

(10-09-08 VAB Hearings)

**MINUTES OF THE
BRADFORD COUNTY
VALUE ADJUSTMENT BOARD HEARINGS
THURSDAY, OCTOBER 9, 2008
9:30 A.M.**

The 2008 Value Adjustment Board met October 9, 2008, for the purpose of hearing Petitioners seeking review and adjustment of the assessed value and/or classification of certain properties.

Serving on the Value Adjustment Board this year for the School Board: Vivian Chappell. Serving for the Board of County Commissioners: Doyle Thomas and John Wayne Hersey. Citizen members: Jeff Oody and Barry Carlton.

Also attending: Jimmy Alvarez, Property Appraiser; Al Coston, Chief Deputy Property Appraiser; Kenny Clark and Shelley Bowen, Property Appraiser staff members; Russell Wade, VAB Attorney; and Marlene Stafford, Deputy Clerk.

INVOCATION / PLEDGE OF ALLEGIANCE

Commissioner Hersey gave the invocation and led the Pledge of Allegiance.

CALL TO ORDER

Chairman Hersey called the hearings to order at 9:30 a.m.

PETITION NO. 1 – Filed by Thomas E. Blahak, concerning the approval of homestead exemption of parcel #06203-B-00600.

Mr. Blahak presented his position to support his petition for approval of homestead exemption of the property.

Mr. Alvarez presented the position of the Property Appraiser's Office to support the denial of the homestead exemption of the property.

(Questions, answers and discussion.)

ACTION BY THE BOARD: On Motion of Commissioner Thomas, Seconded by Citizen Representative Carlton, the Board unanimously denied the Petition based on factual basis presented by the Property Appraiser.

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PETITION NO. 2 - Filed by Earl Perkins, concerning the approval of agricultural classification of parcel #02735-0-00805 and #02735-0-00801 (Late File).

No one was present on behalf of the Petitioner.

Mr. Alvarez presented the position of the Property Appraiser's Office to support the denial of the agricultural classification of the property.

(Questions, answers and discussion.)

ACTION BY THE BOARD: On Motion of Citizen Representative Oody, Seconded by School Board Member Chappell, the Board unanimously denied the relief applied for in Petition No. 2 filed by Earl Perkins.

PETITION NO. 11 – Filed by Kerry Whitford, concerning the market/classified use value of parcel # 05200-0-00200.

Mr. Whitford presented his position to support his petition to reduce the market/classified use value of the property. The Petitioner's appraiser, Mr. Lamb, presented testimony.

Mr. Alvarez presented the position of the Property Appraiser's Office to support the market/classified use value of the property.

Extensive discussion ensued.

At 11:38 a.m., Chairman Hersey called a 10-minute recess.

Chairman Hersey called the hearings back order at 11:54 a.m.

Mr. Alvarez proposed reducing the current assessed value to \$127,441.00, which is up from the \$85,372.00 last year. This would be an increase in taxes from \$1,472.00 last year to \$1,695.00 this year.

The Petitioners accepted the Property Appraiser's proposal.

Mr. Wade said that acceptance by the Petitioner's constitutes a withdrawal of the petition and the Board would not need to render a decision.

Mr. Alvarez said that a revised TRIM notice would be provided and that he would draft a letter stating that an agreement has been reached and the Petitioners have withdrawn their petition.

PETITION NO. 23 – Filed by Bosshardt Properties, LLC, concerning the market/classified use value of parcel # 00940-0-05006.

No one was present on behalf of the Petitioner.

Mr. Alvarez presented the position of the Property Appraiser's Office to support the market/classified use value of the property.

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(Questions, answers and discussion.)

ACTION BY THE BOARD: On Motion of Commissioner Thomas, Seconded by School Board Member Chappell, the Board unanimously upheld the Property Appraiser's valuation of the property.

PETITION NO. 24 – Filed by James and Robin Colaw, concerning the market/classified use value of parcel # 06228-0-00100.

No one was present on behalf of the Petitioner.

Mr. Alvarez presented the position of the Property Appraiser's Office to support the market/classified use value of the property.

(Questions, answers and discussion.)

ACTION BY THE BOARD: On Motion of Commissioner Thomas, Seconded by Citizen Representative Oody, the Board unanimously upheld the Property Appraiser's revised valuation of the property of \$276,000.

PETITION NO. 10 – Filed by Assessment Technologies (Winn-Dixie), concerning the market/classified use value of parcel # 03185-0-00000.

No one present on behalf of the Petitioner.

Mr. Alvarez presented the position of the Property Appraiser's Office to support the market/classified use value of the property.

(Questions, answers and discussion.)

ACTION BY THE BOARD: On Motion of Citizen Representative Oody, Seconded by Commissioner Thomas, the Board unanimously upheld the Property Appraiser's valuation of the property.

PETITION NO. 17 – Filed by Commercial Net Lease Realty (Bradford Square-Food Lion), concerning the market/classified use value of parcel # 06003-A-01502.

No one was present on behalf of the Petitioner.

Mr. Alvarez presented the position of the Property Appraiser's Office to support the market/classified use value of the property.

ACTION BY THE BOARD: On Motion of School Board Member Chappell, Seconded by Commissioner Thomas, the Board unanimously upheld the Property Appraiser's valuation of the property.

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PETITION NO. 21 – Filed by Starke Homes, LTD (Pine Forest Apt.), concerning the market/classified use value of parcel # 03969-0-00A00.

No one was present on behalf of the Petitioner.

Mr. Alvarez presented the position of the Property Appraiser's Office to support the market/classified use value of the property.

(Questions, answers and discussion.)

ACTION BY THE BOARD: On Motion of Citizen Representative Oody, Seconded by Commissioner Thomas, the Board unanimously upheld the Property Appraiser's valuation of the property.

Mr. Alvarez then presented a [list of Homestead Exemption](#) petitions filed, which failed to file an application by March 1, pursuant to Section 196.011(8), F.S., of which Homestead Exemption have been reviewed and granted by the Property Appraiser.

ACTION BY THE BOARD: On Motion of Commissioner Thomas, Seconded by School Board Member Chappell, the Board unanimously upheld the recommendation of the Property Appraiser to grant the Homestead Exemption Late File Petitions as presented.

Mr. Alvarez then presented a [list of Agricultural Classification](#) petitions filed, which failed to file an application by March 1, pursuant to 193.461(3)(a), F.S., of which Agricultural Classification have been reviewed and granted by the Property Appraiser.

ACTION BY THE BOARD: On Motion of Commissioner Thomas, Seconded by Citizen Member Oody, the Board unanimously upheld the recommendation of the Property Appraiser to grant the Agricultural Classification Petition as presented.

Mr. Alvarez presented the [Certificate of Value Adjustment Board for Real Property and Tangible Personal Property](#) for signature.

Mr. Alvarez also presented the [settlement letter](#) for Petition No. 11, filed by Kerry Whitford.

ADJOURN

There being no further business, the hearings were concluded at 12:45 p.m.

(Minutes prepared by Marlene Stafford, Deputy Clerk.)