

**Minutes of the City of Marshall Local Board of Appeal and Equalization  
5:30 p.m. – April 6, 2015**

Local Board of Appeal and Equalization Members Present: Byrnes, Bayerkohler,  
Conyers, Sturrock, DeCramer, Doom, and Schaefer

Local Board of Appeal and Equalization Members absent: None

Staff Present: Lorna Sandvik, David Parsons, Doris Huber, Ben Martig, Tom Meulebroeck

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

The 2015 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, Marshall Middle School at 401 South Saratoga Street. Mayor Byrnes outlined the purpose of the meeting, which was to review the January 2, 2015 valuations and classifications. The meeting was then turned over to City Assessor Sandvik. Assessor Sandvik reviewed the assessment process and other background information for the 2015 assessment. All work must be completed by the board no later than April 26, 2015. At the conclusion of the presentation, there were no questions from the board.

The LBAE acknowledged receipt of letters of appeal from the following property owners:

Richard & Janet Doom – 119 G Street

Roger & Elizabeth Anda – 901 Country Club Drive – 801 – 901 - 1001 Pearl Avenue

Al Eggermont – 1221 East College Drive – 1225 East College Drive – 1306 East College Drive

Blake Nelson – Artic Glacier - 1601 Halbur Road

Shailesh Patel – 1610 Commencement Blvd – 1617 Victory Drive

Ashley Potter – 301 South 2<sup>nd</sup> Street

Travis Bestge – 619 West Southview Drive

Assessor Sandvik indicated Mr. Patel was concerned with the special assessments against his lot. He feels that he is "paying twice" for the infrastructure to the lots. Once in the way of special assessments, and then again in property tax due to the increase in the land value as a result of the infrastructure.

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

Al Greig – Norm Gregerson - 118 - 126 North 3<sup>rd</sup> Street, 212 West Main Street – 314 West Main Street

Mr. Greig reviewed sales on the valid commercial sales listing prepared by the City Assessors' office. They primarily have downtown properties. The Tobacco Shop is the only valid downtown property sale. The remainder of the commercial sales are located throughout the community. This is not a significant sample for downtown, and it is like comparing apples to oranges. The Tobacco Shop is also located at the intersection of two major highways. The sale price must be reduced when compared to other downtown properties to make it comparable.

"The Struthers Building" located at 118–126 North Third Street is a one story building with a partial basement. The value increased \$41,800 from \$140,300 to \$182,100. They still have vacancies within this building. They have a portion, which is 16'x14', has not been rented for the last 2 years, but they

still have to pay the base electrical fee of \$48.36 for \$.37 worth of electricity used. They had to reduce rents. This should rent for at least \$200 per month. Within the "Struthers Building", there are nine meters with the same base fee.

The "Joyce Building" (212 West Main Street) has not been changed in years. The value increased by \$46,900, from \$112,100 to \$159,000. The upstairs is unusable, and the vacancy factor is significant.

"Main Street Stylist" - 314 West Main Street – next to the Daily Grind. The building had a fire and has new carpet and paint, new rafters from the fire, and a new handicapped bathroom has been installed. There have been no significant changes. The value increased by \$24,800 from \$52,100 to \$76,900.

"Ameriprise", located at 126 North 3<sup>rd</sup> Street, also received a large value increase.

Gregerson discussed downtown trends across the state. Target, JC Penny and Kmart are all struggling. Small downtowns are going down. Second floors are going dark. The trend is changing. Currently Greig & Gregerson has 11 spaces to rent. The Schwan's building is still empty even with marketing from out of town realtors. Rents have not been raised in 5-6 years, so why the value increases? They wish to make sure the LBAE is aware of what is happening. They want to keep downtown clean, vibrant and safe.

Scott Stattelmann – 1407 East College Drive – TK Steakhouse and 311 North Whitney Street

Mr. Stattelmann indicated the value of TK Steakhouse has increased by \$65,000. The restaurant has been hurt by all the road construction. He would like to have the value reviewed. Mr. Stattelmann discussed 311 North Whitney Street with Appraiser Parsons who set up an appointment to review the property as it was an estimated value. Assessor Sandvik will review the TK Steakhouse property with Mr. Stattelmann and bring a recommendation back to the LBAE.


Randy Parde – 1207-1209 East College Drive - Seasons Gallery

Mr. Parde indicated his value had increased by 35.80%, \$286,800 to \$389,500. Mr. Parde has listed the building with Wilson O'Brien for \$300,000. Mr. Parde indicated he has been in the building for 36 years. He has had one interested buyer, but the price was too high. Assessor Sandvik indicated she would contact the realtor to discuss the property and review the property information with Mr. Parde.

The LBAE also received a list of property owners who had contacted the City Assessor's office prior to the meeting, which will be reviewed and acted upon at the reconvene meeting.

Motion by Schaefer, seconded by Doom to recess the meeting until 4:30 p.m. on April 14, 2015. At this time the LBAE will receive and act upon recommendations. All voted in favor of the motion.

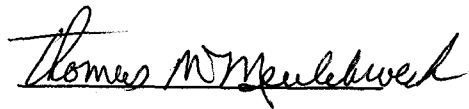
Meeting recessed at 6:15 p.m.



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Mayor

ATTEST:



Finance Director/City Clerk