

REPRESENTATIVE FOR THE PETITIONER:
Abraham M. Benson, Faegre Drinker Biddle & Reath LLP
David A. Suess, Faegre Drinker Biddle & Reath LLP

REPRESENTATIVE FOR THE RESPONDENT:
Eric Grossman, Tippecanoe County Assessor

**BEFORE THE
INDIANA BOARD OF TAX REVIEW**

Majestic Properties LLC)	Petition Nos.: <i>See Below</i>
)	
Petitioner,)	Parcel No.: <i>See Below</i>
)	
v.)	County: Tippecanoe
)	
Tippecanoe County Assessor,)	Assessment Years: 2016 & 2017
)	
Respondent.)	

August 26, 2022

FINAL DETERMINATION

The Indiana Board of Tax Review (Board) issues this stipulated determination based on the agreed appeal management plan.

1. Majestic timely appealed 52 separate properties to the Board. Most were appealed for both the 2016 and 2017 assessment years, but some were appealed for only 2017. Majestic and the Assessor submitted an agreed appeal management plan in which they divided the properties into four distinct groups. They then chose one representative property from each group to be heard and decided by the Board. The assessments for the other properties that did not have an evidentiary hearing would then be trended from the

Board's 2016 determined values using stipulated trending factors. The Board's determinations for each of the representative properties were:

Group #	Property Address	2016 Determination
1	1902 Abnaki Dr.	\$85,910
2	622 Horram Dr.	\$76,000
3	207 Cheshire Ln.	\$78,000
4	4103 Denison Dr.	\$73,000

2. The parties also agreed that if the Board's determination was higher than the current assessment for any of the representative properties, then that respective group's assessments would remain unchanged. But that is not the case for any of the above determinations. For the 2017 petitions, the parties agreed each assessment would be trended from the 2016 assessments using a trending factor of 1.01. If a particular property does not have a 2016 assessment under appeal, the 2017 assessment would be derived from what the 2016 assessment would have been. All assessments are rounded to the nearest \$100.

3. Thus, the Board determines the following assessments based on the agreed appeal management plan:

Group 1-2016 based on 1902 Abnaki Dr. determination of \$85,910				
Petition #	Parcel #	Address	Trending Factor	Determination
79-022-16-1-5-01455-17	79-06-28-226-010.000-022	109 Patrick Ln.	0.956	\$82,100
79-023-16-1-5-01463-17	79-06-01-101-010.000-023	1806 Chenango Pl.	1.036	\$89,000
79-023-16-1-5-01466-17	79-06-01-101-003.000-023	1901 Abnaki Way	1.036	\$89,000
79-023-16-1-5-01461-17	79-06-02-456-019.000-023	3116 Hunter Rd.	1.116	\$95,900
79-022-16-1-5-01465-17	79-06-10-429-012.000-022	2300 Fleming Dr.	1.100	\$94,500
79-023-16-1-5-01452-17	79-06-03-453-002.000-023	2948 Morallion Dr.	1.140	\$97,900

Group 1-2017 based on 2016 Determinations				
Petition #	Parcel #	Address	Trending Factor	Determination
79-022-17-1-5-02203-17	79-06-28-226-010.000-022	109 Patrick Ln.	1.01	\$82,900
79-023-17-1-5-02204-17	79-06-01-101-010.000-023	1806 Chenango Pl.	1.01	\$89,900
79-023-17-1-5-02200-17	79-06-01-101-003.000-023	1901 Abnaki Way	1.01	\$89,900
79-023-17-1-5-02202-17	79-06-02-456-019.000-023	3116 Hunter Rd.	1.01	\$96,900
79-022-17-1-5-02198-17	79-06-10-429-012.000-022	2300 Fleming Dr.	1.01	\$95,400
79-023-17-1-5-02197-17	79-06-03-453-002.000-023	2948 Morallion Dr.	1.01	\$98,900

Group 2-2016 based on 622 Horram Dr. determination of \$76,000				
Petition #	Parcel #	Address	Trending Factor	Determination
79-009-16-1-5-01448-17	79-08-30-201-031.000-009	5682 N Bluegrass Cir.	1.067	\$81,100
79-033-16-1-5-01470-17	79-08-30-127-034.000-009	140 N Furlong Dr.	1.251	\$95,100
79-009-16-1-5-02311-17	79-08-30-300-022.000-009	5002 Pioneer Dr.	1.213	\$76,800
79-009-16-1-5-01476-17	79-08-30-178-006.000-009	233 N Wilmington Ln.	1.360	\$103,400
79-009-16-1-5-01477-17	79-08-30-253-013.000-009	333 Blakley Dr.	1.067	\$81,100
79-009-16-1-5-01462-17	79-08-30-151-003.000-009	302 Gallop Dr.	.983	\$74,700
79-004-16-1-5-01441-17	79-07-35-277-001.000-004	3957 Electra Ct.	1.234	\$93,800
79-004-16-1-5-01454-17	79-07-35-278-011.000-004	3992 Abraham Ct.	1.046	\$79,500
79-013-16-1-5-02309-17	79-12-05-480-003.000-013	622 Favorite Dr.	1.30	\$85,900
79-013-16-1-5-01464-17	79-12-05-477-008.000-013	510 Harrison Cir.	1.167	\$88,700
79-013-16-1-5-01450-17	79-12-05-478-005.000-013	226 Dryer Dr.	1.084	\$82,400

Group 2-2017 based on 2016 determinations

Petition #	Parcel #	Address	Trending Factor	Determination
79-009-17-1-5-02185-17	79-08-30-201-031.000-009	5682 N Bluegrass Cir.	1.01	\$81,900
79-033-17-1-5-02186-17	79-08-30-127-034.000-009	140 N Furlong Dr.	1.01	\$96,100
79-009-17-1-5-02189-17	79-08-30-300-022.000-009	5002 Pioneer Dr.	1.01	\$77,600
79-009-17-1-5-02187-17	79-08-30-178-006.000-009	233 N Wilmington Ln.	1.01	\$104,400
79-009-17-1-5-02188-17	79-08-30-253-013.000-009	333 Blakley Dr.	1.01	\$81,900
79-009-17-1-5-02184-17	79-08-30-151-003.000-009	302 Gallop Dr.	1.01	\$75,400
79-004-17-1-5-00442-18	79-07-35-277-001.000-004	3957 Electra Ct.	1.01	\$94,700
79-004-17-1-5-00452-18	79-07-35-278-011.000-004	3992 Abraham Ct.	1.01	\$80,300
79-013-17-1-5-02195-17	79-12-05-480-003.000-013	622 Favorite Dr.	1.01	\$86,800
79-013-17-1-5-02191-17	79-12-05-477-008.000-013	510 Harrison Cir.	1.01	\$89,600
79-013-17-1-5-02192-17	79-12-05-478-005.000-013	226 Dryer Dr.	1.01	\$83,200
79-009-17-1-5-02183-17	79-08-30-151-008.000-009	230 Gallop Dr.	1.01	\$96,100 ¹
79-009-17-1-5-00439-18	79-08-30-180-025.000-009	218 Equestrian Dr.	1.01	\$94,700 ²

¹ Because there was no 2016 appeal for this parcel, we calculate what the 2016 value would have been using the stipulated trending factor of 1.251. $\$76,000 * 1.251 = \$95,100$ (rounded). We use this value as the baseline for the 2017 determination.

² Because there was no 2016 appeal for this parcel, we calculate what the 2016 value would have been using the stipulated trending factor of 1.234. $\$76,000 * 1.234 = \$93,800$ (rounded). We use this value as the baseline for the 2017 determination.

GROUP 3-2016 Based on 207 Cheshire Lane determination of \$78,000

Petition #	Parcel #	Address	Trending Factor	Determination
79-033-16-1-5-01447-17	79-11-06-377-012.000-033	3310 Bunting Ln.	1.100	\$85,800
79-033-16-1-5-01488-17	79-11-06-454-048.000-033	321 Plantation Way	1.077	\$84,000
79-033-16-1-5-01468-17	79-11-06-252-023.000-033	324 Cheshire Ln.	0.923	\$72,000
79-033-16-1-5-02310-17	79-11-06-407-015.000-033	213 Ingram Dr.	1.000	\$78,000
79-033-16-1-5-01469-17	79-11-06-406-014.000-033	219 W Stonebraker Ct.	1.100	\$85,800
79-033-16-1-5-01480-17	79-11-06-454-035.000-033	326 Duke Ln.	1.042	\$81,300
79-032-16-1-5-01484-17	79-11-09-201-001.000-032	3604 Starks Cir.	1.062	\$82,800
79-032-16-1-5-01482-17	79-11-04-454-011.000-032	3436 Plymouth Dr.	1.000	\$78,000
79-032-16-1-5-01483-17	79-11-04-452-016.000-032	3408 Equinox Terrace	0.888	\$69,300
79-033-16-1-5-01444-17	79-11-09-380-007.000-033	4005 Ivanhoe St.	1.000	\$78,000
79-033-16-1-5-01500-17	79-11-16-128-001.000-033	4127 Homerton St.	1.232	\$96,100
79-033-16-1-5-01490-17	79-11-16-101-015.000-033	4022 John Adams St.	1.000	\$78,000
79-031-16-1-5-01443-17	79-11-10-380-012.000-031	3955 Druze Ave.	0.923	\$72,000
79-031-16-1-5-01503-17	79-11-15-281-021.000-031	4289 Nauset Ct.	1.197	\$93,400
79-031-16-1-5-01502-17	79-11-10-381-007.000-031	3831 Ensley St.	1.120	\$87,400
79-031-16-1-5-01505-17	79-11-15-277-003.000-031	4430 English Ln.	1.077	\$84,000
79-030-16-1-5-02308-17	79-11-14-307-007.000-030	3110 Staghorn Way	1.042	\$81,300
79-031-16-1-5-01507-17	79-11-10-377-022.000-031	3889 Amethyst Ct.	1.077	\$84,000
79-033-16-1-5-01446-17	79-11-10-102-007.000-033	3209 Runyon Dr.	1.023	\$79,800
79-030-16-1-5-01442-17	79-11-15-429-003.000-030	4565 Kings Creed Dr.	1.077	\$84,000

GROUP 3-2017 Based on 2016 determinations

Petition #	Parcel #	Address	Trending Factor	Determination
79-033-17-1-5-00464-18	79-11-06-377-012.000-033	3310 Bunting Ln.	1.01	\$86,700
79-033-17-1-5-00463-18	79-11-06-454-048.000-033	321 Plantation Way	1.01	\$84,800
79-033-17-1-5-00459-18	79-11-06-252-023.000-033	324 Cheshire Ln.	1.01	\$72,700
79-033-17-1-5-00461-18	79-11-06-407-015.000-033	213 Ingram Dr.	1.01	\$78,800
79-033-17-1-5-01462-18	79-11-06-406-014.000-033	219 W Stonebraker Ct.	1.01	\$86,700
79-033-17-1-5-00466-18	79-11-06-454-035.000-033	326 Duke Ln.	1.01	\$82,100
79-032-17-1-5-00675-18	79-11-09-201-001.000-032	3604 Starks Cir.	1.01	\$83,600
79-032-17-1-5-00469-18	79-11-04-454-011.000-032	3436 Plymouth Dr.	1.01	\$78,800
79-032-17-1-5-00471-18	79-11-04-452-016.000-032	3408 Equinox Terrace	1.01	\$70,000
79-033-17-1-5-00473-18	79-11-09-380-007.000-033	4005 Ivanhoe St.	1.01	\$78,800
79-033-17-1-5-00444-18	79-11-16-128-001.000-033	4127 Homerton St.	1.01	\$97,000
79-033-17-1-5-00454-18	79-11-16-101-015.000-033	4022 John Adams St.	1.01	\$78,800
79-031-17-1-5-00448-18	79-11-10-380-012.000-031	3955 Druze Ave.	1.01	\$72,800
79-031-17-1-5-00443-18	79-11-15-281-021.000-031	4289 Nauset Ct.	1.01	\$94,300
79-031-17-1-5-00449-18	79-11-10-381-007.000-031	3831 Ensley St.	1.01	\$88,300
79-031-17-1-5-00451-18	79-11-15-277-003.000-031	4430 English Ln.	1.01	\$84,800
79-030-17-1-5-00441-18	79-11-14-307-007.000-030	3110 Staghorn Way	1.01	\$82,100
79-031-17-1-5-00440-18	79-11-10-377-022.000-031	3889 Amethyst Ct.	1.01	\$84,800
79-033-17-1-5-00467-18	79-11-10-102-007.000-033	3209 Runyon Dr.	1.01	\$80,600
79-030-17-1-5-00450-18	79-11-15-429-003.000-030	4565 Kings Creed Dr.	1.01	\$84,800
79-032-17-1-5-00438-18	79-11-09-229-011.000-032	2326 Winterset Dr	1.01	\$82,100 ³
79-031-17-1-5-00436-18	79-11-17-128-019.000-031	4148 Stergen Dr	1.01	\$90,900 ⁴
79-031-17-1-5-00437-18	79-11-15-230-004.000-031	2904 Margesson Crossing	1.01	\$84,800 ⁵

³ Because there was no 2016 appeal for this parcel, we calculate what the 2016 value would have been using the stipulated trending factor of 1.042. $\$78,000 \times 1.042 = \$81,300$ (rounded). We use this value as the baseline for the 2017 determination.

⁴ Because there was no 2016 appeal for this parcel, we calculate what the 2016 value would have been using the stipulated trending factor of 1.154. $\$78,000 \times 1.154 = \$90,000$ (rounded). We use this value as the baseline for the 2017 determination.

⁵ Because there was no 2016 appeal for this parcel, we calculate what the 2016 value would have been using the stipulated trending factor of 1.077. $\$78,000 \times 1.077 = \$84,000$ (rounded). We use this value as the baseline for the 2017 determination.

Group 4-2016 based on 4103 Denison Dr. determination of \$73,000				
Petition #	Parcel #	Address	Trending Factor	Determination
79-033-16-1-5-01489-17	79-11-17-230-005.000-033	927 Royce Drive	0.928	\$67,700
79-033-16-1-5-01497-17	79-11-17-201-001.000-033	804 N Braxton Drive	0.968	\$70,700
79-033-16-1-5-01494-17	79-11-17-206-002.000-033	629 Royce Drive	0.878	\$64,100
79-033-16-1-5-01498-17	79-11-17-205-001.000-033	4100 Lofton Drive	0.896	\$65,400
79-033-16-1-5-01499-17	79-11-17-206-003.000-033	633 Royce Drive	0.928	\$67,700
79-033-16-1-5-01495-17	79-11-17-233-013.000-033	4136 Langley Drive	1.022	\$74,600

Group 4-2017 based on 2016 determinations				
Petition #	Parcel #	Address	Trending Factor	Determination
79-033-17-1-5-00475-18	79-11-17-230-005.000-033	927 Royce Drive	1.01	\$68,400
79-033-17-1-5-00474-18	79-11-17-201-001.000-033	804 N Braxton Drive	1.01	\$71,400
79-033-17-1-5-00476-18	79-11-17-206-002.000-033	629 Royce Drive	1.01	\$64,700
79-033-17-1-5-00478-18	79-11-17-205-001.000-033	4100 Lofton Drive	1.01	\$66,054
79-033-17-1-5-00477-18	79-11-17-206-003.000-033	633 Royce Drive	1.01	\$68,400
79-033-17-1-5-00482-18	79-11-17-233-013.000-033	4136 Langley Drive	1.01	\$75,300

CONCLUSION

4. Thus, pursuant to the agreed appeal management plan, the assessments for the petitions listed above are changed accordingly.

The Final Determination of the above captioned matter is issued by the Indiana Board of Tax Review on the date written above.



 Chairman, Indiana Board of Tax Review



 Commissioner, Indiana Board of Tax Review



 Commissioner, Indiana Board of Tax Review

- APPEAL RIGHTS -

You may petition for judicial review of this final determination under the provisions of Indiana Code § 6-1.1-15-5 and the Indiana Tax Court's rules. To initiate a proceeding for judicial review you must take the action required not later than forty-five (45) days after the date of this notice. The Indiana Code is available on the Internet at <<http://www.in.gov/legislative/ic/code>>. The Indiana Tax Court's rules are available at <<http://www.in.gov/judiciary/rules/tax/index.html>>.