

**LOCAL BOARD OF EQUALIZATION MEETING
APPROVED MINUTES
Monday, March 16, 2026**

The meeting of the Local Board of Equalization was called to order by Mayor Gloria Hanson at 5:30 pm. Members in attendance were Bernhard (zoom), R Cronin, Kenzy, Deal, and Iversen. L Cronin was absent. Officials in attendance were Scheibe, Tibbs, Powell, and Meyer. Meeting was also held via Zoom. Jodi Bothwell represented the Stanley County Equalization Office. Others in attendance were Steve Morris, Brad Richards, Madigan and Jerry Vogeler, and Paul Henriksen.

Approval of Agenda. R Cronin moved and Iversen seconded to approve the agenda as presented. Motion passed on Voice Vote.

Objections to Real Estate Valuations

- 1.) **Parcel #9294-Clayton Reinhard.** Kenzy moved and Iversen seconded to deny the appeal to change the property value to \$92,500.00. Motion passed on voice vote.
- 2.) **Parcel #10722-RICMOR, LLC.** Steve Morris requested that Parcel 10722, located at 1007 Walleye Drive, with a valuation of \$167,000.00 be adjusted to \$95,000.00. His reasoning for the adjustment is due to utilities not being on the property and the cost it would take to get them. Jodi Bothwell explained the reason for the increase is due to the sale of surrounding properties and the price per square foot. Morris said that one acre of this parcel cannot be developed and that should be taken into consideration. Iversen moved and R Cronin seconded to approve the valuation of Parcel 10722 be adjusted to \$95,000.00. Motion passed on Voice Vote.
- 3.) **Parcel # 10504-Madigan Vogeler.** Madigan Vogeler requested that Parcel 10504, located at 116 Black and Yellow Trail, with a valuation of \$187,266.00 be adjusted to \$155,000.00. Her reasoning for the adjustment is that the assessment is more than what she purchased the house for last year, at the time of purchase the house appraised for approximately \$153,000.00. She also stated that with rising lot rent in the surrounding manufactured home community it has lowered house values. Kenzy moved and R Cronin seconded to approve the valuation of Parcel 10504 be adjusted to \$155,000.00. Motion passed on Voice Vote.
- 4.) **Parcel #6568-Paul Henriksen.** Paul Henriksen requested that Parcel 6568, located at 207 W 2nd Ave, with a valuation of \$259,859.00 be adjusted to a lower amount. He said the house gets water in the basement whenever there is heavy rain causing mold and issues with the walls and flooring. Jodi Bothwell explained that compared to other homes in the area the valuation is similar; and some of the value has to do with the land and the garage not just the house. Henriksen said if he were to sell the property as is he would not be able to come close to getting the valuation amount. Henriksen did not have a set amount he was looking for. Iversen moved and Kenzy seconded to approve the reduced amount, equivalent to the 2023 valuation, of \$212,721.00. Motion passed on Voice Vote.

Adjournment. Mayor Hanson adjourned the meeting at 6:00 pm.

Gloria Hanson, Mayor

ATTEST:
(SEAL)

Kelly Tibbs, Assistant Finance Officer