

Minutes of the City of Marshall Local Board of Appeal and Equalization Reconvene Meeting
4:30 p.m. – April 12, 2016

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

Local Board of Appeal and Equalization Members absent: Schafer

Staff Present: Lorna Sandvik, David Parsons, Doris Huber, Ben Martig, Jane DeVries

Others Present: Sherri Kitchenmaster, Lyon County Assessor

Public Present: Charles Bladholm, William Ziegenhagen, Dan Wyffels

The 2016 City of Marshall Local Board of Appeal and Equalization (LBAE) reconvene meeting was called to order at 4:30 p.m. by Mayor Byrnes in the Professional Development Room, 401 South Saratoga Street. Mayor Byrnes outlined the purpose of the meeting, which was to review the Assessor recommendations from the April 4, 2016 meeting.

Mayor Byrnes stated the LBAE had received three categories of recommendations. The first category was uncontested Assessor recommendations. Mayor Byrnes recited the owner name, address and change of the following parcels.

27-603021-0 – Charles & Laurie Bradley Trust (201 Airport Road) - Motion to reduce the 2016 proposed estimated market value from \$265,600 to \$245,300.

27-535003-0 – Gordon & Nancy Edwards (201 N. 11th St) - Motion to reduce the 2016 proposed estimated market value from \$189,400 to \$180,500.

27-600018-0 – Suzanne Cattoor (814 W. Main) - Motion to reduce the 2016 proposed estimated market value from \$371,300 to \$336,000.

27-600028-0 – Gregory Cattoor (N. Hwy 59) - Motion to reduce the 2016 proposed estimated market value from \$71,500 to \$60,800.

27-600030-0 – Jay G. Cattoor (818 W. Main) – Motion to reduce the 2016 proposed estimated market value from \$33,300 to \$22,500.

27-600029-0 – Jay G. Cattoor (305 N. Hwy 59) - Motion to reduce the 2016 proposed estimated market value from \$15,600 to \$10,900.

27-600026-0 – Jay G. Cattoor (900 W. Main Rear Lot) - Motion to reduce the 2016 proposed estimated market value from \$53,100 to \$37,200.

27-600038-0 – Gregory B. Cattoor (807 W. Main) - Motion to reduce the 2016 proposed estimated market value from \$135,000 to \$125,800.

27-600007-0 – Gregory & Suzanne Cattoor (813 W. Main) - Motion to reduce the 2016 proposed estimated market value from \$173,400 to \$163,800.

27-535005-2 – Worthington Real Estate (1100 W. Main) - Motion to reduce the 2016 proposed estimated market value from \$513,800 to \$476,600.

27-535004-9 – Worthington Real Estate (W. Main) - Motion to reduce the 2016 proposed estimated market value from \$9,200 to \$7,400.

27-535004-8 – Worthington Real Estate (W. Main) - Motion to reduce the 2016 proposed estimated market value from \$4,700 to \$3,800.

27-600081-0 – West LJM Rentals LLC (1107 Main) - Motion to reduce the 2016 proposed estimated market value from \$423,200 to \$400,800.

27-600101-2 – West LJM Rentals LLC (1107 Main—Rear Lot) - Motion to reduce the 2016 proposed estimated market value from \$77,100 to \$72,600.

27-739035-0 – West LJM Rentals LLC (1107 Main—Rear Lot) - Motion to reduce the 2016 proposed estimated market value from \$171,800 to \$164,300.

27-535004-7 – William Maertens (1106 W. Main) - Motion to reduce the 2016 proposed estimated market value from \$690,200 to \$672,600.

27-535004-5 – William Maertens (1104 W. Main) - Motion to reduce the 2016 proposed estimated market value from \$256,700 to \$240,100.

27-600070-0 – Schak Properties LLC (914 W. Main) - Motion to reduce the 2016 proposed estimated market value from \$512,800 to \$496,000.

27-600069-0 – Schak Properties LLC (916 W. Main) - Motion to reduce the 2016 proposed estimated market value from \$16,400 to \$14,000.

27-535001-0 – MCST Properties (1214 W. Main) - Motion to reduce the 2016 proposed estimated market value from \$416,000 to \$405,800.

27-600080-0 – Worthington Real Estate (1103 W. Main) - Motion to reduce the 2016 proposed estimated market value from \$310,600 to \$306,600.

27-843015-0 – Worthington Real Estate (100 S. 11th St.) - Motion to reduce the 2016 proposed estimated market value from \$21,800 to \$21,100.

27-600077-0 – Sweetman Construction (1209 W. Main) - Motion to reduce the 2016 proposed estimated market value from \$60,500 to \$58,500.

27-600078-0 – Sweetman Construction (1211 W. Main) - Motion to reduce the 2016 proposed estimated market value from \$130,500 to \$128,500.

27-142001-0 – Carr Family Ltd Partnership (300 N. Hwy 59) - Motion to reduce the 2016 proposed estimated market value from \$498,800 to \$487,000.

27-626001-0 – Roadside Developers Inc (604 N. Hwy 59) - Motion to reduce the 2016 proposed estimated market value from \$399,800 to \$378,500.

27-626002-0 – Army #59 MN Ltd Partnership (702 & 704 N. Hwy 59) - Motion to reduce the 2016 proposed estimated market value from \$280,600 to \$260,500.

27-626003-0 – Ruth Mortier (708 W. Fairview) - Motion to reduce the 2016 proposed estimated market value from \$163,600 to \$153,200.

27-600013-0 – SMS Properties (503 N. Hwy 59) - Motion to reduce the 2016 proposed estimated market value from \$247,200 to \$242,800.

27-825104-0 – Tammy Ziegenhagen (705 W. Main) - Motion to reduce the 2016 proposed estimated market value from \$256,900 to \$250,500.

MOTION BY DECRAMER, SECONDED BY DOOM to approve the uncontested Assessor recommendations as recited by Mayor Byrnes. ALL VOTED IN FAVOR of the motion.

The next category was the Exterior Estimates. Sandvik stated these were properties which the Assessor's office did not have access to the interior of the property at the time of inspection. The Assessor's office has now reviewed the interior and revalued the property. The Mayor recited the owner's name, address and proposed motion for the following parcels.

27-358004-0 – Michael Ellingson (601 Kendall) - Motion to reduce the 2016 proposed estimated market value from \$173,800 to \$108,400.

27-170004-0 – Timothy Maertens (107 G St) - Motion to reduce the 2016 proposed estimated market value from \$126,900 to \$110,400.

27-677162-0 – Samuel Oglesby (201 5th St N) - Motion to reduce the 2016 proposed estimated market value from \$113,200 to \$86,100.

27-100081-0 – Viking Properties SW MN LLC (204 5th St S) - Motion to reduce the 2016 proposed estimated market value from \$100,000 to \$66,700.

27-100069-0 - Viking Properties SW MN LLC (200 5th St S) - Motion to reduce the 2016 proposed estimated market value from \$98,600 to \$49,800.

27-825069-0 – Viking Properties SW MN LLC (307 6th St N) - Motion to reduce the 2016 proposed estimated market value from \$147,500 to \$94,900.

27-112001-0 - Viking Properties SW MN LLC (Half of the house-508 W. Marshall St) - Motion to reduce the 2016 proposed estimated market value from \$59,900 to \$36,100.

27-825024-0 – Viking Properties SW MN LLC (Half of the house-508 W. Marshall St) - Motion to reduce the 2016 proposed estimated market value from \$54,300 to \$30,500.

27-677152-0 – Viking Properties SW MN LLC (505 W. Redwood St) - Motion to reduce the 2016 proposed estimated market value from \$129,200 to \$84,000.

27-111016-0 – Kris Salhus (609 W. Lyon St) - Motion to reduce the 2016 proposed estimated market value from \$134,500 to \$75,900.

27-111015-0 – Kris Salhus Etal (611 W. Lyon St.) - Motion to reduce the 2016 proposed estimated market value from \$190,700 to \$139,200.

27-825067-0 – Kristopher Salhus (603 W. Marshall St) - Motion to reduce the 2016 proposed estimated market value from \$147,800 to \$110,700.

27-825006-0 – Michael & Christine Lehman (404 W. Marshall St) - Motion to reduce the 2016 proposed estimated market value from \$132,500 to \$86,100.

27-289018-0 – Todd DeRuyter (318 Simmons St) - Motion to reduce the 2016 proposed estimated market value from \$53,400 to \$42,400.

27-289008-0 – Todd DeRuyter (320 6th St S) - Motion to reduce the 2016 proposed estimated market value from \$93,300 to \$54,100.

27-100075-0 – Todd DeRuyter (203 6th St S) - Motion to reduce the 2016 proposed estimated market value from \$74,900 to \$49,200.

27-677189-0 – Todd Schroeder (304 W. Redwood St) - Motion to reduce the 2016 proposed estimated market value from \$138,000 to \$83,600.

27-677192-0 – Deann & Kenneth Wilson (203 W. Marshall St) - Motion to reduce the 2016 proposed estimated market value from \$117,900 to \$69,400.

27-639007-0 – Sonya Brewers (502 Hudson) - Motion to reduce the 2016 proposed estimated market value from \$136,400 to \$122,200.

27-745014-0 – Steven Otto (410 Kossuth) - Motion to affirm the 2016 proposed estimated market value of \$88,400.

MOTION BY DOOM, SECONDED BY DECRAMER, to approve the 2016 Assessor Recommendations for Exterior Estimates as recited by Mayor Byrnes. ALL VOTED IN FAVOR OF THE MOTION.

The third category of recommendations was "Owner Appeals. Sandvik indicated this was the list of people who had appealed at the 4-4-16 meeting by appearance or by letter. Some of the values may have increased, and some may have decreased or were unchanged. If the owners do not agree with the recommendation of the LBAE, they may appeal at the County Board of Appeal and Equalization on June 21, 2016.

Mayor Byrnes indicated the LBAE would review this category by individual parcels to start.

27-599117-0/27-825098-0 – Ziegenhagen Investments (100 N. Hwy 59-NAPA/Maxwell Foods/Warehouse)

Sandvik indicated this was two parcels because the property is located over the parcel line. Doom questioned if this was a land or structure adjustment. Sandvik indicated this is a land adjustment. MOTION BY DECRAMER, SECONDED BY DOOM to reduce the 2016 proposed estimated market value from \$592,000 to \$506,000 on parcel 27-599117-0, and to reduce the 2016 proposed estimated market value from \$166,100 to \$140,800 on parcel 27-825098-0. ALL VOTED IN FAVOR OF THE MOTION.

27-600034-0 – CDI of Marshall (910 W. Main—Rental House)

Mr. Bladholm indicated this property has a discrepancy in its valuations as the property is zoned commercial, but is used residentially. Until this property is sold, it should be valued as a residential property only. Sandvik stated that the classification runs with the use of the property, and the value is based on what it would sell for. The land is valued at and would sell as a commercial lot, not residential. Mr. Bladholm totally disagreed. The value is way too high for a residential lot. The value changed from \$94,200 to \$111,500 which is a 106% increase. MOTION BY DOOM, SECONDED BY BAYERKOHLE to reduce the 2016 proposed estimated market value from \$131,000 to \$111,500. ALL VOTED IN FAVOR.

27-600023-0 – CDI of Marshall (906 W. Main—Two Warehouses)

Mr. Bladholm indicated the property was assessed at \$318,800 for a 1,440 square foot warehouse and \$64,000 for the land. \$498,300 is a large assessment for two warehouses which sit on the backside of the property, and not on Main Street. Bayerkohler questioned if the setback was a consideration in the

value. Sandvik stated the property still fronts on Main Street regardless where the buildings are situated. DeCramer questioned if Mr. Bladholm can have the property reviewed by the County. Sandvik indicated Mr. Bladholm would have to make an appointment with the County Board to appeal. MOTION BY BAYKOHLE, SECONDED BY DECRAMER to reduce the 2016 proposed estimated market value from \$516,200 to \$498,300. ALL VOTED IN FAVOR OF THE MOTION.

27-600084-0 – CDI of Marshall (1213 W. Main--Warehouse)
MOTION BY DOOM, SECONDED BY DECRAMER to reduce the 2016 proposed estimated market value from \$121,400 to \$110,100. Baykohler indicated the sale price is higher than the assessed value. Sandvik stated assessed value is not sale price. ALL VOTED IN FAVOR OF THE MOTION.

27-600079-0/27-600082-0/27-600094-0/27-739036-0 – Daniel & Julie Wyffels (1109A -1203 W. Main)
MOTION BY BAYERKOHLE, SECONDED BY DECRAMER to reduce the 2016 proposed estimated market value from \$63,400 to \$59,400 on parcel 27-600079-0 – 1109A West Main Street; and to reduce the 2016 proposed estimated market value from \$74,300 to \$63,200 on 27-600082-0 (1203 W. Main); and to reduce the 2016 proposed estimated market value from \$8,700 to \$7,400 on 27-600094-0 (W. Main—Rear Lot); and to reduce the 2016 proposed estimated market value from \$19,600 to \$16,600 on parcel 27-739036-0 (W. Main—Rear Lot). ALL VOTED IN FAVOR OF THE MOTION.

27-600003-0/27-600004-0 – Patrick & Doris Foley (801 W. Main) – MOTION BY DOOM, SECONDED BY STURROCK to reduce the 2016 proposed estimated market value from \$215,000 to \$211,700 on parcel 27-600003-0 (801 W. Main) and to reduce the 2016 proposed estimated market value from \$97,500 to \$94,200 on parcel 27-600004-0 – (801 W. Main—Rear Lot). ALL VOTED IN FAVOR OF THE MOTION.

The remainder of the Owner Appeals as recited by Mayor Byrnes by owner name, address, and proposed change.

27-574018-0 – Thomas & Marlene Nordby (1236 Patricia Ct) - Motion to affirm the 2016 proposed estimated market value of \$221,000.

27-825061-0 – Susan McLean & John Finamore (615 W. Marshall) - Motion to affirm the 2016 proposed estimated market value of \$71,100.

Mark Goodenow (601 W. Lyon/603 W. Lyon/604 W. Main)
27-111019-0 (601 W. Lyon) - Motion to affirm the 2016 proposed estimated market value of \$254,300.
27-111019-1 (603 W. Lyon) - Motion to affirm the 2016 proposed estimated market value of \$19,600.
27-111003-0 (604 W. Main) - Motion to affirm the 2016 proposed estimated market value of \$51,600.

27-658001-0 – Jim Lozinski on behalf of the Sleep Inn of Marshall LLC (1300 Nwakama) - Motion to affirm the 2016 proposed estimated market value of \$2,930,400.

27-824020-0 – Robert & Evonne Williams (1105 Eastwood) - Motion to affirm the 2016 proposed estimated market value of \$190,300.

27-535008-1 – Dale Schak on behalf of Joy Schak (807 W. Fairview—Goodyear/Graham Tire) - Motion to affirm the 2016 proposed estimated market value of \$609,800.

27-605030-0 – Donald Klein (504-508 Baseline Road – Independent Lumber) - Motion to affirm the 2016 proposed estimated market value of \$637,700.

27-813001-2 – Steven & Teresa Otto (1006 Hackberry - 4-Plex) - Motion to reduce the 2016 proposed estimated market value from \$254,100 to \$240,900.

27-813001-1 – Steven & Teresa Otto (1008 Hackberry - 4-Plex plus basement unit) - Motion to increase the 2016 proposed estimated market value from \$241,300 to \$250,800.

27-813001-0 – Steven & Teresa Otto (401 E. Thomas - 4-Plex) - Motion to affirm the 2016 proposed estimated market value of \$240,000.

27-128005-0 – Steven Otto (1004 Emerald Ct - 4-Plex) - Motion to affirm the 2016 proposed estimated market value of \$219,300.

27-128004-0 – Steven & Teresa Otto (1006 Emerald Ct—4-Plex) - Motion to affirm the 2016 proposed estimated market value of \$225,900.

27-935001-0 – Steven Otto (300 Saratoga, Unit A) - Motion to affirm the 2016 proposed estimated market value of \$87,600.

27-935002-0 – Steven Otto (300 Saratoga, Unit B) - Motion to affirm the 2016 proposed estimated market value of \$85,400.

27-935003-0 – Steven Otto (300 Saratoga, Unit C) - Motion to affirm the 2016 proposed estimated market value of \$90,000.

27-935004-0 – Steven Otto (300 Saratoga, Unit D) - Motion to affirm the 2016 proposed estimated market value of \$83,700.

27-600006-0 – William Ziegenhagen (104 S. 8th—Marshall Small Engines Rear Storage Warehouses) - Motion to affirm the 2016 proposed estimated market value of \$61,900.

27-600142-1 – William Ziegenhagen (230 S. 8th – Vacant Land) - Motion to affirm the 2016 proposed estimated market value of \$46,000.

27-600129-1 – Douglas & Dayna McDaniel (1002 W. College – Warehouses) - Motion to affirm the 2016 proposed estimated market value of \$263,900.

27-677176-0 – Paul & Susan Dunlap (405 W. Marshall) - Motion to affirm the 2016 proposed estimated market value of \$151,100.

Dr. Anthony Nwakama on behalf of 6 CHIS Company LLC (Nwakama/Clarice/Susan/Baseline) -

27-658015-0 – (1401 Nwakama – Clinic/Surgery Center/Tenant Bays) - Motion to reduce the proposed 2016 estimated market value from \$1,464,000 to \$1,461,700.

27-658002-0 (1310 Nwakama—Vacant Land) - Motion to affirm the proposed 2016 estimated market value of \$118,500 and commercial classification.

27-658003-0 (800 Clarice—Vacant Land) - Motion to affirm the proposed 2016 estimated market value of \$154,600.

27-658004-0 (810 Clarice—Pavement/Trash Enclosure) - Motion to affirm the proposed 2016 estimated market value of \$166,700.

27-658005-0 (900 Clarice—Dickey's BBQ/Arcade) - Motion to affirm the proposed 2016 estimated market value of \$978,500.

27-658006-0 (910 Clarice—Go-Cart Track) - Motion to affirm the proposed 2016 estimated market value of \$381,400.

27-658007-0 (920 Clarice—Vacant Land) - Motion to affirm the proposed 2016 estimated market value of \$157,800.

27-658008-0 (1311 Susan—Part of Mini-Golf) - Motion to affirm the proposed 2016 estimated market value of \$397,200.

27-658009-0 (921 Baseline—Vacant Land) - Motion to affirm the proposed 2016 estimated market value of \$157,000.

27-658010-0 (911 Baseline—Vacant Land) - Motion to affirm the proposed 2016 estimated market value of \$156,800.

27-658011-0 (901 Baseline—Vacant Land) - Motion to affirm the proposed 2016 estimated market value of \$156,800.

27-658012-0 (811 Baseline—Vacant Land) - Motion to affirm the proposed 2016 estimated market value of \$165,300.

27-658013-0 (751 Baseline—Vacant Land) - Motion to affirm the proposed 2016 estimated market value of \$117,600 and commercial classification.

27-658014-0 (1311 Nwakama—Vacant Land) - Motion to affirm the proposed 2016 estimated market value of \$107,900 and commercial classification.

27-658016-0 (815 Baseline—Part of Mini-Golf and Pond) - Motion to affirm the proposed 2016 estimated market value of \$64,400.

27-420005-0—Paul & Joanne Stoneberg (Susan Drive—Vacant Land) - Motion to affirm the proposed 2016 estimated market value of \$655,600.

D&K Marshall Rentals LLC (1112-1126 Birch) -

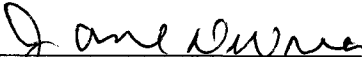
27-598017-0 (1112-1126 Birch) - Motion to affirm the proposed 2016 estimated market value of \$1,873,700.

27-598044-0 (Birch) - Motion to affirm the proposed 2016 estimated market value of \$12,100.


27-825060-0 – Curtis VanMeveren (617 W. Marshall) - Motion to affirm the 2016 estimated market value of \$80,000.

MOTION BY DOOM SECONDED BY STURROCK to approve the Owner Appeals 2016 assessor recommendations as recited by Mayor Byrnes. ALL VOTED IN FAVOR OF THE MOTION.

MOTION BY DOOM, SECONDED BY DECRAMER to adjourn the 2016 Local Board of Appeal and Equalization at 5:25 p.m. ALL VOTED IN FAVOR OF THE MOTION.



City Clerk



Mayor