

City of Hazen
Board of Equalization Meeting
April 9, 2024
Hazen City Hall

Present: President Obenauer, Commissioner Haack, Commissioner Pillar, Commissioner Stern and Commissioner Wiedrich

Others Present: Editor Arens, Assessor/Auditor Erhardt, Dan Janula, Vern Baesler, and Cheryl Clarys.

The meeting was called to order at 5:30 PM by President Obenauer.

Assessor/Auditor Erhardt informed the commission that thirty (30) sales were used to calculate a median ratio of 95.93, bringing the total property value to \$185,807,600, an increase of 4.25% from the previous year. The board was informed that one hundred forty-six (146) notices of increases were mailed with the majority relating to increased costs and condition changes of detached garages, expired exemptions, or new construction. Assessor Erhardt informed the board that three property owners had contacted him, prior to the meeting, and he will be reviewing the property to determine if there is any erroneous information that needs to be corrected. Dan Jangula addressed the board questioning the increase in his property's value stating that he does not intend to argue the increase but wanted clarification as to why. It was pointed out that because of property sales, and the updates in calculations of construction costs, that almost every property in the city experienced an increase from the previous year but not everyone exceeded the 10% and \$3000 trigger to receive a notice. Assessor Erhardt is willing to meet with Mr. Jangula to ensure the information maintained by the city is correct. Vern Baesler also addressed the board about the increase in value of his property and a time will be determined for Assessor Erhardt to meet and review his property information. Mr. Baesler indicated that his property is only one of a couple of properties that have an earthen floor in the basement. Cheryl Clarys addressed the board regarding the increase in value of her property stating that she only painted the structure in the past year which would not cause such an increase. A meeting will be held with Ms. Clarys to review, and verify, the city's information about her property. The commission was also informed that one hundred two (102) Homestead Credit applications were sent out, with all but twenty-four (24) having been returned and eleven (11) properties have applied/qualified for exemptions.

As there are still questions about the values of several properties, President Obenauer recessed the meeting of the Board of Equalization and the board will reconvene on Monday, April 15th, at 5:30 PM to continue the equalization process.

There being no further business before the board, the meeting was adjourned at 5:43 PM CT.

Approved: _____
Jerry Obenauer, President

Attest: _____
Monte J. Erhardt, Auditor