

LOCAL BOARD OF ADJUSTMENT AND EQUALIZATION

Tuesday, April 11, 2023 – 5:00 pm

The Local Board of Adjustment and Equalization was called to order by Supervisor Johnson at 5:00 pm in the Watab Township Hall.

ROLL CALL

Board supervisors present: Julie Johnson, Steve Wollak, and Jesse Arndt. Others present in the Town Hall included, Clerk, Kathy Sauer, Benton County Assessor, Brian Folden, Assessor, Maria Kay

Others present: Doug Ecklund, Brian Folden, Maria Kay, Jim Hughes, Halli Rodriguez

The Benton County Assessor, Brian Folden, distributed and presented an overview of the 2023 Information Booklet explaining jurisdictions, procedures, classification rates, etc.

Doug Ecklund

12.52114.00

Mr. Ecklund owns a 20-year-old double-wide mobile home in Rockwood Estates in the old section of the park. His assessed value increased 30,500 from last year. The assessed value for the home and garage is set at \$99,000; Home: \$82,400; Garage: \$16,600. Mr. Ecklund thinks the increase is exorbitant.

Brian Folden stated that double-wide structures were grossly undervalued throughout the County over the past years and need to be adjusted. All double-wide homes in the County are now being assessed at \$40 per square foot; Mr. Ecklund's home is 2016 square feet.

Sales comparisons are not available because they are title transfers and do not go through the ECRV system.

Supervisor Wollak made a motion to leave the value as assessed; Supervisor Arndt seconded; motion carried.

Jim Hughes

12.01086.00

Mr. Hughes requested a review of the assessed value of his home, which is currently at \$1,009,500. Maria Kay viewed the property and recommended an adjustment to \$944,600.

Supervisor Wollak made a motion to approve the amended assessment in the amount of \$944,600; Supervisor Arndt seconded; motion carried.

Holly Rodriguez

12.01441.00

Ms. Rodriguez requested a review of the assessed value of her home, which is currently \$465,100. She purchased the home in November, 2022, for \$400,000. She presented data regarding valuations of homes in the area that are newer and larger that were assessed significantly lower.

Maria Kay viewed the property and recommended an adjustment to \$435,100.

Maria Kay explained that slight variations in lot size are not considered and that homes are assessed based on selling price.

Supervisor Arndt made a motion to approve the amended assessment of \$435,100; Supervisor Wollak seconded; motion carried.

Steve Behrenbrinker

12.00463.00

Mr. Behrenbrinker is requesting a classification change from residential to seasonal/recreation.

Supervisor Johnson made a motion to approve the change in classification from residential to season/recreation; Steve seconded; motion carried.

Debra Cook Baier
12.01265.00

Ms. Cook Baier requested a review of the assessed value of her home, which is currently \$409,300. The assessed value went from \$322,300 to \$409,300; an increase of 87,000. However, since the original assessment, the owner added a 30x40 garage valued at \$50,000.

Maria Kay viewed the property taking the new structure into consideration but adjusting the assessment to \$370,900.

Supervisor Wollak made a motion to approve the amended assessment; Supervisor Arndt seconded; motion carried.

Lisa Fiereck
12.01757.00

Ms. Fiereck requested a review of the assessment of her home, which went from \$627,600 to \$697,200. She sent pictures of homes she deemed comparable to hers which were assessed lower.

Maria Kay viewed the property last year and lowered the square footage of the finished portion of her basement which resulted in an adjustment of her assessment at that time. Maria reviewed the pictures sent by the homeowner and disagreed that they represented a comparable home-type. No change is recommended.

Supervisor Arndt made a motion to approve no change; Supervisor Wollak seconded; motion carried.

Daniel Elieff
12.01450.00

Mr. Elieff requested an adjustment to the assessed value of his home, which is currently at \$979,500 on the grounds that he paid \$750,000 in November, 2022. The house was on the market for 3 years and is in disrepair. He included pictures of the home, but they were not dated.

Maria Kay has not viewed the home and had no recommendation.

Supervisor Johnson recommended an inspection whereupon the resident can appeal to the County.

Supervisor Wollak made a motion for no change; Supervisor Arndt seconded; motion carried.

ADJOURNMENT

Supervisor Arndt made a motion to adjourn; Supervisor Johnson seconded; motion carried. Meeting adjourned at 5:58.

Respectfully submitted,
Kathy Sauer
Township Clerk

Julie Johnson, Board Chairperson

Date

Kathy Sauer, Clerk

Date