What Road is this on?

Laura- It's on 100, she is my neighbor.

Blake- So this is Rockcreek?

Laura- Yes. So, if you take Riverbridge Rd all the way west, she is right before you get into Rockford. And she also... so that is where her barn is also... she also has this property. And it encompasses a little bit of the ditch, but not too... It's kind of what she is contesting on what she doesn't own. She is contesting that they haven't taken care of the ditch that is making the trees fall down. I have talked to her numerous times about it.

Blake- Is it a county ditch?

Laura- Yes. It is a county ditch.

Andrew- And that acreage is removed from the assessment in its entirety.

Blake- Is there funding for that ditch, or no?

Laura- Yes. Yes, but she contends that it should be filled in. But it is about 20 foot deep, 10 foot deep. It is very, very deep. So, if it were filled in, it would completely interrupt the flow to the Rockcreek. I know.

Judy- Why doesn't she talk to the surveyors about this?

Laura- I have recommended that numerous times.

Andrew- Well, I haven't had the opportunity to discuss with the taxpayer. But these are incredibly challenging properties to value. I can make an argument, and I am not. Hypothetically, that that creek adds some value to the property. When you are talking about going out and catching frogs, and the other nature that comes in with it.

Blake- So, her parcel is the one that is highlighted.

Laura- It is that parcel and also this parcel.

Blake- Okay.

Laura- Also, this property. So, her house is actually up here, and this is her barns. So, yea, it is all of this here. And then the ditch runs along here and on up. But she doesn't have any neighbors, except kind of across the street.

Blake- Well, it looks like a really nice parcel.

Laura- Yea, it is kind of is.

Andrew- Well, I guess to summarize, it is a 1500 square foot of living space. A well-maintained old farm style-house on 4 acres. At \$232,000 as the original 2022/2023 assessment. I really don't think that we are going to find any comps that would warrant a lower value. So, it kind of ties our hands in warranting a lower value.

Judy- Hmm, mmm

Andrew- So, again, it kind of ties our hands on recommending an adjustment down. The reduction to land value was offered, but not agreed upon. So, I don't know how the board wants to decide based on those facts but.

Blake- So, that is what is coming up with the \$199,300?

Laura- Correct.

Blake- But she has not agreed to that fact.

Laura- Correct.

Andrew- It was \$232,800.

Laura- Yeah, I lowered the condition on the outbuildings and added a little bit more flood plain on the parcel. That is the adjustments that I made and offered to her.

Judy- I am hard pressed to change the value.

Blake- Which value?

Judy- The \$199,300.

Laura- I have never been inside of the house. I don't know what it looks like on the inside of the house. But I know that it is not a bad little property.

Judy- It really needs to be heard by the authorities that could help her.

Laura- Yes, and maybe I will take that down to Jarrod. Because even though I have recommended for her to do that, I don't think that she has contacted them yet.

Judy- She may need some assistance on this.

Blake- It seems like a very fair assessment really.

Judy- I am going to recommend that we remain the assessment at \$199,200.

Blake- I will second that.

90-05-22-500-127.000-011

Arnold, Jordan/Emily

408 Stillwater Dr, Bluffton, IN 46714

Laura- Okay next I have is Jordan and Emily Arnold. And the parcel number is 90-05-22-500-127.000-011. The address of 408 Stillwater Dr in Bluffton. The year under appeal is 23pay24. The taxpayer is not present. And Andrew will be presenting for the Assessor's office.

Andrew- Okay, the property at 408 Stillwater Dr. One of the big things that I was looking at on this property is the purchase price of \$327,000. And you can have all the comps in the world, nothing can replace actual sale of said property. My math shows that in the 14 months between the assessment date and the purchase date there was a 5.99% increase. Which is a very modest increase considering the market that we have seen. In addition to that, pulling comps that are in that neighborhood, my comps are coming in at a suggested price of or an indicative value of \$376,000. Honestly, I think this assessment is a little low. I am not recommending that the board increase it. I make a recommendation that the value be upheld. I believe that this is part of the neighborhood that is being pulled apart and put next together directly for this upcoming trending cycle. So, we will see what this value does next year. I have no information to recommend lowering the value on the current assessment.

Blake- I make a motion that we keep the value at the current assessment.

Laura- \$346,600 is what it is.

Nathan- I second it.

Judy- I third.

90-02-16-517-030.000-009

Harris, Randall E/Mallory L

417 Meadow Ln, Ossian, IN 46777

Laura- Andrew are you ready? The next one that I have is Randall and Mallory Harris at 417 Meadow Ln in Ossian IN. The parcel number is 90-02-16-517-030.000-009. And Andrew will be representing the Assessor's office. The taxpayer is not present.

Andrew-Subject property is a two-story home, attached garage, just over 2200 of living space. I'm sorry, just shy of 2300 square feet of living space. On the sales comparison sheet I really look at comp 1 606 Meadow Ln as being the most comparable as far as style and size goes. Others would not be the same newer homes and different style homes than comp 1. Comp 1 is 600 square feet smaller. Sold for \$276,000. Adjusts out to \$274,000. It just is a very, very similar home When we see comps that are this comparable and... It's got an effective year of 1990, built in 1988. Not sure what the two-year difference is for specifically. My point being is that there is nothing abnormal about the way this home is being assessed. There is no extra market factor. There is no higher effective age. Nothing that is driving this value to be higher. And when you look at the neighborhood sales, you know the current value of \$240,000 is the lowest and it is supported by the higher sales.

Blake- I think the value seems fair. So, I will make a motion to accept the value as is.

Judy- And what is that value?

Blake- \$240,600.

Judy- I second.

Blake- Is everyone in favor?

PTABOARD Board- All said, "I."

90-05-20-500-041.000-010

Smith, Karl D/Anna M Revocable Trust

1771 E S Timberidge Rd, Bluffton, IN 46714

Laura- The last residential property that we have is Karl & Anna Smith. Parcel number is 90-05-20-500-041.000-010. With the address of 1771 E S Timberidge Rd. His assessment after the land reduction was \$461,400. Andrew will be presenting for the Assessor's office. Taxpayer is not present.

Andrew- Yes, E S 1771 Timberidge Rd. Country Club Estates if I am not mistaken. It is a nice quality, B grade home. We do have a couple of comps on this subject neighborhood home in 21 and in 22. And in short, we do have two comps support our current value. If you look at the subject property, it is 2800 square feet. It is slightly larger than the comps on the sales sheet. The price escalation from 21 to 22 \$365,000-\$410,000. And I can answer questions on specific adjustments. But our sales comparison is coming out a little bit higher than the current assessment. So, we are recommending rather than an increase, we are recommending no change. Take back, there is a land value adjustment in there.

Laura- Yes.

Andrew- And that is what we are recommending from \$499,100 to \$461,400.

Laura- Yes

Judy-What happened to the land value?

Laura- That is Timberidge is the neighborhood. I don't remember what happened to the land but, we adjusted everybody's land in Country Club Estates on 250 and plus within in the subdivision. Which is Mr. Elkins, Mr. Landis...

Andrew- That was everybody even if they did not appeal.

Laura- Yes

Blake- So how does that work cause when assuming those lots that sold across the street will go into effect next year. And those sold for quite a bit higher.

Laura- And they will have the same rates. Everybody will have the same rates. This year I don't remember what happened but when those land rates were figured, they were just incorrect. They were wrong.

Andrew- Were they front-foot.

Laura- They might have been. That is kind of what I was thinking that they were on as front-foot, and we changed them all to acreage. Because the ones across the street are so much bigger than most of the lots in Timberidge. It lowered them considerably.

Blake- That makes sense.

Judy- I think with the sales supporting this value... I don't know if we would want to change it. Since we see what is going to be.

Blake- I agree. Just looking at the comps.

Judy- I move to leave the value at \$464,400.

Blake- I second it.

Judy- All in favor.

PTABOA Board- All said, "I."

Andrew- I have another residential.

Laura- You do?

Andrew- Wehinger.

Laura- That is the ones that told me this morning that they weren't coming. So, yes. I don't think that I even have it on my,,, you don't have cards for it. I am not quite why this one isn't in the packet. It is probably lying on my desk.

90-05-22-500-165.000-011

Wehinger, Michael J/Rita G

2240 Red Oak Court

Laura- The next parcel that we are going to hear about is Michael and Rita Wehinger. It's spelled W E G H I N G E R. The parcel number is 90-05-22-500-165.000-011. And their address is 2240 Red Oak Court. Their current assessment is \$577,500.

Andrew- So this is another one in that neighborhood that we are looking at. Taking multiple neighborhoods making them all one big neighborhood. Making everything more consistent. And the adjustment that we made to this property is the exact same thing that we did to your property. And so what I told Laura was, I did all that analysis and what is the chance that I was looking at a similar type of house in this area. And so instead of recreating all of that and knowing that this area is under construction for the Assessor. We just applied the same type of adjustments to this property as we did on Dogwood. So, what I will point out is the sales price in 2021 compared to the recommended adjustment. You can check my math, but that is about a 16% increase over... just a little over a year from 2021 in real time. If you think it might have changed that much, I will contend yes. That is a pretty reasonable increase for that time period. In reviewing the quality grade of the home and everything else. Everything appears to be on the up and up. The original assessment was given of that kind of extra market factor, and they should not have been. So, it was removed.

Blake- So, was this presented to them?

Laura- Yes, and they did not except the lower value. And then didn't come.

Andrew- And in there we just don't have the sales of the quality of the home and quantity of the home. So, we don't have the sales to support to do an original sales comparison. So, this is what I am kind of looking at... When making an adjustment for that market factor (remember I said that market factor was incorrectly done) So, if you actually remove that adjustment on every line, we come out at \$490,000. So, this is telling us \$610,000. This is the reason it is such a high number that it is making an adjustment for something it shouldn't have. And so, if you remove all those adjustments from those comps, you will come out at \$490,000. Which is 16% higher than what they paid for it.. So, that is the reason for it. Our recommendation is \$490,900.

Blake- Okay. I feel that is a pretty good move on the county's assessment side. If you would have made a different recommendation, I would still have said the \$490,900. I move to keep the value at the \$490,900 mark.

Nathan- I second it.

Judy- I agree.

Laura- \$499,900, is that correct?

Adrew- \$490,900.

90-08-06-400-009-002-004

RTT Real Estate Holdings, LLC

859 S Adams, Bluffton, IN 46714

Laura- Last one that we have is a commercial property. It is parcel number 90-08-06-400-009-002-004. The address is 859 S Adams St in Bluffton. And the owner is RTT Real Estate Holdings, LLC c/o Rob Troxell and Greg Poire was the tax representative on this appeal.

Blake- Is there a reason Greg didn't come today?

Laura- We have had 0 correspondence.

Andrew- We settled this summer. Greg and I had spoken and we settled a combination of he withdrew some, we adjusted some about 4 to 5 roughly. Don't quote me on that.

Laura- Yea. No, I think that you are right.

Andrew- But we settled a handful of appeals. This one I requested some more information on. Which I'll will explain to you guys in a minute. I have more questions than I do answers at this time. I haven't heard back from him. And then hearing notices went out.

Laura- I emailed him two weeks ago. We emailed him again last week reminding him that the hearing was today. Was he planning on being here, crickets.

Blake- And this is the warehouse he just built on the corner.

Laura- Yes, on Adams and 100.

Andrew- We actually are now not assessing him at 100% completion. So, we adjusted the land value. I reviewed the land, and I recommended an adjustment and an allocation between primary and undeveloped usable. When assessing commercial land, the county has to put the land in one of four buckets- primary, secondary, undeveloped usable and undeveloped non-usable. That is like a retention pond, things like that. When we adjusted those things at the current rates that the county is assigning to this commercial neighborhood, we actually came very close to the purchase price of the land in 2022. So, the land was purchased for \$475,000. And when we made the adjustments, the land value was \$491,200. From the land portion, I feel good about where the land value is at. Now, with the improvements

Blake- I have never seen that type of map.

Laura- The images aren't on there. I am trying to figure out why they aren't on there,,, they just disappeared.

Andrew- So, it is right where it says Harrison. That is the parcel.

Laura- Yes, that is the parcel.

Blake- Now, Peyton's is southeast of that past the big pond.

Laura- Yes, I think this may be a Beacon issue.

Andrew- I am sure it is. Well, it is just going to show you vacant land. What I can tell the board about the building is 250 ft by 800 ft. 200,000 square feet. It is being assessed as a C grade. GCI which is our General Construction Industrial. With nothing added onto it. There are no market factors. In short, it is being assessed by the book. It isn't picking up extra value for a

fancy finished breakroom, finished mezzanines or anything like that. It is a straight 200,000 square feet GCI light warehouse. And we are assessing it at 90% complete. By the way, what I requested was. Can I see the building plans because we are assessing any mezzanines. I am sure there are some. We aren't assessing any docks.

Blake- Which there are.

Andrew- Which there are. And so, I requested the building plans, the building cost and any information they have as of the percentage of the construction that was completed as of January 1st. Because our field rep said 90%. I am not here to question him.

Blake- And that is January 1st.

Andrew- He wasn't out there on January 1st, probably late November or December, he was out there.

Blake- And so, by January 1st, it probably was a little bit more.

Andrew- And so, those are what I had requested- building plans, building costs and any information that would lead to the percent complete. And I got nothing in return. And again, if they paid \$4,000,000 and we are at \$6,000,000 then we are too high. But I don't know what they paid. All I can say is that our assessment is by the book. No market factors, no land influences.

Blake- I wish that they were here to speak because I mean, that is a big investment for our community. We obviously want him to continue to invest in our community. Without them being here, as you had said, it could have cost \$8,000,000 to build. I don't know.

Andrew- I have seen it happen when tax reps are involved. When reps will serve as a liaison between the county and the owner. And we ask them for those things. And rep asks the owner for those things. And the owners are like-"No, I'm not giving it."

Blake- And maybe, I will have to read into it with them not being here. And maybe he got that other one reduced and they felt like maybe they do have more than what we are assessing it for or close to it. And they feel like, well, we won 4 or 5. This one isn't too far off.

Andrew- Well, I can tell you from experience, we're on the record, so I have reason to mislead you guys in any way. But when I assess industrial buildings across the state of Indiana when I put assessed values on by the book, we are low. The cost schedules, cost tables that the DLGF require for us to use. I typically stick a 20%-25% market factor on a brand-new industrial building to get it to the value of the cost. Again, it is a C grade and none of the extra stuff because it is not 100% complete. We aren't going to put that 25% market factor to get it there to get it to the correct value until it is complete. This will actually be redone this year when Adams goes out and says that it is 100% complete. And now we are going to say okay maybe we will say it is a C+1. We have to add the dots. Can we go in and request to talk to the... Usually the person is the one in charge of maintenance is the one who we get to talk to because they don't want to disturb the operations that they got going on there. But mezzanines and stuff like that are going to be... So, the assessment is only going to tip up. As we move it to 100% complete this year as we get more information.

Blake-Just looking at this picture here, you would think that front door and those four windows to the left of it are probably all office something. And who knows how deep it goes back. I mean. There has got to be some form of office. I wish they

were here because I feel like they would be... so your assessment came in at \$6,529,700 reducing the land, you are at \$6,326,400. As of today, right?

Andrew- Yes.

Blake- Okay.

Andrews- And they will have the opportunity to appeal to the IBTR. If the reason they weren't here today is because a lack of communication or some kind of oversight, they will still have the opportunity to appeal to the Indiana Board of Tax Review court if they think that the \$6,326,400 is out of align.

Blake- But then,,, at that is just a question. At that point, they have to present more information, correct?

Andrew- Ah, yea, technically speaking, I am not an attorney. For the record, I am not an attorney. You guys have subpoena power. The PTABOA has the ability to subpoena the costs if you wanted to take it that far. Now, when it comes to Indiana Tax Review it is just a more formal process. And so, I think a lot of PTABOA's just don't want to involve themselves with that just knowing that it is going to be a requirement at the next step if the taxpayer wants it to be.

Blake- Okay.

Andrew- Yea, there would be pretrial conferences with one of the administrative law judges with both parties. And all that would be part of that. Just a much more formal process.

Blake- Okay. So, they requested \$3.6.

Andrew- And I think that was what it was last year. I believe it was 50% complete, but I don't have the old property record card with me. Yea, it was \$3.7. So, it tells me that it was only about 50% complete. And for some reason Adam was out there and said," Well it is almost done, but not done. So, it is 90% complete". And that percentage complete like this is so subjective on something like this. It is so subjective. But that is why I was really hoping to hear back from the taxpayer. Knowing that it is going to be 100% next year, if we could have reduced it to like 70% and it would take about 2 off. We would have been okay with that, but we can't do that based off from no information.

Laura- And Adam really does do site inspections all the time.

Blake- Our hands are kind of tied.

Judy- Yeah.

Andrew- I forgot, do you get building costs from the department?

Laura- No. But you know what, my son-law's family is from Polk County, they don't even do building permits down there. So, I am thankful that we at least do building permits.

Andrew- There are some counties where all that information is provided to the Assessor's office through the permit, and it really helps with some of these. And it really helps if you know that you went with some low-grade material, we can account for that in the initial assessment upon construction. Then we aren't worrying about it five years down the line.

Laura- Maybe I will try again.

Andrew- But to be very honest, in most cases, it probably doesn't really help the taxpayer. There have been very few cases where it helps the taxpayer.

Laura- That is correct. It definitely is in the taxpayer's favor to not have the building costs.

Andrew- So, that is why we do what we do.

Judy- I am going to make a move that we keep the value for improvements and land at \$6,326,400 for 23pay24.

Blake- I second it.

PTABO Board- Judy & Blake said, "Yes." (Nathan- nodded head up and down)

Blake- Who do you want to start with.

90-06-20-400-007.000-010

Brooks, Tyson E/Rebeka S

7741 E 200 N, Bluffton, IN 46714

Judy- Let's start with Brooks.

Blake- I do know that she had some comps that she was referencing. But it was kind of hard to know what they were referencing with.

Judy- Unless we can see the comps and see that they are comparable, I don't know.

Blake- Yea, I mean.

Nathan- Its...

Blake- So, he was asking us to lower it to \$412,200, is that what I was understanding or what? Because that is actually going to make it go up.

Judy- He is asking for the land to be \$52,600.

Blake- Which you can't find 2 acres for that, you can't find 2 acres at all anymore. I would say... we really don't have comps from them.

Judy- Yes.

Blake- Without them having really any comps. I make a motion to keep the assessed value at \$424,800.

Nathan- I second it.

Blake- All in favor?

PTABOA Board- All said, "I"

Andrew- Can I comment? And I am not supposed to comment, but this is going to help the taxpayer. Is the value in the WIP say \$420,000 even and not \$420,800?

Blake- Did I read that wrong?

Laura- The WIP value is different and I not sure why. Oh, I added a right of way. A .12 acre right of way, so it is \$420,000.

Blake- So, I need to make a second motion to reduce Tyson and Rebeka Brooks assessment to \$420,000.

Nathan- I agree.

Judy- All in favor?

PTABOA Board- All said, "I"

Andrew- Figured that was okay.

Blake- Yea.

Laura- I just hadn't posted it yet because we didn't agree.

90-05-20-500-026.000-010

ELKINS, JOSEPH E DR/DEBBIE J

1690 E 250 N, BLUFFTON, IN 46714

Judy- Mr. Elkins

Blake- I remember that they had this house on the market for \$475,000 several years ago. And that is what it went off the market because it didn't sell. And that was probably, I am just guessing 6-7 years ago maybe.

Laura- It was a while ago. I remember when it was listed.

Judy- I would love to go back on Zillow and see what they had on it the first time.

Blake- And I have a love hate relationship with Zillow because sometimes Zillow can be right on and then sometimes it can be way high or way low.

Laura- I would just like to see what sales they use to compare to get their values.

Andrew- Zillow? It is data. It is a mass computer generated mass appraisal.

Laura- It probably doesn't use all the sales that we...

Andrew- It is a detailed mathematical model. It has a price per square foot element. It's got factors. It is very, very detailed mathematical model. Doesn't mean it is exactly right. But it does account for a lot of things. And a lot of times it pulls hard data like our Assessor data. So, if we have a basement and it says unfinished... unless it was sold. Then MLS -Zillow is taking it as unfinished.

Blake-Unfinished. Then his basement is listed as unfinished.

Laura- They have a rec room. which shows under the adjustments under the basement down below there it shows a level 3 rec room.

Blake- Yea, I think you got good comps here. Unfortunately, for him support...

Judy- I move to keep the value at \$462,900.

Blake- I will second.

Judy- All in favor?

PTABOA Board- All said, "I"

90-05-20-500-036.000-010

Landis, Steve/Mary Ann

1760 E N Timberidge Rd, Bluffton, IN 46714

Judy- Mr. Landis

Blake- This is the one with sewage pump station across the road. And I feel for him that it's changed. But I also think that the houses across the road are all \$500,000 homes plus being built. So, while it will affect his view, it will also help his value.

Laura- I would add the septic.

Blake- It's not a terrible... It's not a big... huge... It's mostly on the ground right. Because I just drove out there last week.

Laura- I went out when he first came in about this. I did go out and look at it to be sure it wasn't like you said some ginormous thing right in his front yard.

Blake- I guess, I mean, looking at comps 2. I think it is a good comp.

Judy- I think it supports the value.

Blake- It really does. He has 1.6 there. So, he has a fairly large lot. You can't control what happens across the road from us. I mean he probably thought it was going to be a golf course. But unfortunately, that's changed a little bit. I would make a motion that we would keep the assessed value at \$350,900.

Judy- I second that.

Blake- All those in favor.

PTABOA Board- All said, "Yes."

90-03-03-500-043.000-022

Hartman, Ronald F/Stephanie R

2765 W Woodview Dr., Zanesville, IN 46799

Judy-Hartman's.

Laura- I can't believe that they moved the house all that way.

Blake- I can't believe it either.

Laura- It's a pretty big house. That is crazy. Now when I go down Coverdale Rd, I am going to pay attention to those wires going across.

Judy- I know.

Blake- This one is a little harder because there aren't any comps. What did they request it to be? \$225,000? It seems low.

PTABOA Board- Talking quietly amongst themselves.

Nathan-I will motion to keep the value at 2675 W Woodview Dr Zanesville at \$271,700.

Blake- I'll second.

Judy- All in favor?

PTABOA Board- All said, "I."