

Board of Appeal and Equalization 6pm April 23, 2020

Lent Town Hall and Zoom

In attendance: B. Seekon, T. Nelson, R. Keller, L. Sinna, C. Cagle, County Assessor C. Peloquin, County Assessor P. Poshek, Deputy Clerk B. Schule, Clerk K. Wood, 3 members of the public (signed in).

R. Keller called the meeting to order at 6:03pm

The purpose of the 2020 local board of appeals and equalization meeting is to make sure that everyone is being treated fairly and equally. It only applies to 2021. We are here to discuss market value. C. Peloquin asked if anyone on Zoom would like to appeal.

D. Nyholm (7046 330th Trl) stated that he would like to appeal every year and said that he feels that his portion of the school tax is too high. C. Peloquin reminded him that this is not what the purpose of this meeting is about and they are not prepared to discuss taxes. He asked D. Nyholm if he feels that his value is too high and he replied that he did not know and that he usually talks to P. Poshek and does not feel that he gets a clear answer. C. Peloquin said that this year, we had 51 residential sales and raised values 6 percent. \$371 million in Lent. He asked D. Nyholm if he had an idea of what his value should be. D. Nyholm said no, but his taxes are always increasing. C. Peloquin let D. Nyholm know that his value was lowered. This year it was \$401,300 versus last year at \$401,800. D. Nyholm replied, "what good does that do me, I am not ready to sell". C. Peloquin said that he needs him to tell him why he feels his value is too high. D. Nyholm said that he does not know how to evaluate his property. He said he pays a lot of taxes and does not know what people are paying. His insurer said the value was \$360k. C. Peloquin said the insurance value is on your home because they do not insure your land. The County has a \$299,500 value for the house. After discussion, C. Peloquin took D. Nyholm's phone number and recommended no change at this time and told him that it keeps the window of appeal open for the County appeal to make sure that he is comfortable with the value. **T. Nelson made a motion to concur with C. Peloquin's recommendation. R. Keller seconded. All in favor, Motion carried.**

L. Hanson and T. Serpico (4850 Enchantment Lane) T. Serpico asked why his taxable went up \$30k in one year. P. Poshek said it is the market value only and explained that this is a newer way of doing it. There is less exclusion with a lower tax rate. That is why your value went up. It is based on sales in the Township. The whole Township was inspected and re-valued this summer. Residents should call prior to the meeting to resolve this. T. Serpico replied that his taxes went up \$800 and he has wetland on his property. P. Poshek said that they may lower the value, but do not lower taxes. P. Poshek said that they may defer this and talk after this meeting. It may be looked at by the County at their meeting. P. Poshek gave T. Serpico his phone number. P. Poshek told T. Serpico he will not be in the office until May 4. **T. Nelson made a motion for no change. C. Cagle seconded. All in favor, motion carried.**

L. Sinna made a motion to adjourn at 6:28pm. Second by C. Cagle. All in favor, motion carried.