

Fulton County Board of Review

Julie A. Russell, Clerk/CCAO

Members: Samantha Braden, Steve Derenzy & Sam Swickard



Fulton County Board of Review

Meeting Place: Room 313, Fulton County Courthouse

Meeting Time: 8:30am

Date: March 3rd, 2025

Call to Order– Meeting called to order at 8:30am by Chairman Braden

1. Roll Call – **Member(s) Steve Derenzy, Sam Swickard, & Samantha Braden, (CCAO/Clerk) Julie Russell, (Canton TA) John Turgeon**
2. Call for Additions/Deletions to and Approval of Agenda– **Motion to approve the agenda by Member Swickard, seconded by Chairman Braden, all ayes followed.**
3. Announcements, Communications and Correspondence - **None**
4. Public Comments – **None**
5. Approval of Previous Minutes - **None**
6. Old Business - **None**
7. New Business
 - a) Discussion/Action: 2024 Assessment Year Complaints (See Attached Docket of Hearings)
 - b) **RECESS: The Board of Review will recess for lunch at approximately 12:00pm and resume hearings at approximately 1:00pm. – Motion to Recess by Chairman Braden, seconded by Member Swickard. Hearings recessed at 11:46 am.**

**Motion to resume hearings by Chairman Braden, seconded by
Member Swickard. Hearings resumed at 12:52pm.**

8. Adjournment – **Motion to adjourn by Chairman Braden, seconded by
Member Derenzy. Hearings adjourned at 3:31pm.**

March 3rd, 2025				
Time	Docket #	Parcel Number	Appear?	Notes
8:45 AM	2024-000077	09-08-26-133-007	Yes	Shawn & his mother appeared; Garage on this parcel
8:45 AM	2024-000078	09-08-26-133-008	Yes	House on this parcel; Reported it's on a hill; States there are multiple other manufactured homes assessed for less than his. Paid \$125,000 in 2021; Asking for a value of \$135,000; Has several comparables.
9:00 AM	2024-000113	10-09-29-300-007	AGREED	AGREED; CANCELED HEARINGS
9:00 AM	2024-000114	10-09-29-300-009	AGREED	AGREED; CANCELED HEARINGS
9:00 AM	2024-000115	10-09-29-300-011	AGREED	AGREED; CANCELED HEARINGS
9:00 AM	2024-000116	10-09-32-100-010	AGREED	AGREED; CANCELED HEARINGS
9:00 AM	2024-000117	10-09-32-100-007	AGREED	AGREED; CANCELED HEARINGS
9:15 AM	2024-000174	09-08-25-304-004	AGREED	AGREED; CANCELED HEARINGS
9:15 AM	2024-000175	09-08-25-305-017	AGREED	AGREED; CANCELED HEARINGS
9:15 AM	2024-000176	09-08-26-330-002	AGREED	AGREED; CANCELED HEARINGS
9:15 AM	2024-000177	09-08-27-221-025	AGREED	AGREED; CANCELED HEARINGS
9:45 AM	2024-000096	08-07-27-400-009	Yes	Mr. Dewitt stated that he came in 2021 to the BOR, had an appraisal, has receipts for the additional buildings that he has put up. Mr. DeWitt stated that he pulled several comparables to his properties, and that they are all located within the City of Canton. He states that they are all valued less than his. He states that he makes \$4,000 per month off of the storage property. He said that Mr. Jarnagin's property is not actually comparable because it is larger in square footage than all of his buildings put together. He pulled Slaight's assessed value for his storage facility and his assessment is comparable to what the County is trying to say his is worth, but he does not believe he is worth the same. He also pulled a storage facility in Table Grove with less than 20 units, that were valued much less. He also stated that Carroll Draughn purchased the storage units on Randolph Road for \$41,000. The storage units on Randolph Road sold in 2024 for \$290,000. Mr. Dewitt
9:45 AM	2024-000097	09-08-34-208-004	Yes	413 S. Ave. A; Purchased for \$24,000. Has not had water since 2018. Property has been vacant for over 4 years; No toilet or water in the entire home. Paid \$21,500 in 2014. Thinks its worth more like \$20K
9:45 AM	2024-000098	09-08-35-106-010	Yes	547 Anderson Place; Mr. Dewitt feels like this one is worth in the \$30K's; Appraisal in 2014 showed a value of \$35K;
9:45 AM	2024-000099	09-08-26-133-021	Yes	1031 E. Olive; Mr. Dewitt stated they replaced the roof and some windows when they purchased it, to keep it habitable. He said the neighborhood is not great, neighbor calls the cops at least once a week.
9:45 AM	2024-000100	09-08-27-213-005	Yes	38 West Vine; Mr. Dewitt stated that this is a "HUD" house, he is not allowed to raise rent on the individual while they are there, and the people living there has been there for 8 years. Siding has been replaced, the inside is not in great shape.
9:45 AM	2024-000101	09-08-28-402-015	Yes	971 W. Locust; Paid \$27,500 from FNMA; Feels it has not appreciated. Said he will probably eventually just "burn the house down and keep the garage." Said that most banks would not loan money on it bc it was a modular.
9:45 AM	2024-000102	09-08-34-412-009	Yes	1285 S. Main; House is on the corner, house has been for sale for over 2 years; paid \$40K for it; Painted the house and put in new vinyl floor; Actually paid \$42,900 for it in 2014. Had current appraisal for this on in 2015. Feels like this one is probably worth \$50K'ish.
9:45 AM	2024-000103	09-08-35-106-011	Yes	559 Anderson Place & 559 S. 6th; Paid \$45,000 in 2013 for both houses on one parcel.; Chairman Braden did state that the two parcels she has listed on Anderson Place are pending in the \$50's & \$60.s
10:30 AM	2024-000112	09-08-28-201-010	Yes	Reported that the Canton TA had them incorrectly marked as having a basement; Her comparables have all sold in the \$160K range. BOR Chair Braden commented that all of their comparables were not located in the same area as their home. CCAO Russell stated that the new BOR value is reflective of the foundation being corrected and the appreciation in Market Value, additionally it is reflective of their purchase price in 2023. BOR wanted to make no further change to this property.
10:45 AM	2024-000171	09-08-27-204-019	RESCHEDULED	RESCHEDULED TO 2/28/25 @ 9:45am

11:00 AM	2024-000089	09-08-35-102-017	Yes	This is a no complaint from Canton Township; They took away the value from the attic; They lowered the value initially. This parcel also has a 70-100% Disabled Vet Exemption, so there will be no tax bill.
11:15 AM	2024-000105	09-08-25-301-034	NO COMPLAINT	No Complaint; No Show
11:30 AM	2024-000122	05-04-01-400-007	NO COMPLAINT	No Complaint; No Show
11:45 AM	2024-000228	09-08-26-301-033	NO COMPLAINT	No Complaint; No Show
1:00 PM	2024-000002	06-05-29-300-003	NO COMPLAINT	No Complaint; No Show
1:00 PM	2024-000003	06-05-32-100-005	NO COMPLAINT	No Complaint; No Show
1:15 PM	2024-000004	09-08-34-211-001	AGREED	AGREED; CANCELED HEARINGS
1:15 PM	2024-000006	13-13-06-400-008	AGREED	AGREED; CANCELED HEARINGS
1:30 PM	2024-000005	10-09-01-200-001	NO COMPLAINT	Mr. Knussman showed up; wanted the rest of the buildings removed; BOR let him know they were prorated due to the first happening in March 2024, the County Deputies will revalue in 2025.
1:30 PM	2024-000007	25-27-35-100-003	AGREED	AGREED; CANCELED HEARINGS
1:45 PM	2024-000008	26-28-31-203-035	NO COMPLAINT	No Complaint; No Show
1:45 PM	2024-000043	09-08-35-311-006	NO COMPLAINT	Mr. Mulligan appeared and had an appraisal for this property; BOR agreed to lower it to the appraisal amount. \$26,000 Market Value. \$8,670 A/V total.
2:00 PM	2024-000014	22-24-16-400-009	NO COMPLAINT	No Complaint; No Show
2:00 PM	2024-000015	22-24-16-400-010	NO COMPLAINT	No Complaint; No Show
2:15 PM	2024-000044	09-08-22-207-017	No Show	No Show
2:15 PM	2024-000083	14-14-14-100-017	AGREED	AGREED; CANCELED HEARINGS
2:15 PM	2024-000084	14-14-24-100-004	AGREED	AGREED; CANCELED HEARINGS
2:30 PM	2024-000045	09-08-22-305-021	AGREED	AGREED; CANCELED HEARINGS
2:30 PM	2024-000085	09-08-22-412-020	AGREED	AGREED; CANCELED HEARINGS
2:45 PM	2024-000086	09-08-26-210-007	Yes	Was a "No Complaint"; Agreed with the tentative value as presented.
3:00 PM	2024-000087	09-08-28-201-003	AGREED	AGREED; CANCELED HEARINGS
3:15 PM	2024-000088	09-08-34-415-005	No Show	No Show
3:30 PM	2024-000107	09-08-27-409-009	NO COMPLAINT	No Complaint; No Show
3:30 PM	2024-000108	09-08-27-410-012	NO COMPLAINT	No Complaint; No Show
3:30 PM	2024-000109	09-08-28-406-017	NO COMPLAINT	No Complaint; No Show
3:30 PM	2024-000110	09-08-28-406-018	NO COMPLAINT	No Complaint; No Show