

**City of Hazen
Board of Equalization
Meeting Minutes
April 14, 2015**

Board Members Present: Nancy Wolf, and Judy Brunmeier

Staff Present: Assessor Steve Frovarp & Auditor Monte Erhardt

Others Present: Chris Erickson (BBeacon), Dan Arens (HStar), Ron Muth & Mary Weber

The meeting was called to order by Nancy Wolf at 5:34 PM CT. Ms. Wolf asked Assessor Frovarp to explain the process and Frovarp advised that the ND Century Code indicates that property within a taxing district is to be valued within 10% of market sales and that this year the city will see an adjustment in the values of properties that were built in the late 1970's and early 1980's due to the increased sale prices for this group of property. Assessor Frovarp also advised that a notice of increase is only sent to a property owner if the increase is \$3000 AND 10% more than the previous year and this year there were 315 notices sent out. Frovarp advised that the change in valuation ranges from more than 15% and less. Ms. Wolf then opened the floor to comments. Mary Weber had a concern with the increased value of the duplex property owned by her and her husband. Ms. Weber stated the property had increased approximately \$20,000 dollars the previous year and they now received a notice of increase of \$13,000 again this year. Ms. Weber explained they have made no significant improvements to the property and was concerned that it would increase in two consecutive years like this. Assessor Frovarp said he would be willing to meet with Mr. or Ms. Weber within the next week to address the concerns and suggested they review property information that is contained on the North Dakota Assessors website (www.northdakotaassessors.com) to see if there is any incorrect information in the property size, description or other items. Ms. Weber explained that a neighbor owns a home and did not receive a notice of increase and asked why it would not be across the board. Ms. Weber then asked about appraisal information that may be quite different than the value assigned by the city assessment process. Assessor Frovarp explained that appraisal information is not shared directly with the city but he is willing to look at any current appraisal information to determine the proper home value.

Ms. Wolf recessed the meeting of the board of equalization until 5:30 PM CT on the 20th day of April, 2015. The equalization board will reconvene immediately prior to the regular city commission meeting.

There being no further business the meeting was recessed at 5:47 PM CT.

Jerry Obenauer
Chairman, Hazen Equalization Board

Monte J. Erhardt
City Auditor