

**Board of Equalization
May 2, 2007**

The Board of Equalization was called to order at 2:30pm on Wednesday, May 2, 2007 by Chair Craig Gondeck. Brian Koester, County Assessor, and his assistant were present to hear concerns. Traci Balder, township assessor, was also present. Town Board members present were Supervisor Lloyd Erdmann, Treasurer Eileen Saldana, Clerk Pat Spence, and Chair Gondeck. Supervisor Brad McIntosh was absent.

Brian Koester explained that there were not many property adjustments in Watab Township this year except properties by the golf course. Market sales figures from fall 2005 to 2006 were used for comparisons. The county values came in at 93.5% of sales, which is the appropriate range. The market value can change 15 to 33% until it catches up to the market value; this is controlled by the state legislature.

Parcel 12.00703.00: David & Carrie Sweeney. The increase on their market value is due to the construction of a new garage. David showed the receipts for his construction materials. The county's value on the garage was \$24,000; David has \$17,100 in costs. Brian said that after learning that the garage does not have electric service, he recommends decreasing the value to \$16,900. Total market value for the parcel was reduced to \$254,200 on motion by Supervisor Erdmann and second by Supervisor Gondeck.

Parcel 12.008931.00: Victor & Joyce Saldana. The Assessor should have revalued the property, because the property owners were required to tear down part of their garage by Benton County. 368 square feet were removed, which will bring the overall value down to \$278,700. A motion was made by Supervisor Erdmann and seconded by Supervisor Gondeck to make this adjustment because of a decrease in the garage size.

Parcel 12.00640.00: Jamie Timm. The County Assessor will review the properties in the Buena Vista Addition. This property needs a depth adjustment as it is a shallow lot. Motion was made by Supervisor Erdmann and seconded by Supervisor Gondeck recommending a decrease in valuation to \$172,800 and having the County Assessor review adjoining properties in the next year.

Brian Koester stated that those who appeared today will receive a letter in two weeks from Benton County. If the property owner objects to the results of the board action, he or she can appeal the decision to the county board.

Two properties were viewed by the Assessor before the meeting: Motion was made by Supervisor Erdmann and seconded by Supervisor Gondeck to correct the size of the building from two story to one story and to change the grade of the home for a total valuation of \$582,200 for parcel 12.01593.00 owned by Janet Knutson. Motion was made by Supervisor Gondeck and seconded by Supervisor Erdmann to adjust the valuation of parcel 12.00377.00 owned by Jordan Johnson to \$240,400 because the basement is not finished.

D & H Properties have requested an adjustment by phone. The county assessor will review lots which Supervisor Erdmann indicated are non-buildable: one is a holding pond and the other could become a park. Motion was made by Supervisor Erdmann and

seconded by Supervisor Gondeck to enter parcels 12.01511.00 and 12.01512.00 without change but to have the assessor review the lots.

The Assessor indicated that he has sent notices to everyone who did not send in their homestead request. They have until December to apply.

Supervisor Gondeck made a motion to close the Board of Equalization; motion was seconded by Supervisor Erdmann and passed. Chair Gondeck thanked Bob Pazdernik for his good work as Assessor for Watab Township the past few years.

Respectfully submitted by Clerk Pat Spence