

**CITY OF MADISON
BOARD OF EQUALIZATION PROCEEDINGS
MADISON, SD 57042**

March 21, 2023
Regular

The Board of Commissioners of the City of Madison met as the Board of Equalization at 5:30pm on the 21st day of March with the following members present on roll call: Mayor Roy Lindsay and Commissioners Jeremiah Corbin, Kelly Dybdahl, Adam Shaw, Jerae Wire, and School Board Member Lori Schultz

Motion by Commissioner Corbin to approve the March 21st agenda, seconded by Commissioner Shaw. Motion carried unanimously.

Appeal 2023.1: Parcel 21045-00300-120-10 John and Joy Martin; Lots 11-12, Block 3, Town Prop 2nd (602 NE 1st St). Property was assessed at \$206,000. Property owners were not present.

- After consideration, the Board recommended that the assessed value of the property be left at \$206,000. Board approved unanimously.

Appeal 2023.2: Parcel 21420-00100-000-50 Joseph Gitzen and Misty Wells; SE 1/4 Exc E62' Blk 1, North Madison (414 NE 3rd St). Property was assessed at \$85,700. Property owners were not present.

- After consideration and review of the history of assessed values and purchase price, the Board recommended that the assessed value of the property be increased to \$95,200. Board approved, with exception of Commissioner Dybdahl.

Appeal 2023.3: Parcel 21045-00300-200-20 Richard Yunker; Lots 19-20 Ex N75' Blk 3, Town Prop 2nd (632 NE 1st St). Property was assessed at \$181,200. Richard requested that his assessed value be adjusted to \$162,22. He stated that property value was higher than market value and that the equalization officer made a mistake due to a building repair permit being added back into the value of the property twice. The permit was for the repair and maintenance of his property and is not something that would add to the value of the property.

- After consideration, the Board recommended that the assessed value of the property be changed to \$162,225. Board approved unanimously.

Appeal 2023.4: Parcel 21340-10652-050-20 Jarod Keene; Lot 5B Rittgers Subdivision (1115 N Union). Property was assessed at \$381,100. Jarod indicated that the market value of the property is too high – more in the range of \$305,500. Jarod requested that the value of the property be reduced to \$320,000 due to the assessed value being significantly higher than the 2021 purchase price of the property, which was \$260,000.

- After consideration, the Board recommended that the assessed value of the property be changed to \$320,000. Board approved unanimously.

Appeal 2023.5: Parcel 21340-10652-050-10 Logan Stratton; Lot 5A Rittgers Subdivision (1111 N Union). Property was assessed at \$381,400. Logan indicated that the market value of the property is too high – more in the range of \$305,500. Logan requested that the value of the property be reduced to \$320,000 due to the assessed value being significantly higher than the 2021 purchase price of the property.

- After consideration, the Board recommended that the assessed value of the property be changed to \$320,000. Board approved unanimously.

Appeal 2023.6: Parcel 21976-00200-040-10 Mikael and Amanda Palli; Lot 4, Blk 2, Windsor Est 2nd Addition (1342 NE 4th St). Property was assessed at \$379,000. Property owners were not present.

- After consideration, the Board recommended that the assessed value of the property be left at \$379,000. Board approved unanimously.

Appeal 2023.7: Parcel 21255-00000-020-20 Kevin and Holly Vohnoutka; Lot 2 Exc W86' S25' & Exc W20', Subdiv Blk BC, Kennedy of Kenn 2nd Ext (609 N Egan). Property assessed at \$294,300. Kevin requested that the property value be adjusted to \$272,000, which is the appraised value of the property as of April 22 and would be closer to fair market value.

- After consideration, the Board recommended that the assessed value of the property be changed to \$280,440. Board approved unanimously.

Appeal 2023.8: Parcel 21110-00100-060-10 Michael and Mandey Kane; Lots 5-6, Blk 1, Smith & Trow (905 N Union). Property was assessed at \$571,900. Michael requested that his assessed value be adjusted to \$455,000. The property was

purchased in July 2021 for \$351,000 and the assessed value is \$220,000 higher now. Last year the house was assessed at \$455,000. Per his insurance, the replacement value of the house \$405,000 plus land \$50,000 - \$455,000 seems fair. He wants an accurate representation of the home.

- After consideration, the Board recommended that the assessed value of the property be changed to \$456,000. Board approved unanimously.

Appeal 2023.9: Parcel 21195-03000-000-55 Bruce and Kara Zirpel; S 1/3 E 1/2 Blk 30, Kenn 2nd Ext (124 NE 5th St Unit 3). Property was assessed at \$209,500. Bruce stated that they purchased the condo in September 2022 for \$180K and that it was assessed at \$160,000. \$180,000 would be a fair assessment value in his opinion.

- After consideration, the Board recommended that the assessed value of the property be changed to \$185,000. Board approved unanimously.

Appeal 2023.10: Parcel 21410-00300-060-10 John Penfold and Sarah Paige; Lots 5-6, Blk 3, Garners 1st (704 N Summit Ave). Property was assessed at \$258,200. John contends that the assessment is too high and that the property was appraised at \$249,900 in June 2022.

- After consideration, the Board recommended that the assessed value of the property be left at \$258,200. Board approved unanimously.

Appeal 2023.11: Parcel 21110-00600-010-10 John and Amy Pies; Lot 1, Blk 6, Smith & Trow (507 NW 3rd St). Property was assessed at \$415,400. John indicated that the existing house is a replacement for a prior home that was destroyed by fire. The assessed value in 2022 was \$331,300. The current assessment is significantly higher than houses with more square footage. He indicated that a more accurate value would be in the range of \$360,000 to \$365,000.

- After consideration, the Board recommended that the assessed value of the property be changed to \$365,000. Board approved unanimously.

Appeal 2023.12: Parcel 21975-00200-030-10 Dail & Janis Dailing; Lot 3, Blk 2, Windsor Estates 1st Add (1420 NE 4th St). Property was assessed at \$287,600. Janis chose not to adjust the assessed value.

- After consideration, the Board left the assessed value of the property at \$287,600. Board approved unanimously.

Appeal 2023.13: Parcel 21976-00200-050-10 Dail & Janis Dailing; Lot 5, Blk 2, Windsor Est 2nd Add (No Assigned Address). The property was assessed at \$36,000. Janis indicated that the lot was purchased to build a small ranch house, but due to the significant increases in building costs, they have opted not to build. When they purchased the lot, they paid a premium (\$27,000). Janis indicated that lots in their area are not selling – one of their neighbors has been attempting to sell one at \$30,000 for the last two years. Janis stated that they would not be able to get anything near the \$36,000 assessed value, but feels that the \$27,000 value that they initially paid would be a fair value.

- After consideration, the Board recommended that the assessed value of the property be changed to \$27,000. Board approved unanimously.

Appeal 2023.14: Parcel 21995-00100-110-10 Mathew & Lindsee Planting; Lots 10 & 11, Blk 1, McDonalds 4th Addition (915 Twin Oaks Dr.). Property was assessed at \$637,700. The property owners were not present.

- After consideration, the Board recommended that the assessed value of the property be changed to \$575,000. Board approved unanimously.

Motion by Commissioner Corbin to review the 2023 Assessment Roll and make changes as recommended, motion seconded by Commissioner Shaw. Motion carried unanimously.

Motion by Commission Shaw to adjourn, seconded by Commissioner Dybdahl. Motion carried unanimously.

The Board of Equalization adjourned at 6:40 pm.

/s/Sonya Wilt
Finance Officer

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