

City of Colton City Council
Board of Equalization Meeting Agenda
Date: 03/21/2024 Time: 5:45 pm
Colton City Hall 309 E 4th St, Colton, SD, 57018

1) Call to order / Local Board of Equalization:

- T. Bunde R. Amundson C. Foster T. Evans J. Hulscher J. Lyon M. Wochnick
 M. Fraser J. Pedersen

2) Approve agenda:

3) Abatement:

4) Property Assessment Objections:

5:45 PM 604 E 6th St
5:50 PM 405 E 4th St
5:55 PM 508 S Glenn Ave
6:05 PM 105 E 5th St
6:10 PM 107 E 6th St
6:15 PM 104 E 6th St
6:20 PM 103 W 5th St
6:30 PM 305 S Main Ave
6:40 PM 400 S Iowa Ave
6:50 PM 107 S Main Ave
7:00 PM 503 S Ashland Ave
7:10 PM 306 E 7th St
7:15 PM 209 E 6th St
7:20 PM 109 W 5th St
7:30 PM 601 S Main Ave
7:40 PM 509 S Main Ave

5) Close the Equalization Process and adjourn as Local Board of Equalization:

City of Colton
Board of Equalization
Meeting Minutes
Date: 03/21/2024

- 1) **Call to order Local Board of Equalization.** At 5:45 P.M. the meeting was called to order by Mayor Bunde in Colton City Hall. Answering roll call were Foster Chas, Evans Tyler, Hulscher Joe, Lyon Julie, Wochnick Matthew, Mayor Bunde Trevor, and Ryan Fods (school board member). Amundson Riley was absent with cause. City staff present was City Administrator/Finance Officer Fraser Mikayla. Public Works Superintendent Pedersen Jerrit was absent. The Governing body convened as the Local Board of Equalization.
- 2) **Approve agenda.** A motion was made by Hulscher to approve tonight's agenda, seconded by Wochnick. The motion passed with all members voting aye.
- 3) **Approve Abatement.** A motion was made by Lyons to approve abatement, seconded by Evans. The motion passed with all members voting aye.
- 4) **Property Assessment Objections.**

Appeal #1 – Property: LOT 12 EX W5 & All lot 13 ANDERSONS ADDN / Parcel # 021755.

Paul Groos, the owner, was present and appealed to the board. A motion was made by Foster to leave land assessment at \$12,900 and structure assessment at \$202,500, for a total assessment of \$215,400, seconded by Hulscher. Motion passed with all members voting aye. Reason for change: No change, recommends county to reassess.

Appeal #2 - Property: LOT 17 EX E 20' & ALL 18 & E 9' Lot 19 Block 27 3RD ADDN / Parcel # 021646.

Paul Groos, the owner, was present and appealed to the board. A motion was made by Foster to leave land assessment at \$6,000 and structure assessment at \$95,400, for a total assessment of \$101,400, seconded by Hulscher. Motion passed with all members voting aye. Reason for change: No change, recommends county to reassess.

Appeal #3 - Property: S3 LOT 3 & ALL LOT 4 Block 1 HORIZON HEIGHTS ADDN / Parcel # 068717.

Brandon & Kathleen Puttmann, the owners, were present and appealed to the board. Owners provided documentation to the board to substantiate the valuation for their appeal. Owners object to the facts & features the county has used for assessment. A motion was made by Lyons to leave land assessment at \$10,900 and structure assessment at \$262,600, for a total assessment of \$273,500, seconded by Hulscher. Motion passed with all members voting aye. Reason for change: No change, recommends county to reassess due to the facts & features the county has used for assessment.

Appeal #4 - Property: LOTS 17 TO 20 Block 17 3RD ADDN / Parcel # 021580.

Floyd & Betty Oberg, owners, were present and appealed to the board. A motion was made by Foster to leave land assessment at \$12,700 and structure assessment at \$218,800, for a total assessment of \$231,500, seconded by Hulscher. Motion passed with majority voting aye; Abstention: Fods. Reason for change: No change, recommends county to reassess.

Appeal #5 - Property: LOT 2 EX E24 & ALL Lot 3 Block 8 4TH ADDN / Parcel # 021702.

Floyd Warren Oberg, the owner, was present and appealed to the board.

A motion was made by Foster to leave land assessment at \$10,100 and structure assessment at \$109,000, for a total assessment of \$119,100, seconded by Hulscher. Motion passed with majority voting aye; Abstention: Fods. Reason for change: No change, recommends county to reassess.

Appeal #6 - Property: LOTS 5 TO Lot 8 Block 17 3RD ADDN/ Parcel # 021577.

Colton Redi-Mix, Floyd & Betty Oberg, owners, were present and appealed to the board. A motion was made by Foster to leave land assessment at \$12,700 and structure assessment at \$94,000, for a total assessment of \$107,100, seconded by Hulscher. Motion passed with majority voting aye; Abstention: Fods. Reason for change: No change, recommends county to reassess.

Appeal #7 - Property: LOT 2 (EX E 10') & ALL Lot 3 Block 2 4TH ADDN / Parcel # 021690.

Michele Van Leur, the owner, was present via phone call and appealed to the board. Owner objects to the facts & features the county has used for assessment.

A motion was made by Wochnick to leave land assessment at \$8,200 and structure assessment at \$150,800, for a total assessment of \$159,000, seconded by Foster. Motion passed with all members voting aye. Reason for change: No change, recommends county to reassess due to the facts & features the county has used for assessment.

Appeal #8 - Property: LOTS 11 & (EX RY) Lot 12 Block 5 1ST ADDN / Parcel # 021507.

Loretta R Berens, the owner, was present and appealed to the board. The property will be sold at auction on April 6th. A motion was made by Hulscher to leave land assessment at \$12,700 and structure assessment at \$282,400, for a total assessment of \$295,000, seconded by Evans. Motion passed with all members voting aye. Reason for change: No change, recommends County to reassess.

Appeal #9 - Property: LOTS 7 & 8 Block 1 AUSTIN ADDN / Parcel # 021759.

Larry Nesheim, the owner, was present and appealed to the board. Owners provided a certified appraisal to the board to substantiate the \$306,000 valuation for their appeal. A motion was made by Evans to leave land assessment at \$12,700 and structure assessment to be lowered to \$293,300, for a total assessment of \$306,000, seconded by Lyons. Motion passed with all members voting aye. Reason for change: Owner provided a certified appraisal.

Appeal #10 - Property: Lot 10 Block 1 ORIGINAL PLAT / Parcel # 021486.

Stephanie Willis, the owner, was present and appealed to the board. Age of property cited. Owner objects to the facts & features the county has used for assessment. A motion was made by Lyons to leave land assessment at \$6,800 and lower structure assessment to be lowered to \$93,200, for a total assessment of \$100,000, seconded by Foster. Motion passed with all members voting aye. Reason for change: Unimproved structure in the last 13 years. Age of property. Recommends County to reassess due to facts & features the county has used for assessment.

Appeal #11 - Property: LANGLOSS TR EX LOT 1 SE1/4 NE1/4 27-104-51 COLTON CITY UNPLATTED / Parcel # 062290.

Jon & Kathy Siegel, owners, were present and appealed to the board. Owners object to land inaccessibility without going through the City's lift station. A motion was made by Wochnick to leave land assessment at \$55,600 and structure assessment to be lowered to \$281,232, for a total of \$336,832, seconded by Foster. Motion passed with all members voting aye. Reason for change: Due to land inaccessibility.

Appeal #12 - Property: LOTS 10 TO EX RY Lot 12 Block 10 4TH ADDN / Parcel # 021715.

LeRoy Koopman, the owner, was present and appealed to the board. Railroad within 30 ft of the property. Forced property maintenance up to railroad. A motion was made by Foster to lower land assessment to \$13,500 and structure assessment to be lowered to \$335,000, for a total of \$348,500, seconded by Hulscher. Fods agrees. Motion passed with all members voting aye. Reason for change: Proximity to Railroad and forced property maintenance.

Appeal #13 - Property: LOTS 1 & 2 Block 9 4TH ADDN / Parcel # 021706.

LeRoy Koopman, the owner, was present and appealed to the board. Age of property cited. No improvements since the 3-stall garage was added in 1980. A motion was made by Wochnick to leave land assessment at \$6,800 and structure assessment to be lowered to \$220,000, for a total of \$226,800, seconded by Hulscher. Motion passed with all members voting aye. Reason for change: Unimproved structure in the last 44 years and age of property.

Appeal #14 - Property: LOTS 5 & 6 Block 2 4TH ADDN / Parcel # 021692.

Donald May, the owner, was present and appealed to the board. Owner objects to the facts & features the county has used for assessment. A motion was made by Hulscher to leave land assessment at \$9,000 and structure assessment at \$234,800, for a total of \$243,800 seconded by Lyon. Motion passed with all members voting aye. Reason for change: No Change, recommends County to reassess due to facts & features the county has used for assessment.

Appeal #15 - Property: S 1/2 Block 3 4TH ADDN / Parcel # 021694.

Jamie Smith, the owner, was present and appealed to the board. Proximity to cement storage building. Age of property, sq ft in the home, and no basement cited. A motion was made by Wochnick to leave land assessment at \$10,400 and structure assessment to be lowered to \$68,600, for a total of \$79,000, seconded by Hulscher. Motion passed with all members voting aye. Reason for change: Proximity to cement storage building, age, and sq ft in the home.

Appeal #16 - Property: S1/2 VAC ALLEY & S5.7 LOT 1 BK 1 & N1/2 Block 3 4TH ADDN / Parcel # 021695.

Matthew Wochnick, the owner, was present and appealed to the board. Age of property and sq ft in the home cited. Property needs repairs. A motion was made by Hulscher to leave land assessment at \$12,000 and structure assessment at \$130,000, for a total assessment of \$142,000, seconded by Foster. Motion passed with majority voting aye; Abstention: Wochnick. Reason for change: No change, recommends county to reassess.

5) Close the Equalization Process and adjourn as Local Board of Equalization.

A motion was made by Wochnick and seconded by Hulscher to close the equalization process and adjourn as the Local Board of Equalization. The motion passed with all members voting aye. The meeting was adjourned at 8:07 P.M.

Respectfully Submitted,

Mikayla Fraser

City Administrator/Municipal Finance Officer/Clerk of Local Board of Equalization
City of Colton, SD

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