

Watab Town Board of Equalization Minutes

The Watab Town Board was called to order at 2:30pm on Thursday, April 4, 2013 at the town hall by Vice-Chair Craig Gondeck for the purpose of holding the annual Board of Equalization. Other board members present were Supervisor Lloyd Erdmann, Clerk Pat Spence, and Treasurer Eileen Saldana. Ed Kacures Jr. was excused. Brian Koester, Benton County Assessor, and Traci Balder, Watab Assessor, were also present.

Supervisor Gondeck turned the meeting over to Brian Koester, who informed the board that he had reviewed two Watab properties earlier in the day. He also had a phone request for a review.

Properties addressed included:

1. Michelle Dillenburg: Parcel 12.01428.00. An appraisal by the owner was \$7,000 less than county's estimated market value. Brian will review prior to his recommendation.
2. Kay Dancer: Parcel 12.00698.00. Brian has reviewed and reports deferred maintenance; grade and size are as recorded. Brian will review at county meeting.
3. Erik Thompson and Annette Funk: Parcel 12.00346.00 and 12.00344.00. Brian has reviewed this property, and there is deferred maintenance. River current is also undercutting the property's bank. This will be entered as an appeal so that Brian can review further. There have already been adjustments on the market value for the lot depth and depreciation on the home.
4. Eileen Saldana: Parcel 12.00117.00 and 12.00115.00. Eileen stated that she feels the ag parcel is valued too high, and she inquired about the solid waste fee. Brian explained that residential properties are assessed \$10 per unit to help fund amnesty days. Brian recommended no change since the parcel values are at same level as similar properties.
5. Louis LeBlanc asked about prices on recent sales of property. Brian said that sales are starting to push upwards at about 1 to 1 ½ percent.
6. Lloyd Erdmann inquired about the value on his land, which is 10 acres. Brian explained the formula for valuing his property, which is classified as excess land.

Brian said that the highest price for farm land in Benton County was at \$8,200 per acre. He also had a list of homestead applications that had not been returned. Each property has been noticed, and they will receive four additional notices in the future.

Documents were signed by the board members, and the meeting adjourned at 3:45pm.

Respectfully submitted by Clerk Pat Spence