

**City of Hazen  
Board of Equalization  
April 10, 2018  
Hazen City Hall**

**Present:** President Obenauer, Commissioner Haack, and Commissioner Pillar.

**Absent:** Commissioner Stern and Commissioner Wolf.

**Others Present:** Assessor Senger, Editor Arens, Auditor Erhardt and Mark & Sandra Nelson.

Meeting was called to order at 5:40 PM CT by President Obenauer.

President Obenauer asked for questions, or comments, from the public. Mark and Sandra Nelson appeared before the board. Mr. Nelson asked the process of determining the valuation and increases. Assessor Senger said that if a property value increases \$3,000 and 10%, based on property sales data, a notice is sent to the owner. Assessor Senger informed the Nelsons that much of the increase for their property related to the construction of a detached garage. Mrs. Nelson indicated that their property value has increased, as much as, 95% between 2016 and 2017. Mrs. Nelson provided examples of valuation of other properties around the city and is concerned that values are not equivalent. Commissioner Pillar said his house has also increased annually since the re-assessment by Vanguard. There was discussion as to the valuation and if a dwelling has a basement, or not. President Obenauer suggested scheduling a meeting with Assessor Senger and the County Tax Director to determine what, if any, discrepancy exists. The commissioners said they would be interested in more information on the valuation process also.

There were no further public comments, or questions. President Obenauer recessed the meeting of the Board of Equalization at 5:58 PM. The meeting will be reconvened prior to a regular meeting of the city commission once Assessor Senger meets to review the information presented.

Approved: \_\_\_\_\_  
Jerry Obenauer, President

Attest: \_\_\_\_\_  
Monte J. Erhardt, Auditor