

IN THE COUNTY COMMISSION OF WOOD COUNTY, WEST VIRGINIA
#1 COURT SQUARE, SUITE 203
PARKERSBURG WV 26101

IN RE: MINUTES OF MEETING HELD
TUESDAY, FEBRUARY 18, 2014

PRESENT: WAYNE DUNN, PRESIDENT
STEPHEN GAINER, COMMISSIONER
DAVID BLAIR COUCH, COMMISSIONER

At 9:30 A.M., the County Commission of Wood County met as the Board of Review and Equalization. Dean Cottrell, Doug Tennant, Richard Shaffer and Andy Hartleben from the Assessor's Office were in attendance.

AGENDA AND DISCUSSION ITEMS

The 10:00 A.M., appointment with Floa and David Swisher was cancelled.

At 10:15 A.M., they met with Joe and Tim Flinn to discuss property on Wolfe Run Road in Harris District.

At 10:45 A.M., they met with James Sharp to discuss property on Borland Springs Road in Union District.

The 11:00 A.M., they met with Patricia Stull to discuss property on Borland Springs Road in Union District.

The 11:15 A.M. appointment with Philip Clevenger was cancelled.

At 11:30 A.M., they met with Gene Cumpston to discuss property in Hill Court Tarrytown Addition in Lubeck District.

Having no further scheduled appointments or business to attend to, the County Commission officially adjourned at approximately 12:00 Noon.

APPROVED:

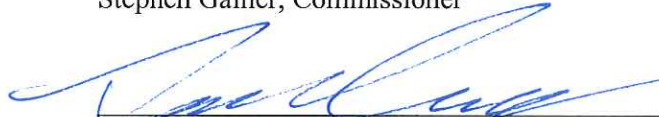
THE COUNTY COMMISSION OF WOOD COUNTY



Wayne Dunn, President



Stephen Gainer, Commissioner



David Blair Couch, Commissioner

To listen to this meeting, please refer to DVD labeled February 18, 2014.

Wood County Commission Meeting
Held February 20, 2014

18

Please Print

1.	<i>Gone Computer</i>
2.	
3.	<i>Joe Flinn</i>
4.	<i>Tim Flinn</i>
5.	<i>James Sharp</i>
6.	<i>Patricia Stull</i>
7.	<i>Dean Cottrell</i>
8.	<i>Doug Tennant</i>
9.	<i>Rich Shaffer</i>
10.	<i>Andy HarAleben</i>
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Original sign-in sheet was taken by Patricia Stull - per Rich + Blair



Wood County Commission Agenda – Board of Review and Equalization

2/18/2014

1 Court Square, Suite 203
Parkersburg, WV 26101

10:00 A.M. <i>CAM</i>	Discuss property on Woodyard Creek – Lubeck District	Floa & David Swisher
10:15 A.M.	Discuss property on Wolfe Run Road – Harris District	Joe and Tim Flinn
10:45 A.M.	Discuss property on Borland Springs Road – Union District	James Sharp
11:00 A.M.	Discuss property on Borland Springs Road – Union District	Patricia Stull
11:15 A.M. <i>CAM</i>	Discuss property on Homewood Road – Lubeck District	Phillip Clevenger
11:30 A.M.	Discuss property on in Hill Court Tarrytown Addition	Lee Ann Cumpston by Gene Cumpston

Discussion, Review and Approval of expenditures and disbursements identified on Exhibit 1, hereto attached

Correspondence for this meeting will be available for public review during regular office hours in Room 205 of the Wood County Courthouse two (2) days prior to the meeting

Exhibit 1

Discussion, Review and Approval of the following items may be included during this meeting and are available for public inspection in the Office of the County Administrator two days prior to this meeting.

Budget revisions

Purchase orders and requisitions

Revisions, reimbursement requests, resolutions and correspondence for grants

Grant disbursements to other entities

Invoices for expenditures to be paid

Reimbursements for travel expenses

Bid specifications and procedures for bids previously authorized by the Commission

Monthly Hotel Occupancy Tax Collection disbursements

Disbursements for previously approved Innovative Programming Grants

Tax refunds, exonerations, improprieties and consolidations

Probate items, including settlements, petitions and Fiduciary Commissioner reports

General Fund disbursements to entities

Funding requests from local organizations by written form

Payroll modification as submitted by elected officials

APPLICATION FOR REVIEW OF PROPERTY ASSESSMENT

ID # 2014-03-306

West Virginia

On 02/18/2014

2/18/14
70/434

2/18

To The Assessor of **WOOD COUNTY** or the **WOOD COUNTY** Board of Equalization and Review:

Your Complaint represents that the following described real estate is valued and assessed out of proportion to its true and actual value on the current tax roll and request a review of the assessed valuation before the next period of liability is effective.

Property assessed in the name of Lee Ann Cumpston in 03 Lubek District:
Address of Property 14 Hill Ct

Map Number 312	Parcel Number 0051	Description: Lot 51 & Pt 50 Tarrytown Adn
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Market Value \$19,800.00 Market Improvement \$68,700.00 Market total \$88,500.00
Assessed Value - Land \$ \$11,880.00 Improvements \$ \$41,220.00 Totals \$53,100.00

Cost of Land	Construction By Complainant	Total purchase price	Purchase by Complainant
Cost of Construction or Contract Price		Date of Purchase	
Date of Construction		Cost of added improvements	
Cost of added improvements		Face amount of fire insurance carried	
Face amount of fire insurance carried		Offered for sale for	
Offered for sale for		Date of Offer	
Date of Offer		Monthly rental received, if rented	
Monthly rental received, if rented		Present value in your opinion	
Present value in your opinion			

Approved for recording by the County Commission. President

Reason and Basis for Complaint

Daughters property is now in Woodburn and value has gone down due to being in the hoodburn. We feel it has dropped 20% to 25% due to new hoodburn.

I do hereby certify that the above statements are true to the best of my knowledge and ability and that all questions on this petition pertaining to the property have been answered.

Address of Complainant: 14 Hill Ct. Washington, WV 26181

Signature of Complainant: Lee Ann Cumpston

Land	Decrease allowed	Adjusted Assessed
Building		
Total		

ID # 2014-02-303

2/18/14
70/434

APPLICATION FOR REVIEW OF PROPERTY ASSESSMENT
West Virginia

On 02/13/2014

2/18

To The Assessor of WOOD COUNTY or the WOOD COUNTY Board of Equalization and Review:

Your Complaint represents that the following described real estate is valued and assessed out of proportion to its true and actual value on the current tax roll and request a review of the assessed valuation before the next period of liability is effective.

Property assessed in the name of Joe & Tim Flinn in 02 Harris District:

Address of Property Wolfe Run Rd.

Map Number 610	Parcel Number 000E	Description: Wolfe Run, 75 A 52 P
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Market Value	\$78,100.00	Market Improvement	\$600.00	Market total	\$78,700.00
Assessed Value - Land \$	\$46,860.00	Improvements \$	\$360.00	Totals	\$47,220.00

Construction By Complainant		Purchase by Complainant
Cost of Land		Total purchase price
Cost of Construction or Contract Price		Date of Purchase
Date of Construction		Cost of added improvements
Cost of added improvements		Face amount of fire insurance carried
Face amount of fire insurance carried		Offered for sale for
Offered for sale for		Date of Offer
Date of Offer		Monthly rental received, if rented
Monthly rental received, if rented		Present value in your opinion
Present value in your opinion		

Approved for recording by the County Commission. _____ President

Reason and Basis for Complaint

ALL Hillside only flint in flood plain
Timber damaged in storm last year 2012
FEELS value to high should be approx \$9000

I do hereby certify that the above statements are true to the best of my knowledge and ability
Address of Complainant: 50 Branch Dr. Parkersburg, WV 26101

Signature of Complainant: [Signature]

Land		Decrease allowed		Adjusted Assessed Valuation	
Building					
Total					

ID # 2014-02-302

2/18/14
20/434

APPLICATION FOR REVIEW OF PROPERTY ASSESSMENT

, West Virginia

On 02/13/2014

2/18

To The Assessor of **WOOD COUNTY** or the **WOOD COUNTY** Board of Equalization and Review:

Your Complaint represents that the following described real estate is valued and assessed out of proportion to its true and actual value on the current tax roll and request a review of the assessed valuation before the next period of liability is effective.

Property assessed in the name of Joe & Tim Flinn in 02 Harris District:

Address of Property Wolfe Run Rd.

Map Number <u>610</u>	Parcel Number <u>000D</u>	Description: <u>33 - A 45 - P # 10 Tracewell Est</u>
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Market Value \$32,400.00 Market Improvement \$0.00 Market total \$32,400.00

Assessed Value - Land \$ \$19,440.00 Improvements \$ \$0.00 Total \$ \$19,440.00

Construction By Complainant	Purchase by Complainant
Cost of Land	Total purchase price
Cost of Construction or Contract Price	Date of Purchase
Date of Construction	Cost of added improvements
Cost of added improvements	Face amount of fire insurance carried
Face amount of fire insurance carried	Offered for sale for
Offered for sale for	Date of Offer
Date of Offer	Monthly rental received, if rented
Monthly rental received, if rented	Present value in your opinion
Present value in your opinion	

Approved for recording by the County Commission. _____ President

Reason and Basis for Complaint

I do hereby certify that the above statements are true to the best of my knowledge and ability and that all questions on this petition pertaining to the property have been answered.

Signature of Complainant: _____

Address of Complainant: 50 branch Dr. Parkersburg, WV 26101

Land	Decrease allowed	Adjusted Assessed Valuation
Building		
Total		

APPLICATION FOR REVIEW OF PROPERTY ASSESSMENT

ID # 2014-11-304

West Virginia

On 02/14/2014

To The Assessor of **WOOD COUNTY** or the **WOOD COUNTY** Board of Equalization and Review:

Your Complaint represents that the following described real estate is valued and assessed out of proportion to its true and actual value on the current tax roll and request a review of the assessed valuation before the next period of liability is effective.

Property assessed in the name of James Sharp in 11 Walker District:
 Address of Property Borland Springs Rd.

Map Number <u>100</u>	Parcel Number <u>000C</u>	Description: <u>24- A Walker Creek</u>
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Market Value	<u>\$11,700.00</u>	Market Improvement	<u>\$0.00</u>	Market total	<u>\$11,700.00</u>
Assessed Value - Land \$	<u>\$7,020.00</u>	Improvements \$.	<u>\$0.00</u>	Totals	<u>\$7,020.00</u>
Cost of Land	Construction By Complainant		Total purchase price	Purchase by Complainant	
Cost of Construction or Contract Price			Date of Purchase		
Date of Construction			Cost of added improvements		
Cost of added improvements			Face amount of fire insurance carried		
Face amount of fire insurance carried			Offered for sale for		
Offered for sale for			Date of Offer		
Date of Offer			Monthly rental received, if rented		
Monthly rental received, if rented			Present value in your opinion		
Present value in your opinion					

Approved for recording by the County Commission. _____

President

2012

Reason and Basis for Complaint

*Feels that he is being treated for timber
 feels land value should be same as last year
 No right way to land*

I do hereby certify that the above statements are true to the best of my knowledge and ability and that all questions on this petition pertaining to the property have been answered.

Address of Complainant: 6056 Old St. Marys Pike North Parkersburg, WV

Signature of Complainant: _____

Decrease allowed _____ Adjusted Assessed _____

Land		
Building		
Total		

2/15

APPLICATION FOR REVIEW OF PROPERTY ASSESSMENT

ID # 2014-11-305 *2/18/14* 70/434 , West Virginia On 02/14/2014 *2/18*

To The Assessor of WOOD COUNTY or the WOOD COUNTY Board of Equalization and Review:

Your Complaint represents that the following described real estate is valued and assessed out of proportion to its true and actual value on the current tax roll and request a review of the assessed valuation before the next period of liability is effective.

Property assessed in the name of Patricia Stull in 11 Walker District:
 Address of Property Borland Springs Rd.

Map Number <u>100</u>	Parcel Number <u>000D</u>	Description: <u>Walker Creek Rd.</u>
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Market Value \$20,300.00 Market Improvement \$0.00 Market total \$20,300.00
 Assessed Value - Land \$ \$12,180.00 Improvements \$ \$0.00 Totals \$12,180.00

Construction By Complainant		Purchase by Complainant	
Cost of Land		Total purchase price	
Cost of Construction or Contract Price		Date of Purchase	
Date of Construction		Cost of added improvements	
Cost of added improvements		Face amount of fire insurance carried	
Face amount of fire insurance carried		Offered for sale for	
Offered for sale for		Date of Offer	
Date of Offer		Monthly rental received, if rented	
Monthly rental received, if rented		Present value in your opinion	
Present value in your opinion			

Approved for recording by the County Commission _____ President _____

*Bought land for a home but doesn't like being next to airport
 FEELS VALUE SHOULD BE 16,000 INSTEAD OF 29,300 FEELS 23,000 TAX INCOME
 TO 116,000 WOULD BE FAIR*

I do hereby certify that the above statements are true to the best of my knowledge and ability and that all questions on this petition pertaining to the property have been answered.

Signature of Complainant: *Patricia Stull*

Address of Complainant: 233 Carpenter Run Rd. Waverly, WV 26184

	Decrease allowed	Adjusted Assessed
Land		
Building		
Total		

APPLICATION FOR REVIEW OF PROPERTY ASSESSMENT

ID # 2014-03-306

, West Virginia

On 02/18/2014

To The Assessor of **WOOD COUNTY** or the **WOOD COUNTY** Board of Equalization and Review:

Your Complaint represents that the following described real estate is valued and assessed out of proportion to its true and actual value on the current tax roll and request a review of the assessed valuation before the next period of liability is effective.

Property assessed in the name of Lee Ann Cumpston in 03 Lubbeck District:
 Address of Property 14 Hill Ct

Map Number 312	Parcel Number 0051	Description: <u>Lot 51 & Pt 50 Tarrytown Adn</u>	
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Market Value	<u>\$19,800.00</u>	Market Improvement	<u>\$68,700.00</u>		<u>\$88,500.00</u>
Assessed Value - Land \$	<u>\$11,880.00</u>	Improvements \$	<u>\$41,220.00</u>	Totals	<u>\$53,100.00</u>

Construction By Complainant	Purchase by Complainant
Cost of Land	Total purchase price
Cost of Construction or Contract Price	Date of Purchase
Date of Construction	Cost of added improvements
Cost of added improvements	Face amount of fire insurance carried
Face amount of fire insurance carried	Offered for sale for
Offered for sale for	Date of Offer
Date of Offer	Monthly rental received, if rented
Monthly rental received, if rented	Present value in your opinion
Present value in your opinion	

Approved for recording by the County Commission. _____ President

Reason and Basis for Complaint

Daughters property is now in floodplain and value has gone down
 due to being in the floodplain, it feels it has dropped 20% to 25%
 due to new floodplain.

I do hereby certify that the above statements are true to the best of my knowledge and ability and that all questions on this petition pertaining to the property have been answered.

Address of Complainant: 14 Hill Ct. Washington, WV 26181

Signature of Complainant: _____

Lee Cumpston

	Decrease allowed	Adjusted Assessed			
Land					
Building					
Total					

ID # 2014-11-305

APPLICATION FOR REVIEW OF PROPERTY ASSESSMENT

On 02/14/2014

To The Assessor of WOOD COUNTY or the WOOD COUNTY Board of Equalization and Review:

Your Complaint represents that the following described real estate is valued and assessed out of proportion to its true and actual value on the current tax roll and request a review of the assessed valuation before the next period of liability is effective.

Property assessed in the name of Patricia Stull in 11 Walker District:
Address of Property Borland Springs Rd.

Map Number 100	Parcel Number 000D	Description: <u>Walker Creek Rd.</u>
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Market Value	<u>\$20,300.00</u>	Market Improvement	<u>\$0.00</u>	Market total	<u>\$20,300.00</u>
Assessed Value - Land \$	<u>\$12,180.00</u>	Improvements \$	<u>\$0.00</u>	Totals	<u>\$12,180.00</u>
Construction By Complainant		Purchase by Complainant			
Cost of Land		Total purchase price			
Cost of Construction or Contract Price		Date of Purchase			
Date of Construction		Cost of added improvements			
Cost of added improvements		Face amount of fire insurance carried			
Face amount of fire insurance carried		Offered for sale for			
Offered for sale for		Date of Offer			
Date of Offer		Monthly rental received, if rented			
Monthly rental received, if rented		Present value in your opinion			
Present value in your opinion					

Approved for recording by the County Commission. President

Reason and Basis for Complaint

*Bought land for a home but doesn't like being next to compressed
FEELS VALUE SHOULD BE 46,000 instead of \$20,300 FEELS 73,000 TAX INCREASE
TO 46,000 WOULD BE FAIR*

I do hereby certify that the above statements are true to the best of my knowledge and ability and that all questions on this petition pertaining to the property have been answered.

Signature of Complainant: Patricia Stull

Address of Complainant: 233 Carpenter Run Rd. Waverly, WV 26184

Land	Decrease allowed	Adjusted Assessed
Building		
Total		

APPLICATION FOR REVIEW OF PROPERTY ASSESSMENT

ID # 2014-02-303

, West Virginia

On 02/13/2014

To The Assessor of WOOD COUNTY or the WOOD COUNTY Board of Equalization and Review:

Your Complaint represents that the following described real estate is valued and assessed out of proportion to its true and actual value on the current tax roll and request a review of the assessed valuation before the next period of liability is effective.

Property assessed in the name of Joe & Tim Flinn in 02 Harris District:

Address of Property Wolfe Run Rd.

Map Number 610	Parcel Number 000E	Description: Wolfe Run 75 A 52 P
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Market Value	\$78,100.00	Market Improvement	\$600.00	Market total	\$78,700.00
Assessed Value - Land \$	\$46,860.00	Improvements \$	\$360.00	Purchase by Complainant Total\$	\$47,220.00

Cost of Land	Construction By Complainant	Total purchase price	Purchase by Complainant
Cost of Construction or Contract Price		Date of Purchase	
Date of Construction		Cost of added improvements	
Cost of added improvements		Face amount of fire insurance carried	
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Offered for sale for		Date of Offer	
Date of Offer		Monthly rental received, if rented	
Monthly rental received, if rented		Present value in your opinion	
Present value in your opinion			

Approved for recording by the County Commission. _____ President

Reason and Basis for Complaint

*ALL Hillside only flat in floodplain
 Timber damaged in storm last year 2012
 FEELS value to high should be approx 50,000*

I do hereby certify that the above statements are true to the best of my knowledge and ability and that all questions on this petition pertaining to the property have been answered.

Signature of Complainant: [Signature] Address of Complainant: 50 Branch Dr. Parkersburg, WV 26101

Land		Decrease allowed	Adjusted Assessed Valuation
Building			
Total			

APPLICATION FOR REVIEW OF PROPERTY ASSESSMENT

ID # 2014-02-302 , West Virginia , On 02/13/2014

To The Assessor of WOOD COUNTY or the WOOD COUNTY Board of Equalization and Review:

Your Complaint represents that the following described real estate is valued and assessed out of proportion to its true and actual value on the current tax roll and request a review of the assessed valuation before the next period of liability is effective.

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 Address of Property Wolfe Run Rd.

Map Number 610	Parcel Number 000D	Description: <u>33 - A 45 - P # 10 Tracewell Est</u>
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Market Value	\$32,400.00	Market Improvement	\$0.00	Market total	\$32,400.00
Assessed Value - Land \$	\$19,440.00	Improvements \$	\$0.00	Purchase by Complainant Total\$	\$19,440.00
Cost of Land		Total purchase price		Date of Purchase	
Cost of Construction or Contract Price		Date of Purchase		Cost of added improvements	
Date of Construction		Cost of added improvements		Face amount of fire insurance carried	
Cost of added improvements		Face amount of fire insurance carried		Offered for sale for	
Face amount of fire insurance carried		Offered for sale for		Date of Offer	
Offered for sale for		Date of Offer		Monthly rental received, if rented	
Date of Offer		Monthly rental received, if rented		Present value in your opinion	
Monthly rental received, if rented		Present value in your opinion			
Present value in your opinion					

Approved for recording by the County Commission. _____ President

Reason and Basis for Complaint

I do hereby certify that the above statements are true to the best of my knowledge and ability and that all questions on this petition pertaining to the property have been answered.

Signature of Complainant: _____

Address of Complainant: 50 branch Dr. Parkersburg, WY 26101

Land		Decrease allowed		Adjusted Assessed Valuation	
Building					
Total					

APPLICATION FOR REVIEW OF PROPERTY ASSESSMENT
 , West Virginia

To The Assessor of WOOD COUNTY or the WOOD COUNTY Board of Equalization and Review:

Your Complaint represents that the following described real estate is valued and assessed out of proportion to its true and actual value on the current tax roll and request a review of the assessed valuation before the next period of liability is effective.

Property assessed in the name of James Sharp in 11 Walker District:
 Address of Property Borland Springs Rd.

Map Number <u>100</u>	Parcel Number <u>000C</u>	Description: <u>24- A Walker Creek</u>
--------------------------	------------------------------	--

Market Value	<u>\$11,700.00</u>	Market Improvement	<u>\$0.00</u>	Market total	<u>\$11,700.00</u>
Assessed Value - Land \$	<u>\$7,020.00</u>	Improvements \$	<u>\$0.00</u>	Totals	<u>\$7,020.00</u>
Cost of Land		Total purchase price		Purchase by Complainant	
Cost of Construction or Contract Price		Date of Purchase		Cost of added improvements	
Date of Construction		Cost of added improvements		Face amount of fire insurance carried	
Cost of added improvements		Face amount of fire insurance carried		Offered for sale for	
Face amount of fire insurance carried		Offered for sale for		Date of Offer	
Offered for sale for		Date of Offer		Monthly rental received, if rented	
Date of Offer		Monthly rental received, if rented		Present value in your opinion	
Monthly rental received, if rented		Present value in your opinion			
Present value in your opinion					

Approved for recording by the County Commission. _____

President _____

2012

Reason and Basis for Complaint

*FEELS that he is being taxed for timber
 FEELS land value should be same as last year
 NO right way to land*

I do hereby certify that the above statements are true to the best of my knowledge and ability and that all questions on this petition pertaining to the property have been answered.

Address of Complainant: 6056 Old St. Marys Pike North Parkersburg, WV

Signature of Complainant: X James Sharp

Land		Decrease allowed	Adjusted Assessed
Building			
Total			