

**MINUTES**  
**Board of Appeals Meeting**  
**April 6, 2021**  
**Virtual Zoom Meeting**

**Board of Appeals**

Mayor Grover called the Board of Appeals to order at 5:30 pm with the following members present via Zoom: Mayor Grover, Ronnie Jaenisch, Jeremy Obright, Carrie Obright, Wayne Stierlen. Absent: None. Also present: Clerk Schmitz. Other's Present: Karl Lindquist (Grant County Assessor), Matt Commerford (Grant County Assessor), Vicki Mandt (Grant County Assessor), Brian & Amy Johnson, Peggy Ellingson, Angie Boisjolie, Tim Amundson (Residents).

Karl Lindquist provided a report of all of the Good Sales in Ashby City. There were ten Good Sales. These sales were a large reason for Ashby's increase. The other reason was that Ashby City was re-assessed during this time period which resulted in a lot of items that were missed on previous assessment records. Examples of missed items were missed measurements and missed decks and patios. There should be a more stable assessment for future reporting due to the re-assessment completed. The sales study goes from October 1, 2019 – September 30, 2020.

Ashby City saw an average increase of 5% in the residential base rate, which is the county average. With the reassessment overall in Ashby there was a 15-17% increase in residential market values due to the property valuations being undervalued in previous assessments. Ashby saw more of an increase in the older parts of town as the vast amount of the sales was with the older homes. This increase results in equalizing values.

Commercial/Industrial Properties saw an average of a 5% increase in valuation.

Appeals: Each individual is given 15 minutes to appeal.  
Timothy and Tamara Amundson – 201 Melby Ave.

Angie Boisjolie, with property at 206 Meadow Circle, chose to not appeal the property value.

Marvin Schwarck was not present to appeal the property valuation at 106 Birch Avenue.

Grace Johnson was not present to appeal the property valuation at 310 Cedar Avenue.

Donna Lindemeyer, with property at 101 Melby Avenue, which is the old Napa Store provided a written appeal to Karl Lindquist to appeal the classification of the property from part commercial to all residential. Lindquist viewed the property and verified that the Free Store is no longer in use and all storage is for personal use. The statute looks at what the property is used for, not what it is zoned. Stierlen made a motion to keep the classification the same with no changes. The motion failed for lack of a second. Upon motion by Jaenisch, seconded by Grover and unanimously carried, council approved the recommendation to change the classification from partial commercial to all residential. Roll Call Vote, those voting for: Grover, Jaenisch, J. Obright, C. Obright, Stierlen. Those voting against: None. Carried

Judith and Dennis Helle, with property at 107 Birch Avenue provided an appeal with Lindquist regarding the assessed value. Original estimated market value was \$11,200 for the land \$167,700 for the residence. Vicki Mandt re-evaluated the home by re-measuring and viewing pictures provided. A recommendation was made by Mandt to lower the improvement portion due to adjustments made and leave land value the same. The recommendation was to lower the estimated market value to \$149,800 for the building and keep the land value the same at \$11,200 changing the total market value for the property to \$161,000. Upon motion by Jaenisch, seconded by J. Obright, council approved to make the recommended changes from the Grant County Assessor. Roll Call Vote, those voting for: Grover, Jaenisch, J. Obright, C. Obright, Stierlen. Those voting against: None. Carried

Judith and Dennis Helle, PID #17-0303-002 (Helle's Additional Lot with an accessory structure). The proposed value was set at \$3,000 for the land and \$27,500 on the structure. Mandt re-evaluated the garage and reported that it is not fully lined, insulated, heated. The

garage is only half lined, insulated and heated. The recommendation by Mandt is to make the changes and revalue the structure to \$25,100 and keep the property value on the land the same. The total property valuation would be adjusted to \$28,100. Upon motion by J. Obright, seconded by Jaenisch, council approved to make the recommended changes from the Grant County Assessor. Roll Call Vote, those voting for: Grover, Jaenisch, J. Obright, C. Obright, Stierlen. Those voting against: None. Carried

Tim Amundson, with property at 201 Melby Avenue was present to contest the property valuation given of \$64,600. The increase in the valuation was due to a change made on the effective age of the property due to a new roof being put on the house since last accounted for. This was the only change that was made. The recommendation by Mandt after re-evaluating the property was to make no changes to the property value. The County Recommendation was changed to reduce value due to an adjustment after the correction to remove the half bath that was not present. Upon motion by Jaenisch, seconded by C. Obright, council approved to change the property valuation by putting the age of the house back to the original age of 1944 from the increased effective age of 1950. This changes the property valuation given of \$64,600 to \$56,300. Roll Call Vote, those voting for: Grover, Jaenisch, J. Obright, C. Obright, Stierlen. Those voting against: None. Carried

Upon motion by Grover, seconded by J. Obright and unanimously carried, the meeting of the Board of Appeals was adjourned.

ATTEST: \_\_\_\_\_  
Jackie Schmitz, City Clerk

\_\_\_\_\_  
Tom Grover, Mayor