TOWN OF MIDLAND

EQUALIZATION BOARD MINUTES

MARCH 22, 2022

Tuesday -4:00 p.m. in Town Hall

The Town Board of the Town of Midland met in special session on Tuesday, March 22, 2022 at 4:00 p.m. in the Town Hall for the purpose of meeting as a Board of Equalization. Present were President Trent Manecke, Trustees Carissa Zysset and Don Cooper; and, Kadoka Area School Board member Ross Block. Also present were Finance Officer Michelle Meinzer, Amanda Frink and Katrina Gartner from the Haakon County Director of Equalization office, Haakon County Commissioner Nick Konst, and later Haakon County Commissioner Steve Daly.

Also present were community members: Marinda Parks, Angie Doolittle, Thomas Doolittle, Leroy and June Fedderson, Scott Jones, Jared Fosheim and Nicki Nelson.

President Manecke called the meeting to order followed by the Pledge of Allegiance and convened as the Local Board of Equalization.

Board of Equalization Member Oaths were taken by council and School Board representative.

The Board reviewed the following filed objections for 2022 taxes payable in 2023.

Filed Property Assessment Objections for 2022:

Kenneth Standiford (parcel #8764): current land assessment - $1,621; current building assessment - $84,011; total assessment - $85,632. Property Owner recommendation: land - $1,621; building $ 58,295; total -$ 59,916. Director of Equalization recommended adjustment for building to $ 71,355 as grade was inconsistent with others in the area. Motion was made by Block, seconded by Zysset to accept recommended adjustment of DOE for said parcel # 8764. Motion carried.

Angelica Dolloff (parcels #8661/ #8662): current land assessment for #8661 – $ 1275. #8662: current land assessment - $2,942; house - $5,398; mobile home - $8,930; total assessment - $18,545. Property owner recommendation: land - $3,500; buildings - $9,000; total -$12,500. Director of Equalization recommended changes to assessments of land – $1,275 and $2,942; House - $7,269; and mobile home - $4,465 for a total of: $15,951. Motion was made by Block, seconded by Zysset to accept recommended adjustment of DOE for said parcels #8661 and #8662. Motion carried.

Jared and Tracy Fosheim (parcel # 9813): current land assessment – $3,659; current building assessment - $59,281 and $331; total assessment - $63,271. Property owner recommendation: land - $3,659; buildings $39,711. Total –

$43,370. Director of Equalization recommended $3,659 for land and due to garage lean-not being classed correctly and missed it was added to building total - $51,137. Total assessment: $54,796. Motion was made by Cooper, seconded by Block to add garage lean to as Owner Occupied and accept recommended assessment of DOE for said parcel #9813. Motion carried.

Marinda Parks (parcels #8751/ #10251): current land assessment - $2062; current building assessment - $9,567, $628 and $2859; total assessment - $15,116. Property owner recommendation: land: $1,964; buildings - $3,000; total - $4,964. Parcel #10251 should be owner occupied as it is the mobile home. Director of Equalization was not able to do an internal inspection but recommended change of owner occupied for mobile home and assess at $9,567 and land assessment at $2,062; buildings at $628 and $2,859. Motion was made by Cooper, seconded by Block to approve owner occupied status for parcel #10251. Motion carried. Motion was made by Block, seconded by Cooper to lower #10251 to $8,769 and deny any change in valuation for parcel #8751. Motion carried.

Leroy and June Fedderson (parcels # 8665/ #8666/ #10311): current land assessment on # 8665 and #8666 respectively - $2,961 and $1,801; current building assessment - $ 62,218; total assessment - $66,980. Property owner recommendation: land and building: $52,000. Director of Equalization added new garage onto parcel of $24,432. Recommended no change to land value due to ongoing land study. Motion was made by Cooper, seconded by Zysset to deny any change in the valuation for said parcels #8665, #8666 and MH parcel #10311. Motion carried.

Thomas Doolittle (parcel # 10330): current building assessment - $28,241 and $112,963; total assessment: $141,204. Property owner recommendation: land - $1,000; building - $92,159. Total – $93,159. Director of Equalization recommended decrease to $116,285 due to a grading inconsistency and a class split that she corrected from previous assessment. Motion was made by Cooper, seconded by Block to accept recommended adjustment from DOE for said parcel of #10330. Motion carried.

Wes and Nicki Nelson (parcel # 8807): current land assessment – $1,436; current building assessment - $ 28,610; total assessment: $30,046. Property owner recommendation: land - $1,368; building – $25,020; total - $ 26,388. Director of Equalization was not able to do an internal inspection but recommended a 10% obsolescence due to property owner’s description of condition of house. Motion was made by Cooper, seconded by Zysset to accept recommended adjustment from DOE for said parcel of #8807. Motion carried.

Thomas and Mary Parquet (parcel #8688): current land assessment - $1.809; current building assessment - $56,376; total assessment - $ 58,186. Property owner recommendation: land - $ 1,809; building - $41,400; total - $43,209. Motion was made by Block, seconded by Cooper to deny any change in the valuation for said parcel #8688, Motion carried.

Rocky and Lisa Osburn (parcel # 8692): current land assessment - $ 1,275; current building assessment - $ 71,373; total assessment - $72,648. Property owner recommendation: land and building - $48,726. Director of Equalization recommended change from $71,373 to $70,940 due to some additions to the property and the current remodeling process. Motion by Cooper, seconded by Zysset to accept recommended adjustment from DOE for said parcel # 8692. Motion carried.

Carissa Zysset (parcel # 8769): current land assessment - $ 1,234; current building assessment - $ 62,945; total assessment – 64,179. Property owner recommendation: land - $ 2,461; building - $48,719; total assessment - $51,180. Director of Equalization recommended no change due to not being able to do an internal inspection. Motion was made by Cooper, seconded by Block to deny any change in the valuation for said parcel # 8769. Motion carried.

If property owners are unsatisfied with the Board’s decisions, they have the right to appeal to the Haakon County Board of Equalization . The deadline for filing an appeal to Haakon County is April 5, 2022 with their meeting scheduled for April 12,2022.

With no further business to come before the Local Board of Equalization, President Manecke adjourned the meeting.

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Michelle M Meinzer, Finance Officer Trent Manecke, President/Carissa Zysset, Vice President

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