BOARD OF EQUALIZATION MEETING
TUESDAY, FEBRUARY 1, 2019

PRESENT: NANCY CARTMILL, PRESIDENT
JIM MORGAN, COMMISSIONER
KELLI SOBONYA, COMMISSIONER
BETH THOMPSON, COUNTY ADMINISTRATOR

Nancy Cartmill, President called the meeting of the Cabell County Board of Equalization Meeting to order at 10:03 a.m.

MAKE MATTER OF RECORD THAT REAL ESTATE, PERSONAL PROPERTY AND BUSINESS PERSONAL PROPERTY BOOKS ARE AVAILABLE.

APPROVE: ANY CORRECTIONS OF APPRAISAL OR ASSESSMENT ON REAL, PERSONAL AND BUSINESS PROPERTY.

Jim Morgan, Commissioner moved to approve and make matter of record that the Real Estate, Personal Property and Business Personal Property Books are available; The corrections of appraisal or assessment on real, personal and business property. Kelli Sobonya, Commissioner seconded the motion and the vote was unanimous.

 Appearing: Representatives from Cabell County Assessor’s Office.

Irv Johnson, Assessor stated that the books were prepared by the Assessor’s office.

10:00 A.M. James A. Walker
Property: 2614 1st Ave. Huntington, WV

James A. Walker stated that he feels his property value was over assessed. He feels it should be adjusted. Irv Johnson, Assessor stands by their assessment for the property at 2614 1st Ave. Huntington, WV. Jerry Vineyard, Assessors Office went over their assessment with the Commission and stated they rest assessment that was made on the property.

Nancy Cartmill, President made motion to leave the Assessors current assessed value of the Property of James A. Walker 2614 1st Ave. Huntington, WV exactly how it is. Kelli Sobonya, Commissioner seconded the motion and the vote was unanimous.

Nancy Cartmill, President recessed the meeting of the Board of Equalization and Review at 10:45 a.m. until Tuesday, February 5, 2019.

PS: KV

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PRESIDENT, COUNTY COMMISSION
BOARD OF EQUALIZATION MEETING
TUESDAY, FEBRUARY 5, 2019

PRESENT: NANCY CARTMILL, PRESIDENT- VIA PHONE
JIM MORGAN, COMMISSIONER- ABSENT
KELLI SOBONYA, COMMISSIONER
BETH THOMPSON, COUNTY ADMINISTRATOR

Nancy Cartmill, President called the meeting of the Cabell County Board of Equalization Meeting to order at 10:00 a.m.

APPROVE: ANY CORRECTIONS OF APPRAISAL OR ASSESSMENT ON REAL, PERSONAL AND BUSINESS PROPERTY.

APPEARING: No one scheduled to appear today.

Nancy Cartmill, President recessed the meeting of the Board of Equalization and Review at 10:11 a.m. until Friday, February 8, 2019.

PS: KV

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PRESIDENT, COUNTY COMMISSION
BOARD OF EQUALIZATION MEETING
FRIDAY, FEBRUARY 8, 2019

PRESENT: NANCY CARTMILL, PRESIDENT- ABSENT
JIM MORGAN, COMMISSIONER
KELLI SOBONYA, COMMISSIONER
BETH THOMPSON, COUNTY ADMINISTRATOR
WILLIAM WATSON, COUNTY ATTORNEY

Jim Morgan, Commissioner called the meeting of the Cabell County Board of Equalization Meeting to order at 10:00 a.m.

MAKE MATTER OF RECORD THAT REAL ESTATE, PERSONAL PROPERTY AND BUSINESS PERSONAL PROPERTY BOOKS ARE AVAILABLE.

APPROVE: ANY CORRECTIONS OF APPRAISAL OR ASSESSMENT ON REAL, PERSONAL AND BUSINESS PROPERTY.

Kelli Sobonya, Commissioner moved to approve and make matter of record that the Real Estate, Personal Property and Business Personal Property Books are available; The corrections of appraisal or assessment on real, personal and business property. Jim Morgan, Commissioner seconded the motion and the vote was unanimous.

 Appearing: Representatives from Cabell County Assessor’s Office.

Irv Johnson, Assessor stated that the books were prepared by the Assessor’s office.

(1)GEORGE ROBINSON

PROPERTY: 1398 JAMES RIVER TURNPIKE CULLODEN, WV 25541

George Robinson stated that he feels his property value was over assessed. He feels it should be adjusted. Irv Johnson, Assessor stands by their assessment for the property at 1398 James River Turnpike Culloden, WV 25541. Brent Williams, Assessors Office went over their assessment with the Commission and stated they rest assessment that was made on the property.

The Commissioners informed Mr. Robinson they would do research on the matter and get back with him.
(2) REALCO LIMITED LIABILITY
REPRESENTING PERRY MORRIS SQ. PLAZA,
MILTON, WV EXCLUDING PIGGLY WIGGLY AND A BANK

APPEARING: Heather Harlan, Attorney
              William M Bender, Vice President Commercial/Industrial
                      (Expert Witness)
              Douglas F. Bovard, The Property Company Inc. (Consultant)
              Leslie Beal - RealCo

The Attorney began with giving the Oath to the Appearing witnesses. Mr. Bender went over the Appraisal he had done with the Commission. He feels the property was over assessed. He feels it should be adjusted.

Douglas F. Bovard, Consultant on case reviewed the findings by both Cabell County Assessors and the findings from Mr. William M. Bender. He feels the property was over assessed.

Heather Harlan, Attorney asked if the Commission would mark Ex1, Ex2, and Ex3 to be entered into evidence.

Irv Johnson, Assessor stands by their assessment for the property at Perry Morris Square 500 E. Main St. City of Milton, WV 25541. Brian Daniels, Assessors Office went over their assessment with the Commission and stated they rest assessment that was made on the property.

Irv Johnson, Cabell County Assessor, stated his office took great pride in placing a fair value on properties located within the county.

John Perry, Chief Appraiser spoke about presentation showing that sales are up and everything was growing in Cabell County. As far as RealCo’s comparable sales go, first showed was on the building only. It didn’t include land. It was a leased building.

Brian Daniels, Appraiser Cabell County Assessor’s Office, stated they considered their income on the property and they did discount it. Average price per square foot should be 9.00-10.00 per square foot. He agrees with Mr. Perry that the comparable buildings the Real Co is using isn’t comparable to the property at state, but the Kmart sale was the only one that was comparable.
Irv Johnson, Cabell County Assessor, gave a presentation on current values for comparable markets in the area.

Irv Johnson, Cabell County Assessor, stated his office took great pride in placing a fair value on properties located within the county. Mr. Johnson stated the appraised value of the property at Perry Morris Square 500 E. Main St., City of Milton, WV 25541.

Irv Johnson, Assessor stands by their assessment for the property at Perry Morris Square, 500 E. Main St. City of Milton, WV 25541. Brian Daniels, Assessors Office went over their assessment with the Commission and stated they rest assessment that was made on the property.

Jim Morgan, Commissioner stated the Board of Equalization would send a letter explaining their decision.

Jim Morgan, Commissioner recessed the meeting of the Board of Equalization and Review at 12:06 a.m. until Tuesday, February 12, 2019.

PS: KV

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PRESIDENT, COUNTY COMMISSION
BOARD OF EQUALIZATION MEETING
TUESDAY, FEBRUARY 12, 2019

PRESENT: NANCY CARTMILL, PRESIDENT- ABSENT
         JIM MORGAN, COMMISSIONER
         KELLI SOBONYA, COMMISSIONER- VIA PHONE
         BETH THOMPSON, COUNTY ADMINISTRATOR- ABSENT

Jim Morgan, Commissioner called the meeting of the Cabell County Board of Equalization Meeting to order at 10:00 a.m.

APPROVE: ANY CORRECTIONS OF APPRAISAL OR ASSESSMENT
ON REAL, PERSONAL AND BUSINESS PROPERTY.

APPEARING: No one scheduled to appear today.

Jim Morgan, Commissioner recessed the meeting of the Board of Equalization and Review at 10:03 a.m. until Friday, February 15, 2019.

PS: KV

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PRESIDENT, COUNTY COMMISSION
BOARD OF EQUALIZATION MEETING
FRIDAY, FEBRUARY 15, 2019

PRESENT: NANCY CARTMILL, PRESIDENT- VIA PHONE
JIM MORGAN, COMMISSIONER- VIA PHONE
KELLI SOBONYA, COMMISSIONER- VIA PHONE
BETH THOMPSON, COUNTY ADMINISTRATOR

Nancy Cartmill, President called the meeting of the Cabell County Board of Equalization Meeting to order at 10:00 a.m.

APPROVE: ANY CORRECTIONS OF APPRAISAL OR ASSESSMENT ON REAL, PERSONAL AND BUSINESS PROPERTY.

Kelli Sobonya, Commissioner moved to approve and make matter of record that the Real Estate, Personal Property and Business Personal Property Books are available; The corrections of appraisal or assessment on real, personal and business property. Jim Morgan, Commissioner seconded the motion and the vote was unanimous.

APPEARING: No one scheduled to appear today.

Jim Morgan, Commissioner moved to reduce the appraised value of Mr. Robinson property assessment to $135,000. The Commission’s assessment was based on other comparable value in the area. The others have been sent a letter and there will be no change. Nancy Cartmill, President seconded the motion and the vote was unanimous.

Jim Morgan, Commissioner adjourned the meeting of the Board of Equalization and Review Sine Die at 10:23 a.m. Nancy Cartmill, President seconded the motion and the vote was unanimous.

PS: KV

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PRESIDENT, COUNTY COMMISSION