

## LOCAL BOARD OF EQUALIZATION

March 21, 2016

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

### Objections to Real Estate Valuations

- 1.) AGE Corporation – parcel #9188-Roger Fuller, on behalf of the Stanley County Director of Equalization (SC DOE) Office, acknowledged that the property needed significant dirt work to be completed yet, so he recommended reducing the value from \$30,000 to \$22,500. The Local Board of Equalization agreed with his recommendation.
- 2.) AGE Corporation-parcel #9189-Roger Fuller, on behalf of the SC DOE Office, acknowledged that the property needed significant dirt work to be completed yet, so he recommended reducing the value from \$30,000 to \$22,500. The Local Board of Equalization agreed with his recommendation.
- 3.) AGE Corporation-parcel #9190-Roger Fuller, on behalf of the SC DOE Office, acknowledged that the property needed significant dirt work to be completed yet, so he recommended reducing the value from \$30,000 to \$22,500. The Local Board of Equalization agreed with his recommendation.
- 4.) AGE Corporation-parcel #9191-Roger Fuller, on behalf of the SC DOE Office, acknowledged that the property needed significant dirt work to be completed yet, so he recommended reducing the value from \$30,000 to \$22,500. The Local Board of Equalization agreed with his recommendation.
- 5.) AGE Corporation-parcel #8591-Roger Fuller, on behalf of the SC DOE Office, upon inspection note water running through the lot has caused damage and dirt work is needed. Subsequently, he recommended the value be reduced from \$110,178.00 to \$40,000. The Local Board of Equalization agreed with his recommendation.
- 6.) AGE Corporation-parcel #8484-Roger Fuller, on behalf of the SC DOE Office, reported that in visiting with AGE Corporation they were in agreeance to leave this parcel's valuation at \$44,250. The Board of Equalization agreed with his recommendation.
- 7.) AGE Corporation-parcel #8508-Roger Fuller, on behalf of the SC DOE Office, acknowledged that the property has FEMA specified contaminated dirt from the flood levee that cannot be used below flood level as fill so it must be removed. It also has 8 to 10 un-platted lots. Subsequently, he recommended valuation remain at \$87,905. The Local Board of Equalization took action that the value be changed to \$50,000.
- 8.) Gary & Carol Johnson-parcel #8385-Roger Fuller, on behalf of the SC DOE Office, performed an analysis of the valuation and noted that the value was comparable to surrounding parcels and recommended no change. The Local Board of Equalization took action to recommend that the value be changed to \$80,000.
- 9.) Donald Lammon-parcel #6863-Roger Fuller, on behalf of the SC DOE Office, upon an analysis of surrounding property of similar size, age and structure, recommended that the valuation of \$66,640 not be changed at this time. The Local Board of Equalization agreed with his recommendation pending a site visitation to inspect the foundation.

- 10.)Mike Cornelison-parcel #6566-Roger Fuller, on behalf of the SC DOE Office, performed an analysis of the property valuation and acknowledged that the basement does not go under the whole house. Therefore, he recommended adjusting the valuation from \$45,325 to \$41,325. The Local Board of Equalization agreed with his recommendation.
- 11.)Bradley & Melinda Rathbun-parcel #6780-Roger Fuller, on behalf of the SC DOE Office, after performing an on-site inspection of the property, discovered it wasn't completely re-sided and the interior of the addition not finished. Subsequently, he recommended to reduce the valuation from \$190,270 to \$175,270. The Local Board of Equalization agreed with his recommendation.
- 12.)Levi & Rose Briggs-parcel #6763-Roger Fuller, on behalf of the SC DOE Office, performed an analysis of the property valuation and recommended reducing the valuation from \$160,840 to \$151,475. The Local Board of Equalization agreed with his recommendation.
- 13.)John & Kris Gilkerson-parcel #7361-Roger Fuller, on behalf of the SC DOE Office, performed an analysis of the property valuation and reviewed the appraisal that was submitted from November 2015. Subsequently, he recommended reducing the valuation from \$317,260 to \$293,645. The Local Board of Equalization agreed with his recommendation.
- 14.)Heiss-parcel #9257 Blk 5 less H-1 Vintage Square, parcel #9256 Blk 9 Trees, parcel #9271 Blk 2 Lot 13 Vintage Square, parcel #9789 lot 1 Blk 8 Vintage Square, parcel #9766/9767 Lot 17-18 Dakota Add, parcel #9619 House Lots 1-5 Blk 1 Vintage Square-Roger Fuller, on behalf of the SC DOE Office, recommended no change to these parcels and to refer these parcels on to the County for examination. The Local Board of Equalization agreed with his recommendation.
- 15.) E.E. (Gene) Hawk-parcel #8253 Storage and parcel #7387 House-Roger Fuller, on behalf of the SC DOE Office, recommended no change to these parcels and to refer these parcels on to the County for examination. The Local Board of Equalization agreed with his recommendation.

Weisgram moved and Cronin seconded to recommend 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 to the Local Board of Equalization.

**Adjournment.** Gabriel moved and Rose seconded to adjourn the Local Board of Equalization at 6:44 pm. Motion passed on Voice Vote.

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Gloria Hanson, Mayor

ATTEST:

(SEAL)

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Roxanne Heezen, City Finance Officer