

UNAPPROVED MINUTES  
Board of Appeal and Equalization  
Wednesday, April 11, 2018  
7 p.m.

Mayor Eder called the meeting to order at 7 p.m. at City Hall.

MEMBERS PRESENT: Mayor Frank Eder, Tootz Tschumperlin, Sue Unterberger, Brenda Carlson.

MEMBERS ABSENT: Marc Wirz

Others: Lee Schroeder from Meeker County Assessor's Office

The sales report was presented to council. Lee noted the county's initial sales ratio was at 92%. The state requires the sales ratio to be between 90% and 105%. Lee noted the state did something new to building values this year pretty much county-wide. They put a 9%-time trend on all buildings in Watkins. They go back 21 months instead of a year and try to predict what a property that just sold would sell for on the assessment date, which is January 2<sup>nd</sup> each year. For example, if a property sold in June, 2017 they tried to predict what it would sell for January 2<sup>nd</sup>. The state added 9% using this method. This lowered the county's percentage to 87% so the county had to make some changes and ended up at 94%. Lee noted the front foot of every parcel received a \$20 increase because the county was low on lot value. Spaulding Addition and Spaulding's 2<sup>nd</sup> Addition received a 25% increase on building value because the county was at a 70% ratio on sales in those additions. The Auditor's Plat saw a 6% increase due to sales. Lee noted the ultimate goal behind the time trend method is to get ahead so residents don't see 20% increases in value.

Lee had two recommendations for the board. Frank Eder, PID #28-0127000, 151 Meeker Avenue North. The value on the property for pay 2018 is \$87,800.00. The value for pay 2019 increased to \$127,000.00. Lee did an inspection on March 30, 2018. The effective age of the property was changed and the record also showed Eder had a stick-built garage but it is a pole style garage. With those changes, Lee recommended the value be lowered to \$107,700.00.

MOTION BY TSCHUMPERLIN TO LOWER THE VALUE FOR PID #28-0127000 TO \$107,700.00, SECONDED BY CARLSON. EDER ABSTAINED. MOTION CARRIED.

Melissa Jensen and Dean Thompson, PID #28-0180000, 160 Cedar Avenue North. The value for pay 2017 is \$66,500.00. The value for pay 2019 increased to \$79,100.00. The property was purchased for \$55,000.00. Lee did an inspection on April 6, 2018. He changed the effective age from 1980 to 1960. The owner is doing some updating, but at this point it still looks 1950-1960 style. The shed in the back was older than what the county had on record also. With those changes, Lee recommended the value be lowered to \$65,200.00. Lee noted the land value stayed the same, but the house valued was lowered.

MOTION BY CARLSON TO APPROVE TO LOWER THE VALUE FOR PID #28-0180000 TO \$65,200.00, SECONDED BY UNTERBERGER. MOTION CARRIED.

MOTION BY TSCHUMPERLIN TO ADJOURN THE MEETING, SECONDED BY CARLSON. MOTION CARRIED.

Adjourned at 7:35 p.m.

Submitted by

Deb Kramer, Clerk

ATTEST:

Frank Eder, Mayor