

Wall Local Board of Equalization

March 19, 2012

The local Board of Equalization met on Monday, March 19, 2012 at 5:00 pm at the Wall Community Center meeting room.

Members present: Mayor Dave Hahn, Councilman Rick Husted, Councilman Pete Dunker, Councilman Jerry Morgan, Councilman Bill Leonard, Councilman Mike Anderson, Finance Officer Carolynn Anderson (also representing Wall School District) and Laurie Hindman, Pennington County Courant.

Ryan and Cindy Dinger, 63-06-453-001; Kelly Sub #3, Block 1, Lot 1. This property was given a 34% increase in valuation. Surrounding properties were given an increase ranging from 9% to 13%. After some discussion it was decided a 9% increase was more realistic. Motion by Dunker, second by Morgan to leave the land at \$14,000 and to lower the structure valuation to \$181,049. Motion carried.

Donna Fauske, 63-07-227-003; Crown Country Estates, Lot 2. This property was given a 12% increase in the structure valuation. The 9% increase was set as precedence and seemed to be more realistic. Motion by Dunker, second by M. Anderson to leave the land at \$16,000 and to lower the structure valuation to \$233,369. Motion carried.

Patty Kjerstad, 63-08-300-003; N140' of E500 of NW1/4SW1/4, 1S-16E Sec 8 Unplatted. The structure valuation increase was 12%; to be consistent with the suggested 9% increase given to previous property owners. Motion by Leonard, second by Husted to keep the land at \$18,000 and lower the structure to \$401,120. Motion carried.

Sanden & Elaine Simons, 63-06-453-003; Kelly Sub #3, Block 1, Lot 3. To be consistent, the 12% increase was lowered to a 9% increase. Motion by Dunker, second by M. Anderson to keep the land at \$14,000 and to lower the structure to \$174,945. Motion carried.

Brenda Carmichael, 63-08-152-001; Anderson Addition, Lot 1. The 12% increase was taken back to a 9% increase to be consistent with other properties. Motion by Husted, second by Morgan to keep the land at \$18,000 and lower the structure to \$230,426. Motion carried.

Lee Johnson, 63-05-102-008; Muller's 1st Addition, E15' Lot 9, all of Lot 10. This property was reduced to a 9% increase rather than a 12% to be consistent with other properties. Motion by Morgan, second by M. Anderson to keep the land at \$12,000 and lower the structure to \$84,366. Motion carried.

Stewart Kitterman, 63-06-229-013; Original Town of Wall, Block 1 E56' Lot 8. This property was sold at a public auction on October 11, 2011 for \$28,000. The valuation should not have taken an increase but rather taken down to the purchase price. Motion Morgan, second by M. Anderson to keep the land at \$8,000 and lower the structure to \$20,000. Motion carried.

Kenny Lurz, 46-31-379-002; North Wall Addition, Block 2 E1/2 of N25' of Lot 7, E1/2 of Lot 8. This house was build in 1914 therefore a 11% increase seemed extreme and a 5% increase seemed more realistic. Motion by Morgan, second by Leonard to leave the land at \$12,000 and to lower the structure to \$70,100. Motion carried.

BJ Dartt, 63-06-401-004; Kelly Sub #1, Lot 4A. This house was given a 11% increase and to be consistent with other adjusted properties 9% was more realistic. Motion by Husted, second by Dunker to keep the land at \$16,000 and to lower the structure to \$117,502. Motion carried.

Norma Carson, 46-31-451-016; Knapp's 1st Addition, Block 1, Lot 6. This property is located between two very run down properties. The property to the west is in a litigation process with the city and possibly getting torn down. The property to the east has renter's that continue to pile garbage, broken appliances and furniture onto the property. The owner of this property won't accept letters from the City to have the renter's clean up the property. Her property has become infested with mice because of the abandoned property on the west and the piled garbage in the adjacent property to the east. No one would purchase the Carson property for \$25,600.00. Motion by Dunker, second by M. Anderson to keep the land at \$12,000.00 and lower the structure to \$6,500.00. Motion carried.

Steve & Gayle Eisenbraun, 63-05-102-008; Husted's 3rd Addition, Block 2, Lot 2. This property was lowered from a 12% increase to a 9% increase to be consistent with the other adjusted properties. Motion by Husted, second by Leonard to leave the land at \$12,000 and to lower the structure to \$118,156. Motion carried.

Steve & Sheila Drees, 63-06-401-001; Kelly Sub #1, Lot 1. This property was lowered to a 9% increase from a 12% increase to be consistent with other adjusted properties. Motion by Husted, second by Dunker to leave the land at \$18,000 and to lower the structure to \$162,192. Motion carried.

Lori Walker, 63-06-203-008; Marquite Crown's 1st Addition, Block 1, Lot 9. Property owner stated the Assessor's from the Equalization office were down in 2010 to review this property. There has been water damage in the house and the Assessor's agreed the valuation on this property should not increase due to the water damage. Based on this information the property should not have been increased in valuation. Motion by M. Anderson, second by Dunker to leave the land at \$12,000 and to leave the structure at \$86,000. Motion carried.

Walker Refuse, 63-05-101-008; 1S-16E Sec 05, Platted, Lot 4-6, N1/2 of Lot 7 of Subdiv of Lot B of NW1/4NW1/4, Less N15' of Lot 4. This property has irreparable water issues that is causing structural damage therefore should not be increased in valuation. Motion by Husted, second by Leonard to keep the land at \$48,000 and to leave the structure at \$172,500. Motion carried.

Walker Refuse, 63-05-101-012; 1S-16E Sec 05, Platted, Lot F of NW1/4NW1/4. This property is needing repair done to the concrete in the building and the pavement in the parking lot, therefore there should be no increase in valuation. Motion by Husted, second by Dunker to leave the land at \$27,400 and keep the structure at \$48,100. Motion carried.

Chad Walker, 63-05-151-002; Best's 1st Addition, Block 1R, Lot 1. To be consistent with the other adjusted properties, the 13% increase was lowered to a 9% increase. Motion by Morgan, second by M. Anderson to keep the land at \$12,000 and to lower the structure to \$35,643. Motion carried.

Carol Barber, 63-05-151-013; Husted's 1st Addition, Block 1, Lot 6 & N1/2 of Lot 3. Based on neighboring houses of the same size, the 10% increase in valuation was lowered to a 5% increase. Motion by Husted, second by Dunker to keep the land at \$14,000 and to lower the structure to \$74,500. Motion carried.

Scott Sharpe, 63-08-101-004; Block 3, Lot 2, 1S-16E Sec 8 Shearer #1 Addn. This property was purchased for \$15,300.00 and no utilities or improvements have been made on it. It should remain valued at the purchase price until improvements are made. Motion by Morgan, second by Husted to lower the land value to the \$15,300. Motion carried.

Stan & Terri Anderson, 63-05-155-006; Husted's 3rd Addition, Block 3 Lot 1 revised. This property was changed from a 12% increase to a 9% increase to be consistent with other adjusted properties. Motion by M. Anderson, second by Morgan to leave the land at \$14,000 and to lower the structure to \$228,791. Motion carried.

Stan & Dennis Anderson, 63-06-278-020; Macrill Addition, Block 1 Lot 5, N20' of Lot 6. To be consistent with the other adjusted properties the valuation increase of 12% was lowered to 9%. Motion by M. Anderson, second by Leonard to leave the land at \$12,000 and to lower the structure to \$38,586. Motion carried.

Miriam Richter, 63-06-277-009; Macrill Addition, Block 3, Lot 1-2 & 5-1/2' vacated street. This property had a 12% increase in valuation and was lowered to a 9% increase to be consistent with other adjusted properties. Motion by Dunker, second by Husted to leave the land at \$14,000 and to lower the structure to \$77,826. Motion carried.

With no further business, the meeting adjourned at 7:10pm.

David L. Hahn, Mayor

Carolynn M. Anderson, Finance Officer