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**VALUE ADJUSTMENT BOARD (VAB)**  
**FINAL MEETING MINUTES – JANUARY 25, 2016**

The Value Adjustment Board (VAB) of Indian River County, Florida, met on Monday, January 25, 2016, at 9:30 a.m., in the County Administration Building, 1801 27<sup>th</sup> Street, Building “A”, Room A-102, Vero Beach, Florida. Present were Chairman Tim Zorc; Vice Chairman Wesley S. Davis; School Board Member Charlie Searcy; and Citizen Members Duane Weise and Todd Heckman.

Also present were VAB Attorney Michelle Napier, Clerk of Circuit Court and Comptroller Jeffrey R. Smith, VAB Board Clerk Maria I. Suesz, Deputy Clerk Terri Collins-Lister; from the Property Appraiser’s Office (PAO) was Property Appraiser David Nolte; Manager Bruce Goodwyn; Supervisor Janine Hicks; and Assessment Control Margo Maxwell.

Present was Lynn Christine Waterbury, the taxpayer for Petition 2015-074, and George Allen, representing Taxpayer Rita Chanfrau for Petition 2015-003.

**1. CALL TO ORDER**

**Chairman Tim Zorc called the meeting to order at 9:30 a.m.**

**2. INVOCATION**

**Chairman Zorc delivered the Invocation.**

**3. PLEDGE OF ALLEGIANCE**

**School Board Member Searcy led the Pledge of Allegiance to the Flag.**

#### **4. INTRODUCTIONS**

Introductions were made individually by all present.

#### **5. APPROVAL OF MINUTES OF VAB ORGANIZATIONAL MEETING OF JUNE 24, 2015**

**ON MOTION** by Vice Chairman Davis, **SECONDED** by School Board Member Searcy, the Board unanimously approved the Value Adjustment Board Organizational Meeting Minutes of June 24, 2015, as written.

#### **6. APPROVE AND ADOPT THE SPECIAL MAGISTRATES' RECOMMENDATIONS AS THE VALUE ADJUSTMENT BOARD'S DECISION AND AUTHORIZE DISTRIBUTION OF FORM DR485V, PURSUANT TO SECTION 194.032, F.S.**

##### **A. 2015 VAB RECAP**

**ON MOTION** by Vice Chairman Davis, **SECONDED** by School Board Member Searcy, the Board unanimously approved the 2015 Value Adjustment Board Recap, as submitted.

##### **B. SPECIAL MAGISTRATES' RECOMMENDATIONS**

**ON MOTION** by Vice Chairman Davis, **SECONDED** by Citizen Member Weise, to accept the Special Magistrates' recommended decisions.

School Board Member Searcy referred to the Special Magistrates' Recommendations and their recommended reduction of \$6,329,390 on Petition 2015-113. He wanted to know how the County could have missed the Just Value by approximately 30%.

Manager Bruce Goodwyn, Property Appraiser's Office, explained that the property was listed for approximately \$35 million, and that it was a difficult piece of property to value, because there were limited comparable sales.

Property Appraiser David Nolte explained there was no mistake in the PAO's assessment of the property, but a difference of opinion on a unique piece of property among the appraisers. There was limited sales data and the taxpayer was asking for an amount far above market value. He said the PAO came in with a value two-thirds of the asking price.

A discussion ensued on how the property was appraised, the assessed value, and whether the Special Magistrate followed the right steps procedurally.

VAB Attorney Napier explained she reviewed the Special Magistrate's recommendation for Petition No. 2015-113 for legal sufficiency; it was her opinion that the magistrate did his job.

School Board Member Searcy asked if it would be to the County's advantage to challenge the Special Magistrate's recommendation.

A discussion ensued and Property Appraiser Nolte replied that it was the Board's decision as to whether the County or the Special Magistrate granted the reduction and that the Just Value of \$6,329,390 was correct.

The Chairman CALLED THE QUESTION and by a 4-1 vote (School Board Member Searcy opposed), the Motion carried.

7. AUTHORIZE AND APPROVE THE CHAIRMAN TO EXECUTE THE FOLLOWING FORMS DR-529 (TAX IMPACT NOTICE) FOR PUBLICATION, AND FORM DR-488 (THE CERTIFICATION FOR REAL PROPERTY AND TANGIBLE PERSONAL PROPERTY), PURSUANT TO F.S.193.122

A. Tax Impact Notice DR-529 for Tax Year 2015

ON MOTION by Vice Chairman Davis, SECONDED by Citizen Member Heckman, the Board unanimously approved and authorized the Chairman to execute the Tax Impact Notice Form DR-529 for Tax Year 2015 for publication.

Clerk of the Circuit Court and Comptroller Jeffrey R. Smith for the record, recognized that in the agenda packet, Item 7.B. was Certification Form DR-488 Tangible Personal Property, and Item 7.C. was Certification Form DR-488 Real Property.

**B. Certification Form DR-488 ~~Real Property~~ Tangible Personal Property**

**ON MOTION** by Vice Chairman Davis, **SECONDED** by Citizen Member Heckman, the Board unanimously approved and authorized the Chairman to execute the Certification Form DR-488 for Tangible Personal Property.

**C. Certification Form DR-488 ~~Tangible Personal Property~~ Real Property**

**ON MOTION** by Vice Chairman Davis, **SECONDED** by School Board Member Searcy, the Board unanimously approved and authorized the Chairman to execute the Certification Form DR-488 for Real Property.

**8. AUTHORIZE THE VALUE ADJUSTMENT BOARD CLERK TO SOLICIT FOR ATTORNEY AND APPRAISER SPECIAL MAGISTRATES FOR THE 2016 VAB HEARINGS.**

**ON MOTION** by Vice Chairman Davis, **SECONDED** by School Board Member Searcy, the Board unanimously authorized the Value Adjustment Board Clerk to solicit for Attorney and Appraiser Special Magistrates for the 2016 Tax Year Hearings.

School Board Member Searcy asked if the Board needed to give direction to the VAB Clerk on the parameters the Board would want in selecting the Attorney Magistrate. VAB Clerk Maria Suesz indicated once all the Attorney and Appraiser Special Magistrates' Applications are in, the VAB Attorney would review them for qualifications and legal sufficiency prior to the VAB Organizational Meeting.

**9. PUBLIC COMMENT**

Clerk of the Circuit Court and Comptroller Jeffrey R. Smith expressed his appreciation for VAB Clerk Maria Suesz for her excellent work representing him and for her service to the VAB.

Both the Board and Property Appraiser Nolte, on behalf of PAO, thanked Ms. Suesz for her service on the VAB.

10. ADJOURNMENT

There was no further business, and Chairman Zorc called for the meeting to be adjourned at 9:50 a.m.

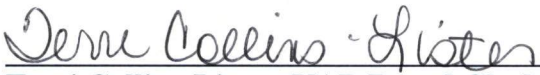
VALUE ADJUSTMENT BOARD

  
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Commissioner Tim Zorc, VAB Chairman

Approved: JUL 20 2016

ATTEST:

Jeffrey R. Smith, CPA, CGFO, CGMA  
Clerk of Circuit Court and Comptroller

By:   
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Terri Collins-Lister, VAB Board Clerk