

LOCAL BOARD OF EQUALIZATION

March 20, 2017

The meeting of the Local Board of Equalization was called to order by Mayor Gloria Hanson at 6:00 pm. Members present were Bernhard, Cronin, Gabriel, LaRoche, Ricketts, Weisgram, and Teri Heninger representing the Stanley County School Board. Officials present were Cromwell, Fuller, Hahn, Heezen, and Tibbs.

Objections to Real Estate Valuations

- 1.) SODAKANDOIT – parcel #7234-Hahn explained where this parcel is located there is no approved city street, the street is platted just not developed, therefore the building permit was denied. Roger Fuller, on behalf of the Stanley County Director of Equalization (SC DOE) Office, recommended reducing the value from \$55,000 to \$26,500 and that this value is slightly higher than the 2016 value was. Bernhard moved and Weisgram seconded to approve the recommended proposed valuation of \$26,500 for parcel #7234. Motion passed on Voice Vote.
- 2.) Jess Wright-parcel #7246-Hahn explained this property is in similar location as previous parcel with the undeveloped street and would be unbuildable at this time. Roger Fuller, on behalf of the SC DOE Office, recommended reducing the value from \$50,000 to \$39,500 as presented. Weisgram moved and Bernhard seconded to approve the recommended proposed valuation of \$39,500 as presented. Motion passed on Voice Vote.
- 3.) Jess Wright-parcel #9346-Hahn explained this property is in the Stanley Townsite south of Pheba and there is no developed street. Roger Fuller, on behalf of the SC DOE Office, recommended reducing the value from \$20,000 to \$17,000. Bernhard moved and Ricketts seconded to approve the recommended proposed valuation of \$17,000 as presented. Motion passed on Voice Vote.
- 4.) Jess Wright-parcel #9868-Hahn explained this property is in similar area as parcel #9346 with no developed street. Roger Fuller, on behalf of the SC DOE Office, recommended reducing the value from \$25,000 to \$4,500. Ricketts moved and Weisgram seconded to approve the recommended proposed valuation of \$4,500. Motion passed on Voice Vote.
- 5.) Jess Wright-parcel #10291-Hahn explained this property is north of Pheba purchased from Wild Horse Sanctuary and is undeveloped property. Roger Fuller, on behalf of the SC DOE Office, recommended the value be reduced from \$30,641 to \$25,000. Weisgram moved and Bernhard seconded to approve the recommended proposed valuation of \$25,000. Motion passed on Voice Vote.
- 6.) Pete Lien & Sons-parcel #8312-Hahn explained this property is the Redi-Mix Plant for Birdsall. There is concrete curb and gutter on the east side of the property and maintained gravel road on south side of property. Roger Fuller, on behalf of the SC DOE Office, reported that other lots in that area had sold for \$2.15 to \$2.25/square foot and that the land portion of this assessment was only \$2/square foot. His recommendation was to leave it at the valuation of \$521,460. LaRoche moved and Weisgram seconded to deny the property proposed valuation of \$335,023 and accept the valuation of \$521,460. Motion passed on Voice Vote.

The Local Board of Equalization recommended the above noted action, passing them on to the property owner and the County and to approve the remainder of the Assessment Roll as presented.

Adjournment. The Local Board of Equalization adjourned at 6:10 pm. Motion passed on Voice Vote.

Gloria Hanson, Mayor

ATTEST:

(SEAL)

Roxanne Heezen, City Finance Officer