

Local Board of Appeal and Equalization Reconvene Meeting
April 25, 2023 @ 5:00 p.m.
Marshall City Council Chambers

LBAE Members Present: Byrnes, Schafer, Lozinski, Meister, Schroeder, Moua-Leske, Alcorn

LBAE Members Absent: None

Staff Present: David Parsons, Carolyn Runholt, Doris Huber, Sharon Hanson, Steven Anderson

Mayor Byrnes reconvened the 2023 Local Board of Appeal and Equalization on April 25, 2023, at 5:00 pm in the Marshall City Council Chambers.

The meeting was turned over to Assessor Parsons. A correction was made to Parcel 27-652019-0, which should have an address of 705 Nuese Lane.

There were no general questions from the LBAE members.

The LBAE reviewed the recommendations.

27-156005-0 – Joan Haugen (110 Parkview Drive)

The above property owner was represented by her neighbor, Donna Slettedahl at the April 17th LBAE meeting. The property owner's concern was over the large increase in the prior year's EMV and the payable 2023 taxes. Sales information was shared with the homeowner along with other data regarding property values in her respective neighborhood. Motion by Schaefer, seconded by Lozinski to affirm the 2023 proposed estimated market value of \$196,200 for Parcel 27-156005-0.

Discussion: None. All voted in favor of the motion.

27-156006-1 – Donna Slettedahl (112 Parkview Drive)

The above property owner attended the April 17th LBAE meeting. The property owner's primary concern was the large increase in EMV from the prior year along with payable 2023 taxes. After the meeting, staff shared sales in the property owner's respective neighborhood along with other data regarding property values. The recommendation is to affirm the 2023 proposed estimated market value of \$244,800 for Parcel 27-156006-1 located at 112 Parkview Drive. Motion by Schaefer, seconded by Alcorn to affirm the 2023 proposed estimated market value of \$244,800 for Parcel 27-156006-1 located at 112 Parkview Drive. Discussion: None. All voted in favor of the motion.

27-652019-0 – Sara VanLeeuwe (705 Nuese Lane)

The property owner was in attendance for information only. Even though there was no formal appeal, it is still recommended that the LBAE Board affirm the 2023 EMV in the event the property owner would wish to carry an appeal to the Lyon County Board of Appeals. Motion by Lozinski, seconded by Moua-Leske to affirm the 2023 proposed estimated market value of \$209,500 for Parcel 27-652019-0 located at 705 Nuese Lane. Discussion: None. All voted in favor of the motion.

27-210003-0 – William & Mary Schuna (616 W. Thomas Ave)

The above property owners were in attendance for the April 17th LBAE meeting. The property owners were interested in sales that have occurred in their respective neighborhood used to produce the 2023 EMV. Staff followed up with the property owners and shared sales in their area. The recommendation is to affirm the 2023 proposed estimated market value of \$169,100 for Parcel 27-210003-0 located at 616 West Thomas Avenue. Motion by Lozinski, seconded by Moua-Leske to

affirm the 2023 proposed estimated market value of \$169,100 for Parcel 27-210003-0 located at 616 West Thomas Ave. Discussion: None. All voted in favor of the motion.

27-209007-0 – Emmet Bakke (614 Kathryn Ave)

The above property owner attended the April 17th LBAE meeting. The property owner's primary concern was the large increase in EMV from the prior year along with payable 2023 taxes. After the meeting, staff shared sales in the property owner's respective neighborhood along with other data regarding property values. Motion by Lozinski, seconded by Schafer to affirm the 2023 proposed estimated market value of \$193,100 for Parcel 27-209007-0 located at 614 Kathryn Ave. Discussion: None. All voted in favor of the motion.

27-415006-0 – LivefreeMG LLC (1000 N.4th St)

This change is being brought forward as an assessor's recommendation. Lyon County and city staff have reviewed statutes and since the LBAE meeting has not yet been adjourned, an assessor may still bring forward recommendations to the LBAE Board. However, since the property owner did not attend the Local Board of Appeal and Equalization meeting, or contact our office prior, they may not appeal this recommendation. The property sold on 6/8/2022 for \$120,000. The property owner contacted our office and requested we review the 2023 proposed EMV. An interior inspection had not been completed since 1/26/2015. Carolyn viewed the property on 4/21/2023. Appropriate changes were made to the condition of the home resulting in a slight decrease.

Motion by Schaefer, seconded by Lozinski to reduce the 2023 proposed estimated market value from \$140,700 to \$133,300 for Parcel 27-415006-0 located at 1000 N. 4th St. Discussion: None. All voted in favor of the motion.

The LBAE reviewed the information for the "Mall Property" which consists of five parcels.

27-516001-0 – First Premier Bank (110 Market St)

The recommendation is to reduce the 2023 proposed estimated market value from \$223,600 to \$197,400 for Parcel 27-516001-0 located at 110 Market St. Motion by Schaefer, seconded by Schroeder to reduce the 2023 proposed estimated market value from \$223,600 to \$197,400 for Parcel 27-516001-0 located at 110 Market St. Discussion: Meister questioned if the decrease was based on the bank's appraisal or the city's inspection. Assessor Parsons indicated these properties were formally appealed by letter from the current owner. All prior offers have fallen through, and he has received a list of deficiencies from the owner. All voted in favor of the motion.

27-516002-0 – First Premier Bank (106 Market St)

The recommendation is to reduce the 2023 proposed estimated market value from \$181,400 to \$159,700 for Parcel 27-516002-0 located at 106 Market St. Motion by Lozinski, seconded by Moua-Leske to reduce the 2023 proposed estimated market value from \$181,400 to \$159,700 for Parcel 27-516002-0 located at 106 Market St. Discussion: None. All voted in favor of the motion.

27-516003-0 – First Premier Bank (107 Market St)

The recommendation is to reduce the 2023 proposed estimated market value from \$165,400 to \$152,000 for Parcel 27-516003-0 located at 107 Market St. Motion by Lozinski, seconded by Schroeder to reduce the 2023 proposed estimated market value from \$165,400 to \$152,000 for Parcel 27-516003-0 located at 107 Market St. Discussion: None. All voted in favor of the motion.

27-516004-0 – First Premier Bank (111 Market St)

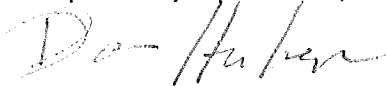
The recommendation is to reduce the 2023 proposed estimated market value from \$174,500 to \$163,900 for Parcel 27-516004-0 located at 111 Market St. Motion by Meister, seconded by Schaeffer to reduce the 2023 proposed estimated market value from \$174,500 to \$163,900 for Parcel 27-516004-0 located at 111 Market St. Discussion: None All voted in favor of the motion.

27-516005-0 – First Premier Bank (1420 E. College Dr)

The recommendation is to reduce the 2023 proposed estimated market value from \$2,024,000 to \$712,400 for Parcel 27-516005-0 located at 1420 E. College Dr. Moua-Leske questioned where this parcel was, and why such a large reduction. Parsons indicated this is the actual mall building. The other parcels were the parking lot. Motion by Schaefer, seconded by Moua-Leske to reduce the 2023 proposed estimated market value from \$2,024,000 to \$712,400 for Parcel 27-516005-0 located at 1420 E. College Dr. All voted in favor of the motion.

Motion by Lozinski, seconded by Schroeder to adjourn the April 25, 2023, LBAE Reconvene meeting at 5:15 p.m. All voted in favor of the motion.

Respectfully Submitted,



Doris Huber, Assessment Technician