LAKE COUNTY BOARD OF EQUALIZATION
April 9, 2019

The Board of Lake County Commissioners met as a County Board of Equalization on April 9, 2019 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, Deb Blanchette, Deputy Director of Equalization, and Jennie Larson, Field Appraiser, were present.

AGENDA APPROVED:

Motion by Hageman, second by Reinicke, to approve the agenda of April 9, 2019. Motion carried.

COUNTY BOARD OF EQUALIZATION:

Motion by Hageman, second by Reinicke, 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 67 approved applications for the elderly/disabled assessment freeze. There are 15 new applications and 24 applications not renewed. The freeze is based on income, ownership, age or disability, and property value. Rick Becker, Director of Equalization, told the board the valuation discount due to the freeze is $1,405,614. Motion by Reinicke, second by Slaughter, to approve the 67 applications for the elderly/disabled assessment freeze SDCL 10-6A. Motion carried.

OWNER OCCUPIED STATUS SDCL 10-13-39:

Becker discussed the 2019 owner occupied listing and one new application for owner occupied status that was received after assessment notices were mailed in 2019. Motion by Reinicke, second by Johnson, to approve the owner occupied listing including the application of Brad & Chris Reiff, 183 Lake Ridge DR., Wentworth. Motion carried.

2019 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 $1,736,000 and properties on the commercial listing total $4,312,900. Motion by Johnson, second by Hageman, to approve the AG discretionary exemptions and the commercial discretionary exemptions for 2019. Motion carried.

RENEWABLE ENERGY CREDITS SDCL 10-4-44:

Becker discussed the 3 new residential systems added and 10 systems that expired for 2019. The total exempt value of $293,555. Motion by Johnson, second by Reinicke, to approve the 2019 renewable energy property listing. Motion carried.

DISABLED VETERAN SDCL 10-4-40:

Becker discussed the 2019 disabled veteran property exemption list. He discussed 2 new applications and two applications denied. Applications for disabled Veterans exemption are confidential. The total 13 applications for disabled Veterans total $1,060,175 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 2019 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 four new listings: Ronald Westby VFW Post 2638, W200' S373.05' Lot 1 Mueller's resub exc Lot H-1 & exc Lot H-2 and St Peter on the Prairie, S181' S533' E242' N801' NE ¼ 34-105-53 (24311 452 Ave), St Peter Lutheran Cemetery, S533' E242' N801' NE1/4 exc S181' S533' E242' N801' 34-105-53, Brookings Area Habitat for Humanity Inc., Lot 9 exc N25' thereof and E1/2 Lot 10 exc N25' thereof Blk 20 Town Prop 2nd Add (708 SE 3rd St). Two properties were removed: Valiant

Living/ECCO, W132' Lot 7 Co Aud 1st Add (935 NE 5th St), and Our Saviors Lutheran Church, Lot 14 Blk 1 Downs 2nd addition (904 NE 5th St). Motion by Johnson, second by Slaughter, to approve the new tax exempt property for 2019. 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 2019 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 2019. Motion by Reinicke, second by Johnson, to acknowledge no multi-tenant business incubator for 2019. Motion carried.

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 in Block 2 Lakeview Ind Park 18th Add., and NW1/4 Sec 17-106-52 exc streets and exc hwy exc platted area for a land exemption of $367,900, and the second application of Ramona Industrial Development Corporation, Lot 9 & W 2'10" Lot 10 Blk 8 Orig Plat and Lots 18 & 19 Blk Orig Plat for an exemption of $78,900. Motion by Hageman, second by Slaughter, to approve both applications with total exemption of $446,800. Motion carried.

HISTORICAL MORATORIUM SDCL 1-19A-20:

Becker explained the two properties that had been on the historical moratorium were exempt for 8 years and that period is now over. Motion by Johnson, second by Reinicke, to acknowledge no properties on the historical moratorium listing. Motion carried.

TAX INCREMENT DISTRICTS:

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

CB19-01 Ramona Assisted Living Center, Town of Ramona, parcel 18100-00900-17010. Sandra Menzel and Stacey Keith appeared before the Ramona board and asked for an assessment of $125,000 as that is the price the property sold for. Local board made no change to the valuation. Chair Wollmann acknowledged receipt of written documents and accepted them into the record. Menzel told the board she believes the business would have closed had she and Stacey not bought the business. She believes due to the size of Ramona it is not the best location for an assisted living center. Becker showed the board the comparisons with other assisted living centers in surrounding counties. He viewed the property and took pictures on April 4th 2019. He told the board the property is receiving a 10% discount for functional obsolescence. He did not believe a mortgage redemption is a sale price. He would recommend an additional 10% discount for economics being in Ramona. The director recommends an adjusted building value of 238,800 and land value remaining at 7,000. Motion by Reinicke, second by Hageman, based on the recommendation of the DOE to approve the building value of $238,800 and land value of $7,000 for total value of $245,800 for CB19-01. Motion carried.

CB19-02 Chris & Demi Thompson, Lakeview Township, parcel #06950-10652-01010, property at 714 Best Point Drive. Demi Thompson told the board they bought the property in 2015 for $248,000. It is a double wide trailer and they are currently renting it for $400 a month. Chair Wollmann acknowledged receipt of written documents and accepted them into the record. She believes the property should be assessed at $227,000. Becker discussed comparable properties with the board. Motion by Johnson, second by Hageman, to approve no change in the assessment of $246,700 based on the director's recommendation and the facts and findings presented for CB19-02. Motion carried.

CB19-03 Chris & Demi Thompson, Lakeview Township, parcel 06035-00300-09010, 113 Woodland Dr. Chair Wollmann acknowledged receipt of written documents and accepted them into the record. Demi Thompson told the board this lot has been for sale for a couple of years and believes the lift

station on the property decreases it value. She believes the property should be assessed at $65,000. Becker discussed comparable properties with the board. Motion by Hageman, second by Slaughter, to approve no change in the assessment of $72,300 based on the director's recommendation and the facts and findings presented for CB19-03. Motion carried.

CB19-04 Jan & Kim Wagaman, Wentworth Township, parcel 02720-10651-10010, 46082 238 St. A conference call was held with the Wagaman's. Auditor Janke announced to the Wagaman's the commissioners who were convening as a County Board of Equalization. Chair Wollmann acknowledged receipt of written documents and accepted them into the record. Jan Wagaman told the board they are being assessed at market value for their building. She discussed comparable properties especially the property at 6621 Wentworth Park Dr. She disagreed with the quality of construction of their cabin. Becker provided Quality of Construction information to the board. He did a walk-thru of the property on March 29th with a friend of the Wagaman's. Becker discussed comparable properties with the board. After review of the comparables, Becker believes the quality should be adjusted to 1.25 and to adjust the age and depreciation of the cabin. He recommends adjusting the building value from $60,800 to $40,600 with the land value $154,700 unchanged. Motion by Reinicke, second by Johnson, to approve the director's recommendation of building value of $40,600 and land value unchanged at $154,700 for total value of $195,300 for CB19-04. Motion carried.

CB19-05 Austin Parks, Lakeview Township, parcel 06640-10652-04010, 6532 Killarney Park DR and 06014-10652-03010 (land $10,800 not appealed). Austin Parks told the board he did appeal to the Lakeview Township board where an adjustment was made. Chair Wollmann acknowledged receipt of written documents and accepted them into the record. Commissioner Reinicke was a member of the Lakeview Township Board and that will not hinder her decision. He told the board he is being assessed $104 a square foot and other comparable properties are being assessed at $80 a square foot. He believes the assessment for the building should be $407,900 instead of $535,300. Becker reviewed the property on April 7th. He reviewed the Quality of Construction information with the board. He told the board four of his comparables were after the November 1st deadline. Becker believes the quality of the building should be adjusted to 4.25 and change the effective age of the building with the building value at $413,700 and land unchanged $104,100. Motion by Reinicke, second by Johnson, to approve the director's recommendation of building value at $413,700 and land unchanged at $104,100 for total value of $517,800 for CB19-05 on parcel 06640-10652-04010 and no change to parcel 06014-10652-03010 of $10,800. Motion carried.

TOWNSHIP APPEALS: Lakeview and Wentworth Township had one appeal each. The Town of Ramona had one appeal.

COUNTY WIDE VALUATIONS:

Becker told the board the ag land value per acre increased from $2,618.15 to $2,632.71 for 2019. The growth before exemptions, discounts, and factors is $27,878,754.

ADJOURNMENT:

Motion by Reinicke, second by Johnson, to adjourn as a County Board of Equalization at 11:30 a.m. Motion carried.

/s/Roberta Janke	/s/Kelli Wollmann
ROBERTA JANKE	KELLI WOLLMANN
Lake County Auditor	Chair, Lake County Commission

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