

APPROVED

DENMARK TOWNSHIP
LOCAL BOARD OF APPEAL AND EQUALIZATION
RECONVENING
May 5, 2005

2005 Reconvening of Board of Appeal and Equalization called to order by Fitzpatrick at 3:00 PM. Present: Supervisors Fitzpatrick, Higgins, Keller, Kummer, Dixon, Clerk/Treasurer Herman. Also attending from Washington County Assessor's Office was Al LaBine.

Anthony Sieben -15057 87th St. South - 15.027.20.33.0004

States valuation increase excessive, doesn't believe can sell property for assessed amount. Land value \$120,000 (1.084 acres), building value 126,500, Total Assessed Valuation 246,500. Spoke with real estate agent who also doesn't believe assessed amount accurate. Board asked Mr. Sieben to obtain written market value analysis from agent. [Motion Kummer/2nd Keller to reduce value to \\$239,000. Motion carried.](#)

Joe & Ann Skow – 16005 87th St. South - 22.027.20.11.0003

Questioned valuation increase on above parcel. Called Assessor to inquire about justification for valuation increase. Increase from 33,800 to 84,500 to 225,400. Not satisfied with response to question. Property (22.5 acres) has scenic easement which severely restricts usage. Can not use property for anything other than walking. Is an unbuildable parcel. No river access. Adjoining property owner has 20+ acres with river access. That property could be subdivided into approximately 7 buildable/marketable sites. Market value of that parcel is 302,000. Requesting reduction. Assessor to review and recommend. [Motion Higgins/2nd Keller to reduce value to \\$33,800. Fitzpatrick, Keller, Higgins voting for. Dixon and Kummer voting against. Motion carried.](#)

Stanley Pond – no address listed -06.026.20.42.0006 –

Owens 4.476 acres which is classified urban commercial. Land restricted by Development Agreement. Unable to put any structure on property until water & sewer available. Assessor states cannot be Ag class due to parcel size being less than 10 acres. Parcel is zoned Agricultural, per Denmark Township Ordinance. Assessor provided with copy of recorded Development Agreement which limits use of property. Property being taxed at commercial rate. County will review Development Agreement. [Motion Keller/2nd Kummer to approve reclassification of land, from commercial to residential. Motion carried.](#)

3:35 PM: JIM FITZPATRICK STEPPED DOWN FROM THE BOARD AND HANDED GAVEL TO VICE-CHAIR KUMMER. MOVED TO AUDIENCE AREA.

James Fitzpatrick -14377 117th St. South -33.027.20.34.0003-

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Believes market valuation too high. Increase of 100,000 in 3 year time period. 128 year old home, 3 bedrooms, no basement, no furnace. Doesn't believe home would sell at assessed valuation. Assessor stated unable to physically assess home at 2001 review date. Assessor will do walk-through and make recommendation to Board. Fitzpatrick advised to obtain written real-estate valuation. [Fitzpatrick and Assessor unable to get together. Assessor advised Fitzpatrick to call and get his name on the list for the County Board of Appeals. In the mean time, a physical walk through can still be arranged between Fitzpatrick and Assessor. They can then either agree on the assessment, or Fitzpatrick can go before the County Board. Motion Higgins/2nd Keller for Local Board to take no action. Motion Carried.](#)

3:40 PM FITZPATRICK RESUMED SEAT ON BOARD.

Archie & Edith Leyasmeyer-vacant-27.027.20.42.0010

Were not able to appear before the Local Board on 4/26/2005. Owns 3.88 acres total, (two parcels). Valuation of second parcel increased from \$33,900 to \$372,300. Lot is unbuildable due to township ordinance. Assessor agreed to review. Recommends Mr. Leyasmeyer appeal to county Board of Review. [Motion Dixon 2nd Keller that resident go to County Board, and that value be established as combining both lots as one site. Motion carried.](#)

Assessor presented information/recommendation on other changes submitted to assessor's office. [Motion Higgins/2nd Keller to approve McDougal reclassification and accept corrected errors reported on various properties.](#)

[Motion Dixon /2nd Keller to adjourn meeting at 4 PM. Motion carried.](#)

Becky Herman
Clerk/Treasurer