

City of Marshall Local Board of Appeal and Equalization
5:30 p.m. – April 7, 2020

Local Board of Appeal and Equalization Members Present: Byrnes

Local Board of Appeal and Equalization Members Present via phone: Labat, DeCramer, Meister, Bayerkohler, Schafer, Lozinski

Staff Present: David Parsons, Carolyn Runholt,

Other Staff Present: Sharon Hanson, City Administrator

Mark Buysse, Lyon County Assessor

The 2020 City of Marshall Local Board of Appeal and Equalization (LBAE) was called to order at 5:30 p.m. by Mayor Byrnes in the Community Room of the Marshall Lyon County Library at 201 C Street. Mayor Byrnes completed an individual roll call of each member attending via phone. Mayor Byrnes outlined the purpose of the meeting, which was to review the January 2, 2020 valuations and classifications. The meeting was then turned over to City Assessor Parsons. Assessor Parsons reviewed the assessment process and other background information for the 2020 assessment. All work must be completed by the LBAE no later than May 19, 2020. After the presentation, there were no questions from the Board.

Mayor Byrnes requested the members of the public present to state their name, address, and address of the property in question, and their reason for being present.

Laura Pehrson

Parcel: 27-812024-0 – 400 Southview Drive

Mrs. Pehrson contacted the assessor's office concerned with her valuation notice and the increase to the estimated market value. The sales in her neighborhood were explained and that it was a neighborhood increase. Mrs. Pehrson stated she had water damage in her basement. Photos were sent to the assessor's office and an adjustment was recommended to the LBAE board of a reduction from \$167,100 to \$163,900. During conversation with the LBAE board, it was mentioned of more water damage than what was explained to the assessor's office and that the photographs show. No motion was made by the Board at this time. Assessor Parsons and staff will follow up with Mrs. Pehrson and request more information and have a recommendation for the May 19th reconvene meeting.

The LBAE received a list of property owners with Assessor's recommendations for change. Mayor Byrnes reviewed each of the recommendations as follows:

27-812054-0 – Josh Goergen & Kelsey Labat (805 Silvervine Dr.)

Recommendation to reduce the 2020 proposed estimated market value from \$192,500 to \$172,500.

Motion by DeCramer, seconded by Meister, to reduce the 2020 proposed estimated market value from \$192,500 to \$172,500. Assessor Parsons indicated this was an estimate which had been inspected.

ALL VOTED IN FAVOR OF THE MOTION WITH LABAT ABSTAINING.

27-814006-0– Wallace & Becky Bock (810 Southview Ct W)

Recommendation to reduce the 2020 proposed estimated market value from \$190,600 to \$183,400.

Motion by Meister, seconded by Labat, to reduce the 2020 proposed estimated market value from \$190,600 to \$183,400. Assessor Parsons indicated this was an estimate which had been inspected.

ALL VOTED IN FAVOR OF THE MOTION.

27-814015-0 – Joseph Bot (813 Southview Ct. W)

Recommendation to affirm the 2020 proposed estimated market value of \$216,700.

The owner contacted our office regarding the proposed 2020 EMV increase from \$199,300 to \$216,700. This property is a tri-plex. Duplex and tri-plex properties are mixed in with single family homes and see the same increases/decreases due to market changes. A list of all duplex and triplex sales since the 2018 sales study period was provided to the LBAE Board. Further analysis could be made by taking out all conversion type homes (older types homes that have been converted to multi-family). Also, some of the sales included (in yellow) are not considered arm's length transactions yet can still be an indicator of value.

Motion by Lozinski, seconded by DeCramer, to affirm the proposed estimated market value of \$216,700. ALL VOTED IN FAVOR OF THE MOTION.

27-383014-0 - Joseph Bot (610 Erie Road W)

Recommendation for Board decision.

This property is the former Beverage Wholesale building on Erie Road. The property has seen reduction in value since the 2017 EMV of \$458,300. Since then, it has been marketed by a realtor for several years with the asking price being reduced frequently. The 2019 pay 2020 EMV for this property was \$345,000. In August of 2019 it sold, via advertised auction, for \$177,500. The property has been viewed and some further adjustments have been made. The cooler additions are no longer functional and are now being valued as warehouse. Further reductions have been applied to the additions, as there is no access other than a small overhead door from the interior of the main building. Also, a blanket reduction to all warehouse type properties in that area was applied. The proposed 2020 EMV is \$266,000. Mr. Bot's sale has some consideration, the property had been publicly listed with a realtor since 2014. The auction was public and had multiple attendees. The property next door has also been listed for some time with no activity. There is limited sales data for these types of property.

Motion by Schafer, seconded by DeCramer to affirm the estimated market value of \$266,000. ALL VOTED IN FAVOR OF THE MOTION EXCEPT LOZINSKI AND MEISTER CASTING NO VOTES. MOTION PASSED 4-2.

The following appeals had no action taken at this time and will be reviewed further by the assessor's office.

27-677141-0 – Scott Hiller Trust (230 Lyon St W)

27-677143-0– Scott Hiller Trust (204 Lyon St W)

27-420005-0 – Paul & Joanne Stoneberg (vacant lot on Susan Dr.)

27-209048-0 – Linda McGrath (401 Kathryn Ave)

The meeting was recessed at 6:11 pm. The reconvene meeting will be on May 19, 2020, at the Community Room of the Marshall Lyon County Library at 201 C Street at 5:30 pm. At that time, the LBAE will receive and act upon recommendations.

Mayor

ATTEST:

City Assessor