

**CITY OF HARTFORD
BOARD OF EQUALIZATION MEETING
MARCH 18, 2020**

The Hartford Local Board of Equalization met at 7:00pm on March 18, 2020 at City Hall for the purpose of reviewing and correcting the assessment of the Hartford city taxing district for year 2020. Chairperson Jeremy Menning called the meeting to order at 7:00pm with the following voting members present: Jeremy Menning, Arden Jones, Travis Kuehl, Brittany Glanzer and Scott Nelson. Mark Brennehan arrived at 7:08pm and Mark Monahan arrived at 7:21pm. West Central School Board Member Alexia Klinkhammer was absent. Also present were City Administrator Teresa Sidel and Finance Officer Karen Wilber.

APPEAL #2020.1: Parcel #23429 (106 W 1st St) Legal: Lot 1 Block 10, Hartford City Proper. The owner of the property, Julliette Jacobs, was present to request the value of this property be lowered from \$190,800 to \$127,000. The owner feels the assessed value of her home is overstated based on the fact that it is a modular home and the surrounding location of where her home is located. A motion was made by Menning, second by Monahan to defer this appeal to the County Equalization Board since there are very few modular homes within Hartford to use as comparable properties – all voted yes, motion carried.

APPEAL #2020.2: Parcel #89198 (403 S Main Ave) Legal: Lot 1 Block 5, South Main Addition. The owners of this property, Nathanael & Candice Nelson, were present to request the value of this property be lowered from \$340,600 to \$269,755. When comparing the assessed value of their property to other properties on their block, theirs is substantially higher. The property owners have been in conversation with the County Equalization office and were told an adjustment would be made. A motion was made by Kuehl, second by Monahan to defer this appeal to the County Equalization Board since they have already been in discussion with them regarding an adjustment to their assessed value – Glanzer abstained with all others voting yes, motion carried.

APPEAL #2020.3: Parcel #68836 (600 Ironwood Dr) Legal: Lot 10 Block 3, Ironwood Estates Addition. The owner of the property, Ronald Healy, was present to request the value of this property be lowered from \$345,000 to \$305,000. Healy looked at the assessed values of 15 ranch style houses in his area. He came up with an average price of \$188/sq ft. Based on these figures and the square footage of his house, he feels the value of the building only should be lowered by \$86,350. A motion was made by Kuehl, second by Jones to defer this appeal to the County Equalization Board – Nelson voted no with all others voting yes, motion carried.

APPEAL #2020.4: Parcel #91058 (506 Connie Cir) Legal: Lot 11 Block 1, Kelly Point Second Addition. The owner of the property, Ralph Tuschen, was present to request the value of this property be lowered from \$476,600 to \$420,000. Tuschen provided an appraisal that was done when he built the house in 2019. Based on the appraisal of \$420,000 and knowing what he built the house for, Tuschen is requesting the building value be lowered by \$56,600. A motion was made by Jones, second by Monahan to defer this appeal to the County Equalization Board – all voted yes, motion carried.

APPEAL #2020.5: Parcel #59684 (1004 Par Tee Dr) Legal: Lot 8 Block 5, Central Valley Addition. The owner of the property, Muryln Tunender, was present to request the value of this property be lowered from \$340,900 to \$296,200. Tunender feels that the building value is overstated by \$81,550 based on the age of his house and what it would sell for. A motion was made by Menning, second by Kuehl to defer this appeal to the County Equalization Board – all voted yes, motion carried.

APPEAL #2020.6: Parcel #59660 (501 Par Tee Dr) Legal: Lot 1 Block 2, Central Valley Addition. The owner of the property, Travis Faulhaber, was present to request the value of this property be lowered from \$330,100 to \$286,000. Faulhaber feels the building value is overstated by \$38,888. He said repairs of roughly 40k would be needed to get it marketable at the value that has been set. With this being a log home, there are not any other log homes within Hartford to compare the property to. A motion was made by Brenneman, second Jones to defer this appeal to the County Equalization Board – all voted yes, motion carried.

APPEAL #2020.7: Parcel #23601 (206 N Oaks Ave) Legal: Lot 1 & 2 Block 3, Oaks Addition. The owner of the property, Robert Dean was present to request the value of this property be lowered from \$80,700 to \$60,000. Dean explained that with current condition of his home& garage and with what repairs would be needed to fix it, that the value that has been assessed to his property has been overstated for a number of years. A motion was made by Brenneman, second by Menning to defer this appeal to the County Equalization Board – all voted yes, motion carried.

APPEAL #2020.8: Parcel #80148 (612 Shamrock Dr) Legal: Lot 8 Block 1, Kelly Point Addition. The owners of the property, Nick & Kari Borns, were present to request the value of this property be lowered from \$470,100 to \$410,400. The County Equalization office has been in contact with Borns regarding their valuation. It had originally increased to \$520,400. It was determined that an incorrect square footage had been used when determining the 2020 valuation. An adjustment was made by the Equalization office bringing the 2020 valuation down to \$470,100. Borns reference an appraisal that was done in July 2019 that indicated a value of \$395,000. She also referenced a market analysis that was recently completed, based on the incorrect footage, that indicated a listing price of \$430,000 to \$440,000. Lastly, taking her purchase price in 2012 and adding a 5% increase for each year, the value would be \$406,000. Averaging these three items, they feel a more accurate valuation would be \$410,400. A motion was made by Monahan, second by Kuehl to lower the building value from \$423,100 to \$363,400 resulting in a total valuation of \$410,400 based on the appraisal, market analysis and purchase price information provided by the property owner – all voted yes, motion carried.

APPEAL #2020.9: Sam Assam was present on behalf of Turtle Creek Highlands, Inc. Turtle Creek Highlands Addition is a new development in Hartford. There have been 25 lots platted on the south side of Mickelson Rd: Lot 1-10 in Block 1 (Parcel #92635-92644), Lot 1-12 in Block 2 (Parcel #92623-92634) and Lot 16-18 in Block 3 (Parcel #92645-46 & 92656). The 2020 valuations of these lots range from \$36,600 to \$68,800. Since none of these lots have sold yet, there is no market data to use to value them. The County Equalization office used 90% of the current listing price as a valuation. The developer is requesting they be reduced to a range of \$3,012 to \$11,014. These figures were arrived at by apply the purchase price per acre by the size of each lot. Due to delays

caused by weather and the timing of the completion of the City's Mickelson Road project, the developer did not get all his improvements done – utilities, curb, gutter, street, etc. – and doesn't foresee these being complete until at least May/June of this year. Therefore, their view is that the lots are not marketable at this time. The developer also has two parcels on the north side of Mickelson Rd: Parcel #86556 assessed at \$88,200 and Parcel #76759 assessed at \$87,800. They are requesting to lower the value to \$14,670 and \$15,945 respectively. A motion was made by Kuehl, second by Glanzer to defer these 27 appeals to the County Equalization Board. Further discussion was held. Kuehl rescinded his motion. A motion was made by Monahan, second by Jones to reduce all 25 lot parcels by 50% of the stated valuation due to the fact that there are no utilities or improvements completed at this time and to reduce the valuation of Parcel #86556 & #76759 by 50% of the stated valuation since this is unusable pasture land at this time – all voted yes, motion carried.

VERIFY ROLL BOOK: A motion was made by Monahan, second by Brenneman, to verify the roll book as presented – all voted yes, motion carried.

ADJOURN: Motion by Monahan, second by Nelson, to adjourn at 8:28pm - all voted yes, motion carried.

MINUTES RECORDED BY: Karen Wilber, Finance Officer