

**CITY OF HARTFORD
BOARD OF EQUALIZATION MEETING
MARCH 21, 2011**

The Hartford City Local Board of Equalization met at 6:00 p.m. on March 21, 2011 at City Hall for the purpose of reviewing and correcting the assessment of the Hartford city taxing district for year 2011. Chairperson Paul Zimmer called the meeting to order with the following voting members present: Paul Zimmer, Mike Swier, Eric Bartmann, Leah Johnson, Bob Deelstra, Lisa Engels, West Central School Board Member, with Mark Monahan arriving at 6:01 p.m. and Gail Olson-Duck arriving at 6:07 p.m. Also present were Minnehaha County Equalization Representative Duane King, Finance Officer Debra Macdonald, and City Administrator Teresa Sidel.

APPEAL #2011.1. Parcel #56120-Computer #61025 (1104 N. Vandemark Avenue). Legal: Lot 1B, Block 1, Central Valley Addition. Gerald and Patricia Jueneman requested the value of this property be lowered from \$332,330 to \$263,415. Motion by Zimmer, second by Bartmann to leave the land value at \$29,870 and lower the house value from \$302,460 to \$233,545 resulting in a total valuation of \$263,415 – Engels voted no with all others voting yes, motion carried. This would keep the house valuation in line with similar properties.

APPEAL #2011.2. Parcel #56750-Computer #81510 (301 S. Feyder Avenue). Legal: Lot 1 Downs' Subdivision, Lots 1 and 2 and S½ Vac Church Avenue Adj to North Line of Lot 1 all in Block 1 of Menths Subdivision, E366, Lot 4, Block 3. LeRoy and Janet Downs requested the value of this property be lowered from \$130,810 to \$125,910. Motion by Monahan, second by Engels to lower the land value from \$21,900 to \$17,000 and leave the house value at \$108,910 resulting in a total valuation of \$125,910 – all voted yes, motion carried. This would reflect a more accurate land value since the property is in the flood plain and the city sewer line runs through one-third of the property.

APPEAL #2011.3. Parcel #56750-Computer #23779 (305 S. Feyder Avenue). Legal: Lot 4, Block 3, South Addition; Lot 3, Block 1 of Menths Sub of E366' of Lot 4 in Block 3. Helen Gabbert was present to represent property owner, John Gabbert. Gabbert requested the value of this property be lowered from \$9,440 to \$6,000. Motion by Engels, second by Bartmann to lower the land value from \$9,440 to \$6,000 – all voted yes, motion carried. This would reflect a more accurate land value since the property is in the flood plain.

APPEAL #2011.4. Parcel #56450-Computer #23579 (307 S. Feyder Avenue). Legal: Lot 15, Block 1, Menths Addition. Helen Gabbert was present to represent property owner, John Gabbert. Gabbert requested the value of this property be lowered from \$41,750 to \$26,000. Motion by Engels, second by Deelstra to lower the land value from \$27,470 to \$16,000 and lower the building value from \$14,280 to \$10,000 resulting in a total valuation of \$26,000 – Monahan, Olson-Duck, Bartmann, and Johnson voted no with Zimmer, Engels, Swier, and Deelstra voting yes, motion failed. Motion by Bartmann, second by Monahan to lower the land value from \$27,470 to \$20,972 and lower the building value from \$14,280 to \$10,000 resulting in a total valuation of \$30,972 – Swier and Olson-Duck voted no with all others voting yes, motion carried. This would reflect a more accurate value since the property is in the flood plain.

APPEAL #2011.5. Parcel #56050-Computer #23413 (106 N. Mundt Avenue). Legal: Lot 10, Block 8, Hartford City Proper, Drakes Sub. Wilbur and Helen Gabbert requested the value of this property be lowered from \$27,360 to \$24,129. Motion by Monahan, second by Zimmer to lower the land value from \$16,040 to \$15,646 and lower the building value from \$11,320 to \$7,570 resulting in a total valuation of \$23,216 – Engels, Deelstra, and Swier voted no with all others voting yes, motion carried. This would reflect a more accurate property value.

APPEAL #2011.6. Parcel #56330-Computer #68836 (600 Ironwood Drive). Legal: Lot 10, Block 3, Ironwood Estates. Ronald and Julie Healy requested the value of this property be lowered from \$250,850 to \$225,000. Motion by Zimmer, second by Monahan to lower the land value from \$28,220 to \$27,000 and lower the house value from \$222,630 to \$198,000 resulting in a total valuation of \$225,000 – all voted yes, motion carried. This would more accurately reflect the August 2010 property appraisal.

APPEAL #2011.7. Parcel #56130-Computer #82071 (117 W. Opal Lane). Legal: Lot 9, Block 3, Cresswood Addition. Michael and Dawn Kane requested the value of this property be lowered from \$256,260 to \$235,000. Motion by Zimmer to lower the land value from \$25,710 to \$20,000 and lower the house value from \$230,550 to \$215,000 resulting in a total valuation of \$235,000 – motion died for lack of second. Motion by Deelstra, second by Monahan to increase the land from \$25,710 to \$25,840 and lower the house value from \$230,550 to \$222,494 resulting in a total valuation of \$248,334 – Bartmann and Zimmer voted no with all others voting yes, motion carried. This would keep the valuation in line with similar properties in the neighborhood.

APPEAL #2011.8. Parcel #56330-Computer #71105 (701 Sagehorn Drive). Legal: Lot 13, Block 1, Ironwood Estates. Scott and Teresa Mattheis requested the value of this property be lowered from \$526,390 to \$424,162. Motion by Zimmer, second by Monahan to leave the land value at \$41,470 and lower the house value from \$484,920 to \$382,692 resulting in a total valuation of \$424,162 – Engels voted no with all others voting yes, motion carried. This would keep the valuation in line with similar properties.

APPEAL #2011.9. Parcel #56505-Computer #60640 (301 Sagehorn Drive). Legal: Lot 3, Block 1, Nothdurft Subdivision. Tim and Pam Graham requested the value of this property be lowered from \$292,780 to \$249,055. Motion by Bartmann, second by Zimmer to lower the land value from \$45,500 to \$43,510 and lower the house value from \$247,280 to \$205,544 resulting in a total valuation of \$249,054 – Swier voted no with all others voting yes, motion carried. This would keep the valuation in line with similar properties.

APPEAL #2011.10. Parcel #56300-Computer #23536 (602 N. Oaks Avenue). Legal: Lot 12, Block 1, Ginsbachs Addition. Jerry and Marilyn Siemonsma requested the value of this property be lowered from \$93,890 to \$86,000. Motion by Engels, second by Swier to lower the land value from \$17,010 to \$16,000 and lower the house value from \$76,880 to \$70,000 resulting in a total valuation of \$86,000 - all voted yes, motion carried. This would keep the property more in line with the market value. Duane King directed Jerry Siemonsma to contact the Equalization Office regarding the discrepancy of bedrooms on record.

APPEAL #2011.11. Parcel #56300-Computer #23535. Legal: Lot 11, Block 1, Ginsbach Addition. Jerry and Marilyn Siemonsma requested the value of this property be lowered from \$29,570 to \$26,000. Motion by Zimmer, second by Monahan to lower the land value from \$15,310 to \$15,000 and lower the building value from \$14,260 to \$11,000 resulting in a total valuation of \$26,000 - all voted yes, motion carried. This would keep the valuation in line with similar properties.

APPEAL #2011.12. Parcel #56700-Computer #23727 (202 W. 8th Street). Legal: Lot 5, Block 1, Replat Smith and Grovers Addition. Ronald and Patricia Raabe requested the value of this property be lowered from \$101,440 to \$97,160. Motion by Monahan, second by Johnson to leave the land value at \$17,460 and lower the house value from \$83,980 to \$79,700 resulting in a total valuation of \$97,160 – Bartmann voted no with all others voting yes, motion carried. This would keep the valuation in line with similar properties in the neighborhood.

APPEAL #2011.13. Parcel #56850-Computer #59153 (505 N. Vandemark, Apt. 202). Legal: Unit 202, Bechtold Estates Building #1, Hartford City Unplatted. Dennis and Joan Heifner requested the value of this property be lower from \$85,250 to \$81,000 to reflect the January 31, 2011 purchase price. Motion by Monahan, second by Olson-Duck to leave the land value at \$1,500 and lower the house value from \$83,750 to \$79,500 resulting in a total valuation of \$81,000 – all voted yes, motion carried. This would reflect the actual purchase price.

APPEAL #2011.14. Parcel #56130-Computer #82077 (120 W. Opal Lane). Legal: Lot 1, Block 5, Cresswood Addition. Travis and April Edberg requested the value of this property be lowered from \$281,890 to \$236,000. Motion by Zimmer, second by Johnson to lower the land value from \$34,290 to \$25,840 and lower the house value from \$247,600 to \$222,494 resulting in a total valuation of \$248,334 – Bartmann, Olson-Duck, Monahan, Engels voted no with Deelstra, Johnson, Swier, and Zimmer voting yes, motion failed. Motion by Bartmann, second by Zimmer to lower the land value from \$34,290 to \$25,000 and lower the house value from \$247,600 to \$211,000 resulting in a total valuation of \$236,000 – Swier, Engels, Monahan, Deelstra, Johnson, and Olson-Duck voted no with Bartmann and Zimmer voting yes, motion failed. Motion by Swier, second by Monahan to refer this appeal to the County Equalization Board – Bartmann and Zimmer voted no with all others voting yes, motion carried.

APPEAL #2011.15. Parcel #56540-Computer #23664 (502 N. Main Avenue). Legal: Lots 1 to 3, Block 13, Oaks 4th Addition. Orlin and Amy Punt requested the value of this property be lower from \$188,370 to \$170,369. Motion by Zimmer, second by Monahan to lower the land value from \$38,480 to \$29,869 and lower the house value from \$149,890 to \$140,500 resulting in a total valuation of \$170,369 – all voted yes, motion carried. This would keep the valuation in line with similar properties.

APPEAL #2011.16. Parcel #56330-Computer #63680 (501 Sagehorn Drive). Legal: Lot 4, Block 1, Ironwood Estates. Joe and Julie Bostic requested the total value of this property be lowered from \$293,780 to \$250,000. Motion by Zimmer, second by Johnson to lower the land value from \$44,520 to \$43,680 and lower the house value from \$249,260 to \$206,320 resulting in a total valuation of \$250,000 – Olson-Duck, Bartmann, Swier, Monahan, and Engels voted no with Deelstra, Zimmer, and Johnson voting yes – motion failed. Motion by Swier, second by Bartmann to refer this appeal to the County

Equalization Board – Johnson and Zimmer voted no with all others voting yes, motion carried.

APPEAL #2011.17. Parcel #56120-Computer #73580 (604 Par Tee Drive). Legal: Lot 3B, Block 3, Central Valley Addition. Doug and Shelly Peterson requested the value of this property be lowered from \$225,600 to \$214,000. Motion by Bartmann, second by Olson-Duck to refer this appeal to the County Equalization Board – all voted yes, motion carried. Duane King directed Doug Peterson to contact the Equalization Office regarding resolution of the square footage discrepancy.

APPEAL #2011.18. Parcel #56510-Computer #23601 (206 N. Oaks Avenue). Legal: Lots 1 and 2, Block 3, Oaks 1st Addition. Robert and Sandra Dean requested the value of this property be lower from \$63,910 to \$45,000. Motion by Johnson, second by Monahan to lower the land from \$30,750 to \$24,470 and lower the house value from \$33,160 to \$32,868 resulting in a total valuation of \$57,338 – all voted yes, motion carried. This would more accurately reflect the value of the property since no improvements were made.

APPEAL #2011.19. Parcel #56330-Computer #63684 (400 Sagehorn Drive). Legal: Lot 1, Block 2, Ironwood Estates. Tony and Lana Olshove requested the value of this property be placed in line with comparable properties. Motion by Zimmer, second by Deelstra to increase the land from \$39,680 to \$43,510 and lower the house value from \$233,610 to \$205,544 resulting in a total valuation of \$249,054 – Engels, Bartmann, and Monahan voted no with all others voting yes, motion carried. This would keep the valuation in line with a similar property located across the street.

APPEAL #2011.20. Parcel #56850-Computer #71116. Legal: W660 N½ NE¼ (Ex W33), Hartford City Unplatted. On behalf of Circle J Farms, Inc., LeRoy Stumpe requested the value of this property be lowered from \$32,578 to \$31,172 to reflect the same value as his adjacent parcel. Motion by Monahan, second by Johnson to lower the land value from \$32,578 to \$31,172 – all voted yes, motion carried. This would reflect the same valuation as the adjacent parcel of land.

APPEAL #2011.21. Parcel #56200-Computer #54705 (103 S. Eastern Avenue). Legal: Lot 8, Block 8, Drakes Addition. Richard Brower requested the total value of this property be lowered from \$69,310 to \$50,000. Motion by Bartmann, second by Monahan to lower the land value from \$15,890 to \$15,667 and lower the house value from \$53,420 to \$42,000 resulting in a total valuation of \$57,667 – all voted yes, motion carried. This would more accurately reflect the value of the property.

APPEAL #2011.22. Parcel #56530-Computer #23655 (401 N. Main Avenue). Legal: Lot 6, Block 10, Oaks 3rd Addition. Greg and Mary Boggs requested the value of this property be lowered from \$72,060 to \$60,000. Motion by Zimmer, second by Bartmann to lower the land value from \$15,740 to \$15,444 and lower the house value from \$56,320 to \$45,706 resulting in a total valuation of \$61,150 - all voted yes, motion carried. This would keep the property more in line with the market value.

APPEAL #2011.23. Parcel #56050-Computer #23431 (104 N. Oaks Avenue). Legal: Lot 3, Block 10, Hartford City Proper. Greg and Mary Boggs requested the value of this property be lowered from \$78,480 to \$69,000. Motion by Zimmer, second by Johnson to

lower the land value from \$16,190 to \$15,890 and lower the house value from \$62,290 to \$56,110 resulting in a total valuation of \$72,000 - all voted yes, motion carried. This would keep the property more in line with the market value.

APPEAL #2011.24. Parcel #56850-Computer #23856 (305 N. Oaks Avenue). Legal: N66' Tr 8 Co Aud Sub, NW¼; Hartford City Unplatted. Greg and Mary Boggs requested the value of this property be lowered from \$63,520 to \$52,000. Motion by Johnson, second by Zimmer to lower the land value from \$17,490 to \$17,160 and lower the house value from \$46,030 to \$34,840 resulting in a total valuation of \$52,000 - all voted yes, motion carried. This would keep the property more in line with the market value.

APPEAL #2011.25. Parcel #56850-Computer #23863 (409 N. Oaks Avenue). Legal: Lot 2, Hoefert's Addition, Hartford City Unplatted. Greg and Mary Boggs requested the value of this property be lowered from \$120,560 to \$85,000. Motion by Zimmer, second by Olson-Duck to increase the land value from \$23,910 to \$23,962 and lower the house value from \$96,650 to \$71,332 resulting in a total valuation of \$95,294 - all voted yes, motion carried. This would keep the property more in line with the market value.

APPEAL #2011.26. Parcel #56364-Computer #80148 (612 Shamrock Drive). Legal: Lot 8, Block 1, Kelly Point Addition. Adam and Casie Scott requested the value of this property be lowered from \$379,080 to \$330,000. Motion by Bartmann, second by Olson-Duck to refer this appeal to the County Equalization Board – all voted yes, motion carried.

APPEAL #2011.27. Parcel #56200-Com #23491 (200 N. Mundt Avenue). Legal: Lot 2, Block 5, Drakes Addition. Ronald Spisak requested the value of this property be lowered from \$62,530 to \$56,219. Motion by Zimmer, second by Olson-Duck to increase the land value from \$13,160 to \$13,262 and lower the house value from \$49,370 to \$43,059 resulting in a total valuation of \$56,321 - all voted yes, motion carried. This would more accurately reflect the property value since no improvements were made to the property.

APPEAL #2011.28. Parcel #56300-Comp #23529 (709 N. Main Avenue). Legal: Lot 2A, Block 1, Ginsbach Addition. Scott and Beverly Yount requested the value of this property be lowered from \$164,650 to \$157,883. Motion by Zimmer, second by Deelstra to lower the land value from \$41,720 to \$40,703 and lower the house value from \$122,930 to \$117,180 resulting in a total valuation of \$157,883 – Engels, Olson-Duck, and Bartmann voted no with all others voting yes, motion carried. This would more accurately reflect the property value. Duane King directed Scott Yount to contact the Equalization Office regarding resolution of the basement discrepancy.

APPEAL #2011.29. Parcel #56755-Computer #58491 (208 Ramona Street). Legal: Lot 7A, Block 1, Sterner Addition. Todd and Tamara Even requested the total value of this property be lowered from \$190,340 to \$172,500. Motion by Swier, second by Johnson to leave the land value at \$19,640 and lower the house value from \$170,700 to \$152,860 resulting in a total valuation of \$172,500 – all voted yes, motion carried. This would keep the property more in line with the market value and with similar properties in the neighborhood. Duane King directed Tamara Even to contact the Equalization Office regarding resolution of the basement discrepancy.

APPEAL #2011.30. Parcel #56750-Computer #23794 (102 W. South Street). Legal: Lot 7B, Block 7, South Addition. Terry and Linda Hagen requested the value of this property be lowered from \$26,940 to \$17,580. Motion by Monahan, second by Engels to leave the land value at \$7,580 and lower the building value from \$19,360 to \$13,891 resulting in a total valuation of \$21,471 – all voted yes, motion carried. This would reflect a more accurate value since the property is in the flood plain.

APPEAL #2011.31. Parcel #56450-Computer #23581. Legal: Lot 6, Block 2, Menths Addition. Terry Hagen was present to represent property owner, Eunice Lowe. Lowe requested the value of this property be lowered from \$25,180 to \$22,000. Motion by Zimmer, second by Olson-Duck to lower the land value from \$25,180 to \$22,000 – all voted yes, motion carried. This would keep the valuation in line with similar lots.

APPEAL #2011.32. Parcel #56450-Computer #74793 (500 S. Feyder Avenue). Legal: Lot 7A, Block 2, Menths Addition. Terry Hagen was present to represent property owner, Eunice Lowe. Lowe requested the value of this property be lowered from \$126,100 to \$116,905. Motion by Monahan, second by Swier to refer this appeal to the County Equalization Board – Engels, Olson-Duck, Bartmann, Johnson, and Zimmer voted no with Swier, Monahan, and Deelstra voting yes, motion failed. Motion by Bartmann, second by Johnson to lower the land value from \$35,020 to \$34,405 and leave the house value at \$91,080 resulting in a total valuation of \$125,485 – Olson-Duck and Engels voted no with all others voting yes, motion carried. This would keep the valuation more in line with similar properties.

At approximately 9:07 p.m., Monahan left the meeting.

APPEAL #2011.33. Parcel #56300-Computer #82433 (705 N. Mundt Avenue, Unit #2). Legal: Lot 2A, Block 2, Ginsbachs Addition. Terry Hagen was present to represent property owner, Lewin Family Living Trust. The Lewin Family Living Trust requested the value of this property be lowered from \$92,560 to \$84,924. Motion by Zimmer, second by Johnson to leave the land value at \$8,100 and lower the house value from \$84,460 to \$76,824 resulting in a total valuation of \$84,924 - all voted yes, motion carried. This would keep the valuation in line with the other condo units.

APPEAL #2011.34. Parcel #56300-Computer #82432 (705 N. Mundt Avenue, Unit #1). Legal: Lot 2A, Block 2, Ginsbachs Addition. Terry Hagen was present to represent property owner, Lavonne Dieken. Dieken requested the value of this property be lowered from \$85,540 to \$84,110. Motion by Zimmer, second by Monahan to lower the land value from \$9,530 to \$8,100 and leave the house value at \$76,010 resulting in a total valuation of \$84,110 - all voted yes, motion carried. This would keep the valuation in line with the other condo units.

ADJOURN: Motion by Deelstra, second by Olson-Duck to adjourn at 9:11 p.m. - all voted yes, motion carried.

MINUTES RECORDED BY: Debra L. Macdonald, Finance Officer