

**Minutes of the City of Marshall Local Board of Appeal and Equalization  
5:30 p.m. – April 8, 2013**

Local Board of Appeal and Equalization Members Present: Boedigheimer, Conyers, Doom, DeCramer, Byrnes, Hulsizer

Local Board of Appeal and Equalization Members Absent: Bayerkohler

Staff Present: Lorna Sandvik, Dave Parsons, Doris Huber, Ben Martig, Thomas Meulebroeck

Others Present: Dean Champine, Lyon County Assessor's Office

The 2013 City of Marshall Local Board of Appeal and Equalization (LBAE) was called to order at 5:30 p.m. by Mayor Byrnes in the Professional Development Room at the Marshall Middle School at 401 South Saratoga Street. After reciting the Pledge of Allegiance, Byrnes outlined the purpose of the meeting, which was to review the January 2, 2013 valuations and classifications. The LBAE acknowledged receipt of the Assessor's recommendations dated April 8, 2013. The meeting was then turned over to City Assessor Sandvik.

Assessor Sandvik reviewed the assessment process and other background information for the 2013 assessment. At the conclusion of the presentation, there were no questions from the board.

Mayor Byrnes requested the members of public present to state their name, address, and address of the property in question, and the reason for being present.

Mr. Charles Bladholm – 1411 East Lyon Street.

Mr. Bladholm stated he had no questions. Originally he had a question regarding the classification of 1411 East Lyon Street. Mr. Bladholm had discussed this with Assessor Sandvik prior to the meeting, who had researched the property and determined a non-homestead agricultural classification was valid.

Mr. and Mrs. Tim Bot, Bot Properties – 404 South Saratoga Street  
(27-131001-0 and 27-927006-3).

Mr. Bot stated they purchased 404 South Saratoga Street on a foreclosure sale at \$81,000. Mr. Bot has contacted a realtor who informed them the house would not sell for \$110,000 because it is a modular home. The current estimated market value of the property is \$136,000. Appraiser Parsons indicated an interior inspection had been completed at the property. Assessor Sandvik indicated a review of the property will be completed and the Assessor's office will contact Mr. & Mrs. Bot.

Mr. Ziegenhagen questioned why foreclosure sales were not included in the valid sales, and how long they have not been included. County Assessor Champine stated this was a Legislative directive and has been this way for over 30 years.

Mayor Byrnes reviewed the list of Assessor's recommendations, and asked for questions from the LBAE. Boedigheimer stated this was one of the smallest lists of recommendations the Board had received. After a review and discussion of all information provided, the LBAE made the following adjustments to the 2013 assessment.

**27-529002-0 – Charles O. Bladholm – 1411 East Lyon Street**

Motion by Boedigheimer, seconded by Doom, to change the classification from commercial to non-homestead agricultural. All voted in favor of the motion.

**27-598030-0 & 27-598034-0 – GE Capital Franchise Finance - 1304 E. College Drive**

Motion by Doom, seconded by DeCramer to affirm the combined proposed 2013 estimated market value of \$470,600 with the potential for change at the County Board of Appeal and Equalization in June. All voted in favor of the motion except Boedigheimer who abstained.

**27-567006-0 – Jonathon and Lia Rowe - 202 George Street**

Motion by Boedigheimer, seconded by DeCramer to reduce the 2013 proposed estimated market value from \$126,400 to \$104,800. All voted in favor of the motion.

**27-570007-0 – Brian and Amy Page - 702 South Second Street**

Motion by Doom, seconded by Boedigheimer to reduce the 2013 proposed estimated market value from \$143,700 to \$120,100. All voted in favor of the motion.

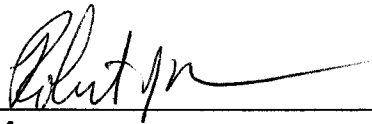
**27-208007-0 – Donald Evens - 615 Donita Avenue**

Motion by Doom, seconded by Boedigheimer to reduce the 2013 proposed estimated market value from \$125,400 to \$99,500. All voted in favor of the motion.

**27-212005-0 – Larry and Peggy Lamote - 902 Cheryl Avenue**

Motion by Doom, seconded by DeCramer to reduce the 2013 proposed estimated market value from \$143,300 to \$130,000. All voted in favor of the motion.

Motion by DeCramer, seconded by Boedigheimer, to recess the Local Board of Appeal and Equalization at 6:00 p.m. The Local Board of Appeal and Equalization will reconvene at 5:25 p.m. on April 23, 2013, to consider the Bot Properties appeal. All voted in favor of the motion.

  
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Mayor

ATTEST:

  
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Finance Director/City Clerk