LAKE COUNTY BOARD OF EQUALIZATION
April 14, 2020

The Board of Lake County Commissioners met as a County Board of Equalization on April 14, 2020 at 9 a.m. in the commission meeting room at the Lake County courthouse. Chair Wollmann called the meeting to order. Auditor Janke called roll call: Commissioner Roger Hageman, Commissioner Aaron Johnson, Commissioner Deb Reinicke, Commissioner Dennis Slaughter, and Chair Kelli Wollmann all present. The Pledge of Allegiance was recited. Rick Becker, Director of Equalization, was present.

AGENDA APPROVED:

Motion by Reinicke, second by Hageman, to approve the agenda of April 14, 2020. Motion carried.

COMMUNITY COMMENTS: NONE

COUNTY BOARD OF EQUALIZATION:

Motion by Reinicke, second by Johnson, to enter into a county board of equalization. Motion carried. The commissioners took their oaths of office.

ELDERLY/DISABLED ASSESSMENT FREEZE SDCL 10-6A:

Debra Walburg, Treasurer, was present to discuss the 61 approved applications for the elderly/disabled assessment freeze. There are 9 new applications and 14 applications not renewed. The freeze is based on income, ownership, age or disability, and property value. Director Becker told the board the valuation discount due to the freeze is $1,558,795. Motion by Reinicke, second by Johnson, to approve the 61 applications for the elderly/disabled assessment freeze SDCL 10-6A. Motion carried.

OWNER OCCUPIED STATUS SDCL 10-13-39:

Becker discussed the 2020 owner occupied listing and 3 new applications for owner occupied status that was received after assessment notices were mailed in 2020. Motion by Reinicke, second by Slaughter, to approve the owner occupied listing including the three new applications. Motion carried.

CB 20-01: **Jim Casanova** was present to discuss his property at 300 NW 9th St., Madison SD, parcel 21350-00600-08010. He presented a handout and pictures for the board to review. He told the board he has been flooded 3 times and discussed a comparable property to his. He didn't think his appeal at the Madison City local board was handled correctly. Director Becker reviewed his comparables. Motion by Hageman, second by Johnson, based on the recommendation of the director, to make no change and approve land value of $8,600 and building value of $73,000 for total value of $81,600. Motion carried.

CB 20-02A: Gordon Spars was present to discuss his property at Lot 6 Block C E Spawns subdivision of Lot 5 Sec 10, parcel 01300-10551-06010. He told the board the property has flooded 5 times and the cabin has been gutted. Green slime has blown onto the property and was slippery. When the slime dried, nothing will grow there. Director Becker reviewed his comparables. Motion by Johnson, second by Slaughter, based on the recommendation of the director, to make no change and approve land value of $10,100 and building value of $70,200 for total value of $80,300. Motion carried.

CB 20-02B: Gordon Spars discussed his property at Lot 39 Block D E Spawns subdivision of Lots 3-4-5 Section 10, parcel 01320-10551-39010. He told the board this area is a swamp with ½ inch of rain. He showed Commissioner Johnson pictures of his property on his iPad. Director Becker reviewed his comparables. Motion by Reinicke, second by Slaughter, based on the recommendation of the director, to make no change and approve land value of $17,600 and building value of $4,700 for total value of $22,300. Motion carried.

CB 20-03: Robert Gehringer discussed his property at 903 N Prairie Ave., Madison SD, parcel #21520-00100-07010. He told the board he is working on the house and there are many maintenance issues. He thinks he may be able to sell it as a fixer upper for $90,000. Director Becker reviewed the property and agreed this property has maintenance issues. Motion by Reinicke, second by Johnson, based on the recommendation of the director, to lower the building value from $97,600 to $83,400 and land value remain at $16,900 for total value of $100,300. Motion carried.

2020 AG/COMMERCIAL DISCRETIONARY EXEMPTIONS:

Becker explained the discretionary exemptions, SDCL 10-6-35.1, for AG and commercial property. There isn't an application for this exemption. The staff of the Equalization office tracks these. The ag buildings with discretionary and exempt total $1,150,490 and properties on the commercial listing total $3,966,000. Motion by Hageman, second by Reinicke, to approve the AG discretionary exemptions and the commercial discretionary exemptions for 2020. Motion carried.

RENEWABLE ENERGY CREDITS SDCL 10-4-44:

Becker discussed the 9 existing residential systems with total exempt value of $176,886. Motion by Hageman, second by Johnson, to approve the 2020 renewable energy property listing. Motion carried.

DISABLED VETERAN SDCL 10-4-40:

Becker discussed the 2020 disabled veteran property exemption list. He discussed 5 new applications, 1 removed for sale of property, and 1 application came in after the Nov 1st deadline. Applications for Veterans exemption are confidential. The total 17 applications for Disabled Veteran total $1,377,124 in exempt valuation. Motion by Reinicke, second by Slaughter, to approve the Disabled Veteran exemptions. Motion carried.

TAX EXEMPT PROPERTIES SDCL 10-4-15:

Becker discussed the 2020 applications of tax exempt properties. Churches, church parking lots, church education centers, and cemeteries are exempt from annual applications once the initial application has been approved and property is used for that purpose. Churches only need to annually apply for extra property such as a parsonage occupied by the pastor. Becker told the board there were 6 new listings and 1 property removed. Motion by Reinicke, second by Johnson, to approve the new tax exempt property for 2020. Motion carried.

TAX EXEMPT PROPERTY LISTING SDCL 10-4-21:

The director of equalization shall, during each five-year period of time, review the status of all tax-exempt property and file a report of such review with the county board of equalization. The board reviewed the 2020 applications of tax-exempt properties

MULTI-TENANT BUSINESS INCUBATOR SDCL 10-4-39:

Becker told the board there were no multi-tenant business incubator for 2020.

INDUSTRIAL DEV CORP EXEMPTION:

Becker discussed SDCL 10-4-8.1; Seven hundred fifty thousand dollars of the full and true value of the total amount of real property or portion thereof owned by a local industrial development corporation is exempt from property taxation. There were two applications: the application of the **Lake Area Improvement Corp**., Lakeview Industrial Park, Tract 1 Berthers 2nd Add exc Lot A Lakeview Ind Park 11th Add, Tract 2 Berthers 2nd Add exc Lakeview Ind Park & exc Lot H-1, Lot 11 Blk 1 Lakeview Ind Park 14th Add, Lot 4 exc Lot A-B&C in Block 2 Lakeview Ind Park 18th Add., Lot 2 Block 6 Lakeview Industrial Park Addition, and NW1/4 Sec 17-106-52 exc streets and exc hwy and exc platted area for a land exemption of $429,500, and the application of **WNP Development Corporation Inc**, Lot 2 Block 1 Northwestern Estates 1st Addition, Lot 1 Block 2 Northwestern Estates 2nd Addition, Lot 2 Block 2 Northwestern Estates 2nd Addition, Lot 3 Block 2 Northwestern Estates 2nd Addition, and unplotted portion of SW1/4 9-106-51 being 19'8" wide bordered on the east by Lots 1,2,3 Block 1 Northwestern Estates 2nd Addition for a land exemption of $14,600. Motion by Reinicke, second by Slaughter, to approve both applications with total exemption of $444,100. Motion carried.

HISTORICAL MORATORIUM SDCL 1-19A-20:

Becker told the board there are no properties on the historical moratorium.

TAX INCREMENT DISTRICTS:

Becker reviewed the four TIF'S of Lake County and two TIF's of the City of Madison.

TOWNSHIP APPEALS: Five townships had appeals. The City of Madison had eight appeals.

The next appeals CB 20-4 through CB 20-07B were taken by conference call.

CB 20-04: Katherine Kindseth, property at 703 N Liberty Ave., Madison SD, parcel 21110-01100-13010. She is appealing her assessment based on sewer backup, caving foundation and electrical not up to code. Director Becker reviewed the property and saw issues with this property. Motion by

Reinicke, second by Hageman, based on the recommendation of the director, to lower the building value from $103,000 to $87,200 and land value remain at $13,200 for total value of $100,400. Motion carried.

CB 20-05: Jeff & Alicia Entringer, property located at 1408 NE 5th St., Madison SD, parcel 21975-00300-14010. She wanted more than a 15% discount for being on a gravel road. She also told the board of the drainage problem near her property. Motion by Hageman, second by Slaughter, based on the recommendation of the director, to make no change and approve land value of $22,400 and building value of $200,600 for total value of $223,000. Motion carried.

CB 20-06: Jane Clark, property located at 501 SW 2nd St., Madison SD, parcel 21060-01000-01010. She gave the following reasons for asking for a reduction: property is surrounded by rental property, railroad tracks directly south of property, city sewer is barely functional, and can't build a useable garage on the property. Director Becker looked at the property and determined she is able to build a garage on the property and did think a reduction was needed. Motion by Reinicke, second by Johnson, based on the recommendation of the director, to lower the building value from $90,200 to $82,700 and land value remain at $7,300 for total value of $90,000. Motion carried.

COUNTY WIDE VALUATIONS:

Becker told the board the ag land value per acre decreased from $2,632.71 to $2,581.51 for 2020. The county growth before exemptions, discounts, and factors is $12,269,534.

CB 20-07A: Sue Anne Artko represented by Wilson Kleibacker, Lots 6-7 Cliff Island Park replat, parcel 02880-10651-07010. Chair Wollmann acknowledged receipt of paperwork from Kleibacker delivered this morning. Kleibacker discussed the points in his letter including the access road to Artko's and Koch's property has not been accepted into the Wentworth Township system, Penola Road District does not accept the road as a public right of way road, discussed his color coded map showing properties with frontage on both shorelines having one accessed value, another color coded analysis of properties south of the subject property, another color coded analysis of the southern point of Peninsula Lane, discussed the 1993 purchase of the garage as a package, and noted that the plat and Beacom GIS don't match but acknowledged that Beacom GIS is not a legal document. Attorney Jacob Dawson was on the conference call with Kleibacker. Kleibacker suggested adjusting in a similar fashion to other land values on back lots of Peninsula Lane to a land value of $40,000 or less and leave garage assessed at $17,200. Director Becker reviewed his comparable properties. Kleibacker asked to see the director's comparables. The comparables were faxed to Kleibacker.

ADJOURNMENT:

Motion by Reinicke, second by Hageman, at 12:45 p.m. to adjourn. Motion carried.

SPECIAL SESSION:

Motion by Reinicke, second by Hageman, to enter into a special session of the commission for Resolution 2020-6. Motion carried.

RECONVENE:

Motion by Reinicke, second by Johnson, to adjourn as a regular county board and return to a County Board of Equalization. Motion carried.

Continue CB 20-07A: Sue Anne Artko/represented by Wilson Kleibacker. Commission discussion included: square footage is unknown, nonconforming lot, road unknowns, and the property needs to be replatted. Motion by Slaughter, second by Hageman, to deny the appeal based on insufficient evidence and leave the building value at $17,200 and land value at $146,400 for grand total of $163,600. Motion carried.

CB 20-07B: Sue Anne Artko/represented by Wilson Kleibacker, Lots 15-16-17 Cliff Island Park Replat, parcel #02880-10651-17010. Motion by Reinicke, second by Slaughter, to acknowledge that Attorney Kleibacker has waived appeal CB 20-07B and leave the land value at $221,500 and building value at $92,500 for total value of $314,000. Motion carried.

ADJOURNMENT:

Motion by Reinicke, second by Johnson, to adjourn as a County Board of Equalization at 1:33 p.m. Motion carried.

/s/Roberta Janke
Lake County Auditor

/s/Kelli Wollmann
Chair, Lake County Commission

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