

City of Crooks
Crooks City Council / Local Board of Equalization
Special meeting / Local board of equalization meeting
March 16, 2020

At 7:00 pm, Mayor Oseby called the meeting to order at the Crooks Community Center. Schantz took roll call.

Present: Alderman Henning, Alderman Kringen, Alderman J.Richardson, School Board Member Schlueter, Mayor Oseby

Absent: Alderman Maras (without notice)

Staff present: Finance Officer Schantz

Approve agenda. Motion by Richardson to approve agenda, seconded by Schlueter. Motion by Schlueter to amend agenda and include approval of assessor recommendation for old elevator grounds after item 7) “Close Equalization Process”, seconded by Kringen. No further discussion. All aye, motion carries, agenda amended. Board of Equalization then proceeded to vote on the amended agenda. No further discussion. All aye, motion carries, agenda approved.

Review of assessment book. Board of Equalization reviewed the assessment books. Oseby informed Board that a property missing on Winterberry Circle is currently being added to the assessment rolls by County.

Property Assessment Objections. Board then heard appeals from property owners.

Appeal 001. S. Richardson, property owner of 501 Wildtree Cir., appealed to the Board. J. Richardson recused herself from discussion. S. Richardson explained County Equalization has been overvaluing his residence since it was built. Richardson stated his assessment increased by 21.8% from 2019 to 2020. Richardson said he called SD Real Estate Commission, which informed him that the average home increase ranged between 3.3% to 5.5% in South Dakota for the past year. Richardson said no improvements have been made to the residence since 2015 (no building permit is on record for the building for past five years). Schlueter asked S. Richardson if percentage increase was for region or entire state. Richardson explained they were for the entire state. Schauer, attendee/appellant, informed Board he talked to realtor in Sioux Falls, who stated the average increase ranged from 3.5% to 5.5%. Schlueter stated a base line of 7% increase for 2020 for properties should be used. Henning stated that those homes with above average increases are contributing to overall total increase. Motion by Henning to set assessment for 501 Wildtree Cir, at \$341,745.00, seconded by Kringen. No further discussion. All aye, motion carries.

Appeal 002. Dennis and Trudy Lawson, property owner of 605 Kelsey Cir, appealed to the Board. Lawsons appealed their assessment citing that residence is average and does not have luxurious interior, and residence needs painting. Lawson cited comparable residences in the area priced at \$350,000 mark or less. Lawson stated the residence was built in 2004 and is 16 years old. Lawson stated no improvements have been made since 2011 (no building permit record on file for past years). Richardson

stated that Lawson's house is average and a 7% increase for building would be appropriate. Motion by Henning to asset assessment for 605 Kelsey Cir. at \$397,793, seconded by Kringen. No further discussion. All aye, motion carries.

Appeal 003. The resident notified the clerk of the desire to forfeit the appeal prior to the meeting.

Appeal 004. Darin Blow, owner of 401 Wildtree Cir, appealed to the Board. Blow stated the residence was built in 2010 and the last improvement made to the residence was a pergola in 2014. The last permit for the residence was pulled in 2014. Blow stated the house needs painting as well. Motion by Henning to set assessment for 401 Wildtree Cir. at \$359,908, seconded by Schlueter. No discussion. All aye, motion carries.

Appeal 005. Ron Schauer, owner of 508 Ashgrove Ln, appealed to the Board. Schauer explained his assessment increased by \$62,611 since 2019. Schauer stated the residence was built in 2012. Schauer talked about past increases of property. Schauer asked about 8% average City increase. J. Richardson explained some properties increased more in value, while others did not increase at same rate. Schauer cited comparable property sold in his area, pointing out recent sale of \$350,000 (504 Wildtree Cir) of property, which abuts Schauer's property. Schauer stated his residence was comparable to those in his neighborhood. Motion by Henning to set assessment for 508 Ashgrove Ln at \$384,972, seconded by Kringen. No discussion. All aye, motion carries.

Appeal 006. Ruben and Joan Phillips (on behalf of Phillips Trust) owners of 506 Hanna Tr, appealed to the Board. Ruben Phillips stated the home was purchased in October of 2019 for \$450,000 (price includes \$5,000 for appliances and window coverings). Phillips stated he had talked to County assessors and was informed homes were assessed at 94% of full and true value. J. Richardson stated that market determined value of residence, which was \$450,000 (including aforementioned appliances and window coverings). Motion by Richardson to set assessment at 445,000 for 506 Hanna Tr., seconded by Schlueter. Board then discussed indicators for home value. No further discussion. All aye, motion carries.

Appeal 007. Rob Reuter, owner of 600 Hanna Cir, appealed to the Board. Reuter explained that increase of residence was over \$30,000 since 2019. Reuter stated the residence was built in 2006 and no improvements have been made to the property since 2012 (2012 was basement finish, no permit on file since 2015). Motion by Henning to set assessment at \$406,292 for 600 Hann Cir., seconded by Schlueter. No further discussion. All aye, motion carries.

Appeal 008. Shane Christensen, owner of 424 W 6th St., appealed to the Board. Christensen stated that residence increased by over \$70,000 since construction was completed in 2017. Christensen stated he has comparable house in Sioux Falls assessed at \$55,000 less than his Crooks property. Christensen stated since he moved into residence, increases have been substantial. Local Board then reviewed past valuations for residence and discussed them. Richardson then stated Board should increase building by 7% based on Board lowered value of 2019 and leave land at current valuation. Board then looked at comparable residences in area. Motion by Henning to set assessment at \$475,059 for 424 W 6th St., seconded by J. Richardson. No further discussion. All aye, motion carries.

Appeal 009. Solomon Kleinsasser, owner of 1012 Andrew Dr., appealed to the Board. Kleinsasser stated he built home in 2015 and quoted original appraisal property at \$319,000.00 Kleinsasser explained no improvements have been made since he built residence (no permit on file since 2015). Kleinsasser requested assessment be set to original appraisal value. Motion by Henning to deny appeal, seconded by Kringen. No discussion. All aye, motion carries.

Appeal 010. Soren Leiseth, owner of 121 Winterberry Cir, appealed to the Board. Leiseth presented a uniform appraisal report that values property at \$472,518 for the building and \$52,600 for land, dated August of 2019. Motion by Richardson to set assessment at \$525,118 for 121 Winterberry Cir., seconded by Henning. Schlueter asked if the value included 7% increase, J. Richardson explained value for assessment is based on appraisal values. No further discussion. All aye, motion carries.

Appeal 011. Heather Focken, owner of 505 Hanna Cir., appealed to the Board. Focken explained that house was built in 2006 and assessed value increased over \$30,000 since 2019. Schantz asked if any improvements had been made to property. Focken stated no improvements have been made to residence (no permits on file since 2015). Motion by Henning to set assessment \$361,193 for 505 Hanna Cir., seconded by Kringen. No further discussion. All aye, motion carries.

Appeal 12. Jeremy Gacke, owner of 201 S Eric Ave, appealed to the Board. Gacke stated his assessment increased by over 30% since 2019. Gacke stated the residence was built in 2004 with the only improvements made since being a small deck extension and painting of the exterior two years ago (no permit on file since 2015). Motion by Henning to set assessment at \$296,337 for 201 S Eric Ave, seconded by Schlueter. No further discussion. All aye, motion carries.

Omissions or corrections of assessments. Board made did not add omissions or make corrections to assessments.

Close assessment book. Motion by Kringen to close assessment book, seconded by Henning. No further discussion. All aye, motion carries.

Equalization process closed. Equalization process was closed upon close of assessment book

Assessor recommendation. Schantz explained County equalization communicated recommendation for correction to assessment for old elevator grounds (located at end of Main St. in Crooks). Motion by Schlueter to approve assessor recommendation for old elevator grounds, seconded by Richardson. No discussion. All aye, motion carries.

Approve execution of GFP agreement for 3rd phase Sunset Trails. Motion by Henning to approve agreement, seconded by Kringen. No discussion. All aye, motion carries.

Adjourn. Motion by Henning to adjourn meeting at 8:23 pm, seconded by Kringen. No discussion. All aye, motion carries, meeting adjourned.

Respectfully submitted,
Tobias Schantz
Municipal Finance Officer
City of Crooks, SD

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