

Minutes of the City of Marshall Local Board of Appeal and Equalization
5:30 p.m. – April 15, 2019

Local Board of Appeal and Equalization Members Present: Robert Byrnes, John DeCramer, Glenn Bayerkohler, Russ Labat, Craig Schafer, James Lozinski.

Local Board of Appeal and Equalization Members absent: Meister

Staff Present: David Parsons, Carolyn Runholt, Doris Huber

Other Staff Present: Sharon Hanson, City Administrator, Kyle Box, City Clerk, Sherri Kitchenmaster, Lyon County Assessor

The 2019 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 outlined the purpose of the meeting, which was to review the January 2, 2019 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 2019 assessment. All work must be completed by the LBAE no later than May 6, 2019. 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.

Frances Remerowski

Parcels: 27-148011-0 – 400 Genesis Avenue

27-145023-0 – 27-145024-0 – 27-145025-0 – 609 Cadillac Road

Mr. Remerowski was concerned with a \$30,000 value increase for 400 Genesis Avenue. Assessor Parsons indicated the properties on Genesis Avenue were increased because of sales in the area. All of Genesis Avenue had a location factor applied because of the Mobile Home Park and the Carr Addition. According to recent sales, the location factor had to be removed. Assessor Parsons indicated the Genesis property was an estimate and we could not do anything until we reviewed the property. Mr. Remerowski set up an appointment on April 16, 2019 at 9:00 am to have the Genesis property reviewed. No appointment was made for the property at 609 Cadillac Road which is also an estimate. The property will be reviewed and brought back to the LBAE at the reconvene meeting.

Carr Family Ltd Partnership

Parcels: 27-566017-0 – 27-566018-0 – 405 Country Club Drive

A memo was sent to the LBAE reviewing the property based upon Assessor's Parsons inspection. Mayor Byrnes asked if Mr. Carr was agreement with the memo. Mr. Carr was OK with the proposal. Lozinski questioned why the building was higher than Kruse Motors. Kruse Motors was \$13.14 per square foot Parsons indicated this was sale price, not estimated market value. Labat wanted the square footage of the Kruse building which is 16,360 square feet. Lozinski indicated the Kruse Motors building is on a commercial street and County Fair is in a residential area. County Fair must be sold for a retail purpose now, which makes it tough to value. Bayerkohler commented the Assessor has established a new value with his inspection. This is the most current information available. Bayerkohler questioned if one rate was used throughout town. Assessor Parsons said no, it is based on neighborhoods. There was no further discussion. Motion by Schaefer, seconded by Labat to reduce the proposed 2019 Estimated Market Value of Parcel 27-566017-0 – 405 Country Club Drive from \$560,400 to \$376,000 on Parcel 27-566017-0. All voted in favor of the motion except Lozinski who voted No. Motion Passed.

Motion by Schaefer, seconded by DeCramer to reduce the proposed 2019 Estimated Market Value of Parcel 27-566018-0 – 405 Country Club Drive from \$120,000 to \$74,500 on Parcel 27-566018-0. All voted in favor of the motion except Lozinski who voted No. Motion Passed.

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

27-209002-0 – Mark & Tracy Veglahn – 624 Kathryn Avenue. Motion by Schaefer, seconded by Lozinski, to reduce the 2019 proposed estimated market value from \$151,400 to \$119,400. Assessor Parsons indicated this was an estimate which had been inspected. ALL VOTED IN FAVOR OF THE MOTION.

27-708035-0 – Alvin & Lois Evers – 605 Arbor Court - Motion by DeCramer, seconded by Lozinski, to reduce the 2019 proposed estimated market value from \$228,300 to \$206,600. Bayerkohler questioned the reason for the decrease. The property had water damage in the basement. This is a continuation of the 2016 water problem. ALL VOTED IN FAVOR OF THE MOTION.

The following people attended the meeting and will be contacted by the Assessor's office and property reviewed if requested.

Darwin & Jean Leek – 205 Carrow Street – 27-837033-0

Kristin Miller – 123 E Street – 27-751012-0

Shailendra Patel – 1106 East Main Street – 27-605004-0

Misty Butler – 127 E Street – 27-751014-0

Mike Fox – no particular parcel. Looking for information only.

The meeting was recessed at 6:25 pm. The reconvene meeting will be on April 23, 2019, at the Marshall Middle School, 401 East Saratoga Street, Professional Development Room at 5:00 pm. At that time, the LBAE will receive and act upon recommendations.

Mayor

Attest:

City Clerk