

DENMARK TOWNSHIP
LOCAL BOARD OF APPEAL AND EQUALIZATION
**RECONVENE-MAY 10, 2006

**Reconvening of 2006 Board of Appeal and Equalization called to order by Chair Kummer @ 4:30 PM. Present: Supervisors Kathy Higgins, John Kummer, Joe Moore and Gary Dixon. Clerk/Treasurer Becky Herman. Jason Langer from Washington County Assessor's Office.

BOARD ADDED RADKE VARIANCE FINDINGS TO THIS MEETING AGENDA.

Matt Cooper-15191 110th St S- R34.027.20.21.0017

Mr. Cooper feels his valuation is too high. Assessor is working on the paperwork to remove the value of the dwelling on the assessment. Assessor will make recommendation to Board.

Mr. Cooper not present. Assessor recommended adjusting value from \$472,200 to \$334,500 by removing dwelling from assessment. **Motion Dixon/2nd Moore to approve assessor's recommendation of reduction of value to \$334,500. All in Favor. Motion Carried.

Frank Femling-9287 Oakgreen Ave S-R21.027.20.23.0002 (1)

Frank Femling-9445 Oakgreen Ave S-R21.027.20.23.0001 (2)

Valuation too high-(1) 2006 value \$418000 to 2007 value \$575800. (2) 2006 value \$412,000 to 2007 value \$510,200-both green acres. Assessor will check comparable farm sites for value and Femling will get appraisal for comparison.

**Mr. Femling not present. (1) Assessor adjusted 1 acre site to reflect recent sales. Equalized value with neighboring farmsteads, from \$575,800 to \$457,200. (2) Assessor adjusted 1 acre site to reflect recent sales. Equalized value with neighboring farmsteads, from \$510,200 to \$423,900.

Motion Higgins/2nd Dixon to approve assessor's reduction of value on (1) to \$457,500 and (2) to \$423,900.

All in Favor. Motion Carried.

John Steiner-Eagle's Watch-11539 122nd St S-R01.026.21.13.0003

Valuation too high. 2005 value \$275000 to 2006 value \$747800. Thinks value is \$650-\$700000. Had home appraised 3 years ago at \$600000. Assessor recommended no change to assessed value. Assessor will look at other homes for comparison. Mr. Steiner will get market analysis. **Mr.

Steiner present. Steiner presented several market analysis' to Board. Assessor recommended no change. **Motion Moore/2nd Higgins to adjust valuation from &747,800 to \$630,000.**

All in Favor. Motion Carried.

Sheryl Crowe-Eagle's Watch-11497 120t St S-R01.026.21.21.0005

Valuation too high. 2006 value \$532000 to 2007 value \$692900.

Up \$160000 with no improvements. Purchased in 2003 for \$613000, value in 2004 \$549000. Crowe will get market analysis. Assessor will get comparisons.

**Ms. Crowe not present. Board received no market analysis. Assessor recommended no change.

Motion Moore/2nd Dixon to approve assessor's recommendation of no change.

All in Favor. Motion Carried.

Bruce Tschida-11525 122nd St S-R01.026.21.13.0002

Valuation too high. 2006 value \$534000 to 2007 value \$666900. Up \$132000. Purchased 2003 \$635000. Mr. Tschida will get market analysis. Assessor will get comparisons.

**Mr. Tschida not present. Board received no market analysis. Assessor recommended no change.

Motion Higgins/2nd Dixon to approve assessor's recommendation of no change.

All in Favor. Motion Carried.

Mark Johnson-11612 122nd St S-R01.026.21.12.0014

Mr. Johnson did not stay to appeal. May appeal at County level if he so chooses.

**Not present at reconvening. No action By Board.

Assessor adjusted the following:

John and Virginia Overland-14170 Pt. Douglas Dr. S-09.026.20.32.0049

Assessor adjusted 1 ½ story to 1 story. Heavy traffic noise. Reduced value from \$367,600 to \$315,000. **Motion Higgins/2nd Moore to approve assessor's adjustment.**

All in Favor. Motion Carried.

Anerei Beletsky and Victoria Beletskava- 6842 Omar Ave. Ct. S-04.027.20.34.0007

Construction of new home not complete. Assessor adjusted value from \$509,400 to \$427,400.

Motion Higgins/2nd Moore to approve assessor's adjustment. All in Favor. Motion Carried.

Jeffery and Jill Levde- 14931 108th St. S-28.027.20.44.0006

Living area over garage not finished. Assessor adjusted grade to reflect the quality of construction. Reduced value from \$577,400. to \$514,100. **Motion Moore/2nd Dixon to approve assessor's adjustment. All in Favor. Motion Carried.**

All in Favor. Motion Carried.

Kathy Higgins-12011 Osprey Ave S-R04.026.20.11.0001

Higgins requested Board take no action. Is signing in at the Local Board of Appeal to assure the ability to appeal to the County Board of Appeal and Equalization. Requested information on sales data utilized by the assessor's office to determine river property valuations, and what other factors are used to determine valuation of river properties.

**5:20 PM: HIGGINS STEPPED DOWN FROM THE BOARD.

Higgins requested Board take no action. Assessor gave Higgins requested sales data.

5:24 PM HIGGINS RESUMED SEAT ON BOARD.

5:25 PM RECESS...5:35 PM RESUME

5:35 PM Board reviewed Written Copy of Radke Variance Findings. **Motion Moore/2nd Dixon to approve written findings of Denial of Radke Variance. Voting in Favor: Higgins, Dixon, Kummer and Moore. Voting against: None. Motion Carried.**

5:39 PM **Motion Higgins/2nd Dixon to adjourn. All in Favor. Motion carried**