

EQUALIZATION MEETING MINUTES FOR CITY OF BOX ELDER
Monday, March 20, 2017, 6:00- 9:00 p.m.; Tuesday, March 21, 2017, No Schedule
Wednesday, March 22, 2017, No Schedule

Council president Scott Allen called the meeting to order at 6:00 pm.

Present were: Council Members Scott Allen, Steve Cowley, Bruce Hegel, Jeff Hollinshead, Tricia Weathers, School Board Member Bill Eldridge. Also present was Finance Administrative Assistant Racheal Jundt.

Moment of Silence and Pledge of Allegiance

1. Discussion: Pennington County (6:00 pm) Special Assessment Evaluations Parcel Number 22-31-327-009 –Sonnenfeld, Martin & Jeanie 22869 Moon Street. Legal Description: Morningview Subd, Lot 13, NE ¼ of SW 1/4 of Section 31, T2N, R9E, BHM . Comments: Assessment increased from \$32,200 to \$42,200. Assessed values Land – \$27,800; Building – \$14,400. Requested adjustment to Total Value \$34,400 – Land \$20,000; Building \$14,400

Adjust to: Land - \$20,570; Building – no change; Total of - \$34,970 Motion by Cowley, seconded by Hegel to approve change to land value and overall evaluation. Vote aye: Unanimous.

2. Discussion: Meade County (6:15 pm) Special Assessment Evaluations Parcel Number OA-54-03-08 Bigelow, David & Diana 603 Airway Court. Legal Description: Box Elder Thunder Plains Subd, Lot 8, Block 3 8-2-9. Comments: Assessment increased from \$235,000 to \$274,147. Assessed values Land – \$26,500; Building – \$247,647. Requested adjustment to Total Value: \$231,361 – Land \$26,000; Building \$205,361

Adjust to: Land - \$26,500; Building – \$229,350; Total of - \$255,850 Motion by Weathers, seconded by Cowley to approve change to land and building value and overall evaluation. Vote aye: Unanimous.

3. Discussion: Pennington County (6:30 pm) Special Assessment Evaluations Parcel Number 22-17-276-002 Howard, Robert L & Barbara A 598 Prairie Road. Legal Description: Smithco Subd, Block 1, Lot 1. Comments: Assessment decreased from \$269,500 to \$263,200. Assessed values Land – \$27,000; Building – \$236,200. Requested additional adjustment to Total Value: \$222,000 – Land \$27,000; Building \$195,000

Adjust to: Land – no change; Building – \$195,000; Total of - \$222,000 Motion by Hegel, seconded by Allen to approve change to building value and overall evaluation. Vote aye: Unanimous.

4. Discussion: Pennington County Special Assessment Evaluations Parcel Number 22-30-154-006 Disanto, Mark 22739 Rando Court Unit A. Legal Description: Creekside Estates, Block 2, Lot 2A. Comments: Pennington County recommends adjustment from Total value \$214,300 (Land \$33,000; Building \$181,300) to Total value \$177,900 – Land \$33,000 (no change); Building \$144,900.

Motion by Hollinshead, seconded by Hegel to approve recommended change to building value and overall evaluation. Vote aye: Unanimous.

5. Discussion: Pennington County Special Assessment Evaluations Parcel Number 22-30-154-007 Warpness, Barry & Rachel 22739B Rando Court. Legal Description: Creekside Estates, Block 2, Lot 2B. Comments: Pennington County recommends adjustment from Total value \$208,800 (Land \$32,800; Building \$176,000) to Total value \$185,000 – Land \$32,800 (no change); Building \$152,200.

Motion by Hegel, seconded by Weathers to approve recommended change to building value and overall evaluation. Vote aye: Unanimous.

6. Discussion: Pennington County Special Assessment Evaluations Parcel Number 22-17-278-005 Satterlee, Karl L. 508 Damview Road. Legal Description: Smithco Subd, Block 3, Lot 3R. Comments: Pennington County recommends adjustment from Total value \$219,300 (Land \$27,000; Building \$192,300) to Total value \$175,000 – Land \$27,000 (no change); Building \$148,000.

Motion by Hollinshead, seconded by Cowley to approve recommended change to building value and overall evaluation. Vote aye: Unanimous.

7. Discussion: Pennington County Special Assessment Evaluations Parcel Number 22-28-104-006 Buxcel, George & Rosemary 731 Harmony Road. Legal Description: Sunnydale Estates, Block 6, Lot 6. Comments: Pennington County recommends adjustment from Total value \$22,500 (Land \$20,000; Building \$2,500) to Total value \$4,600 – Land \$2,000; Building \$2,600.

Motion by Hollinshead, seconded by Cowley to approve recommended change to land and building value and overall evaluation. Vote aye: Unanimous.

8. Discussion: Pennington County Special Assessment Evaluations Parcel Number 22-28-104-005 Buxcel, George & Rosemary 731 Harmony Road. Legal Description: Sunnydale Estates, Block 6, Lot 5. Comments: Pennington County recommends adjustment from Total value \$26,600 (Land \$20,000; Building \$6,600) to Total value \$23,200 – Land \$20,000 (no change); Building \$3,200.

Motion by Weathers, seconded by Hegel to approve recommended change to building value and overall evaluation. Vote aye: Unanimous.

9. Discussion: Pennington County Special Assessment Evaluations Parcel Number 22-28-104-004 Buxcel, George & Rosemary 731 Harmony Road. Legal Description: Sunnydale Estates, Block 6, Lot 4. Comments: Pennington County recommends no change from Total value \$2,000 (Land \$2,000; Building \$0)

Motion by Weathers, seconded by Hegel to approve recommended no change from land value or overall evaluation. Vote aye: Unanimous.

10. Discussion: Pennington County Special Assessment Evaluations Parcel Number 22-28-104-003 Buxcel, George & Rosemary 731 Harmony Road. Legal Description: Sunnydale Estates, Block 6, Lot 3. Comments: Pennington County recommends no change from Total value \$2,000 (Land \$2,000; Building \$0)

Motion by Hegel, seconded by Cowley to approve recommended no change from land value or overall evaluation. Vote aye: Unanimous.

11. Discussion: Pennington County Special Assessment Evaluations Parcel Number 22-28-102-006 Buxcel, George & Rosemary 731 Harmony Road. Legal Description: Sunnydale Estates, Block 2, Lot 3. Comments: Pennington County recommends no change from Total value \$2,000 (Land \$2,000; Building \$0)

Motion by Hollinshead, seconded by Hegel to approve recommended no change from land value or overall evaluation. Vote aye: Unanimous.

A brief recess from 7:03 pm to 7:08 pm

12. Discussion: Pennington County Special Assessment Evaluations Parcel Number 22-19-426-008 Hayes/Hudelson, Robert J & Sheleen R 14941 Antelope Flats Drive. Legal Description: Box Elder Subd #3, Block 4, Lot 3 – 5, Vac Road Lying S of Block 4. Comments: Pennington County recommends adjustment from Total value \$23,700 (Land \$23,700; Building \$0) to Total value \$3,500 – Land \$3,500; Building \$0 (no change).

Motion by Weathers, seconded by Cowley to approve recommended change to land value and overall evaluation. Vote aye: Unanimous.

13. Discussion: Pennington County Special Assessment Evaluations Parcel Number 22-19-427-001 Hayes/Hudelson, Robert J & Sheleen R 14941 Antelope Flats Drive. Legal Description: Box Elder Subd #3, Block 1, S100' of N160' of Lot 4; N8.57' of A237.17' of Lot4; Lot 8 Less S20'; Lot 9. Comments: Pennington County recommends adjustment from Total value \$15,600 (Land \$14,100; Building \$1,500) to Total value \$2,300 – Land \$2,100; Building \$200.

Motion by Hegel, seconded by Cowley to approve recommended change to land and building value and overall evaluation. Vote aye: Unanimous.

14. Discussion: Pennington County Special Assessment Evaluations Parcel Number 22-19-426-009 Hayes/Hudelson, Robert J & Sheleen R 14941 Antelope Flats Drive. Legal Description: Box Elder Subd #3, Block 4, Lot 1 – 2, & Vac Road Lying S of Block 4. Comments: Pennington County recommends adjustment from Total value \$20,400 (Land \$20,400; Building \$0) to Total value \$3,000 – Land \$3,000; Building \$0 (no change).

Motion by Hollinshead, seconded by Hegel to approve recommended change to land value and overall evaluation. Vote aye: Unanimous.

15. Discussion: Pennington County Special Assessment Evaluations Parcel Number 22-19-427-003 Hayes/Hudelson, Robert J & Sheleen R 14941 Antelope Flats Drive. Legal Description: Box Elder Subd #3, Block 1, Lot 1. Comments: Pennington County recommends adjustment from Total value \$247,600 (Land \$18,500; Building \$229,100) to Total value \$177,200 – Land \$2,800; Building \$174,400.

Motion by Cowley, seconded by Hegel to approve recommended change to land and building value and overall evaluation. Vote aye: Unanimous.

16. Discussion: Pennington County Special Assessment Evaluations Parcel Number 22-19-427-002 Hayes/Hudelson, Robert J & Sheleen R 14941 Antelope Flats Drive. Legal Description: Box Elder Subd #3, Block 1, Lot 7, & N6' of Lot 6, S20' of Lot 8. Comments: Pennington County recommends adjustment from Total value \$9,600 (Land \$9,600; Building \$0) to Total value \$1,400 – Land \$1,400; Building \$0 (no change).

Motion by Hegel, seconded by Cowley to approve recommended change to land value and overall evaluation. Vote aye: Unanimous.

17. Discussion: Pennington County Special Assessment Evaluations Parcel Number 22-30-304-004 Frantzick, Leon P & Susan 22756 Pickarts Lane. Legal Description: Creekside Estates, Block 4, Lot 4. Comments: Pennington County recommends adjustment from Total value \$308,700 (Land \$36,600; Building \$272,100) to Total value \$299,100 – Land \$36,600 (no change); Building \$262,500.

Motion by Weathers, seconded by Hegel to approve recommended change to building value and overall evaluation. Vote aye: Unanimous.

18. Discussion: Pennington County Special Assessment Evaluations Parcel Number 61970 – 21-27-456-003 – Boom Construction Inc. 1210 Juneau Drive. Legal Description: Northern Lights Subd, Block 6, Lot 3. Comments: Assessment increased from \$24,500 to \$29,300. Assessed values Land – \$29,300; Building – \$0. Requested adjustment to Total Value \$25,000 – Land \$25,000; Building \$0

Adjust to: Land - \$25,000; Building – no change; Total of - \$25,000 Motion by Weathers, seconded by Cowley to approve change to land value and overall evaluation. Vote aye: Unanimous.

19. Discussion: Pennington County Special Assessment Evaluations Parcel Number 61971 – 21-27-456-004 – Boom Construction Inc. 1214 Juneau Drive. Legal Description: Northern Lights Subd, Block 6, Lot 4. Comments: Assessment increased from \$24,500 to \$29,300. Assessed values Land – \$29,300; Building – \$0. Requested adjustment to Total Value \$25,000 – Land \$25,000; Building \$0

Adjust to: Land - \$25,000; Building – no change; Total of - \$25,000 Motion by Weathers, seconded by Cowley to approve change to land value and overall evaluation. Vote aye: Unanimous.

20. Discussion: Pennington County Special Assessment Evaluations Parcel Number 61972 – 21-27-456-005 – Boom Construction Inc. 1218 Juneau Drive. Legal Description: Northern Lights Subd, Block 6, Lot 5. Comments: Assessment increased from \$24,500 to \$29,300. Assessed values Land – \$29,300; Building – \$0. Requested adjustment to Total Value \$25,000 – Land \$25,000; Building \$0

Adjust to: Land - \$25,000; Building – no change; Total of - \$25,000 Motion by Cowley, seconded by Weathers to approve change to land value and overall evaluation. Vote aye: Unanimous.

21. Discussion: Pennington County Special Assessment Evaluations Parcel Number 61973 – 21-27-456-006 – Boom Construction Inc. 1222 Juneau Drive. Legal Description: Northern Lights Subd, Block 6, Lot 6. Comments: Assessment increased from \$24,500 to \$29,300. Assessed values Land – \$29,300; Building – \$0. Requested adjustment to Total Value \$25,000 – Land \$25,000; Building \$0

Adjust to: Land - \$25,000; Building – no change; Total of - \$25,000 Motion by Hollinshead, seconded by Cowley to approve change to land value and overall evaluation. Vote aye: Unanimous.

22. Discussion: Pennington County Special Assessment Evaluations Parcel Number 61974 – 21-27-456-007 – Boom Construction Inc. 1226 Juneau Drive. Legal Description: Northern Lights Subd, Block 6, Lot 7. Comments: Assessment increased from \$24,500 to \$29,300. Assessed values Land – \$29,300; Building – \$0. Requested adjustment to Total Value \$25,000 – Land \$25,000; Building \$0

Adjust to: Land - \$25,000; Building – no change; Total of - \$25,000 Motion by Hollinshead, seconded by Hegel to approve change to land value and overall evaluation. Vote aye: Unanimous.

23. Discussion: Pennington County Special Assessment Evaluations Parcel Number 61975 – 21-27-456-008 – Boom Construction Inc. 1230 Juneau Drive. Legal Description: Northern Lights Subd, Block 6, Lot 8. Comments: Assessment increased from \$24,500 to \$29,300. Assessed values Land – \$29,300; Building – \$0. Requested adjustment to Total Value \$25,000 – Land \$25,000; Building \$0

Adjust to: Land - \$25,000; Building – no change; Total of - \$25,000 Motion by Cowley, seconded by Hegel to approve change to land value and overall evaluation. Vote aye: Unanimous.

24. Discussion: Pennington County Special Assessment Evaluations Parcel Number 61976 – 21-27-456-009 – Boom Construction Inc. 1234 Juneau Drive. Legal Description: Northern Lights Subd, Block 6, Lot 9. Comments: Assessment increased from \$24,500 to \$29,300. Assessed values Land – \$29,300; Building – \$0. Requested adjustment to Total Value \$25,000 – Land \$25,000; Building \$0

Adjust to: Land - \$25,000; Building – no change; Total of - \$25,000 Motion by Hegel, seconded by Hollinshead to approve change to land value and overall evaluation. Vote aye: Unanimous.

25. Discussion: Pennington County Special Assessment Evaluations Parcel Number 61977 – 21-27-456-010 – Boom Construction Inc. 1238 Juneau Drive. Legal Description: Northern Lights Subd, Block 6, Lot 10. Comments: Assessment increased from \$24,500 to \$29,300. Assessed values Land – \$29,300; Building – \$0. Requested adjustment to Total Value \$25,000 – Land \$25,000; Building \$0

Adjust to: Land - \$25,000; Building – no change; Total of - \$25,000 Motion by Cowley, seconded by Hegel to approve change to land value and overall evaluation. Vote aye: Unanimous.

26. Discussion: Pennington County Special Assessment Evaluations Parcel Number 61978 – 21-27-456-011 – Boom Construction Inc. 1244 Juneau Drive. Legal Description: Northern Lights Subd, Block 6, Lot 11. Comments: Assessment increased from \$24,500 to \$29,300. Assessed values Land – \$29,300; Building – \$0. Requested adjustment to Total Value \$25,000 – Land \$25,000; Building \$0

Adjust to: Land - \$25,000; Building – no change; Total of - \$25,000 Motion by Cowley, seconded by Allen to approve change to land value and overall evaluation. Vote aye: Unanimous.

27. Discussion: Pennington County Special Assessment Evaluations Parcel Number 61979 – 21-27-456-012 – Boom Construction Inc. 1248 Juneau Drive. Legal Description: Northern Lights Subd, Block 6, Lot 12. Comments: Assessment increased from \$24,500 to \$29,300. Assessed values Land – \$29,300; Building – \$0. Requested adjustment to Total Value \$25,000 – Land \$25,000; Building \$0

Adjust to: Land - \$25,000; Building – no change; Total of - \$25,000 Motion by Hollinshead, seconded by Cowley to approve change to land value and overall evaluation. Vote aye: Unanimous.

28. Discussion: Pennington County Special Assessment Evaluations Parcel Number 61980 – 21-27-456-013 – Boom Construction Inc. 1252 Juneau Drive. Legal Description: Northern Lights Subd, Block 6, Lot 13. Comments: Assessment increased from \$24,500 to \$29,300. Assessed values Land – \$29,300; Building – \$0. Requested adjustment to Total Value \$25,000 – Land \$25,000; Building \$0

Adjust to: Land - \$25,000; Building – no change; Total of - \$25,000 Motion by Hollinshead, seconded by Cowley to approve change to land value and overall evaluation. Vote aye: Unanimous.

29. Discussion: Pennington County Special Assessment Evaluations Parcel Number 54249 – 22-17-427-002 – Jaennis LLC. Legal Description: S17, T2N, R09E, Black Hills Meridian, UNPLATTED BAL NE1/4SE1/4 LESS ROW & LESSLOT H1. Classification of parcel is commercial. Property leased for hay and grazing. Comments: Assessment \$75,400. Assessed values Land – \$75,400; Building – \$0. Owner requested to change classification of parcel from commercial to agriculture. Staff request no change to classification due to Comprehensive Plan and Future Land Use Map.

No Adjustment to Value and Classification: Motion by Weathers, seconded by Hegel to approve no change to overall value and no change to classification.

30. Discussion: Pennington County Special Assessment Evaluations Parcel Number 54250 – 22-17-401-002 – Jaennis LLC. Legal Description: S17, T2N, R09E, Black Hills Meridian, NW1/4SE1/4 LESS LOT H1. Classification of parcel is commercial. Property leased for hay and grazing. Comments: Assessment \$86,900. Assessed values Land – \$86,900; Building – \$0. Owner requested to change classification of parcel from commercial to agriculture. Staff request no change to classification due to Comprehensive Plan and Future Land Use Map.

No Adjustment to Value and Classification: Motion by Weathers, seconded by Cowley to approve no change to overall value and no change to classification.

31. Discussion: Pennington County (8:00 pm) Special Assessment Evaluations Parcel Number 21-27-451-002 – Northern Lights Limited Partnership 615 Northern Lights Boulevard. Legal Description: Northern Lights Subd, Block 1, Lot 1. Comments: Assessment increased from \$167,200 to \$1,914,100. Assessed values Land – \$177,000; Building – \$1,737,100. Requested adjustment to Total Value \$579,566 – Land \$177,000; Building \$402,566

Adjust to: Land - \$177,000; Building – \$1,737,100; Total of - \$ Motion by Weathers, seconded by Hollinshead to approve no change to building value and overall evaluation. Vote aye: Unanimous.

A brief recess from 8:05 pm to 8:12 pm.

32. Discussion: Pennington County (8:00 pm) Special Assessment Evaluations Parcel Number 21-27-451-003 – Mountain View LLC 619 Northern Lights Boulevard. Legal Description: Northern Lights Subd, Block 1, Lot 2. No changes have been made to the property and market has not increased. Comments: Assessment increased from \$12,150,000 to \$13,122,000. Assessed values Land – \$600,600; Building – \$12,521,400. Requested adjustment to Total Value \$12,150,000 – Land \$600,600; Building \$11,549,300

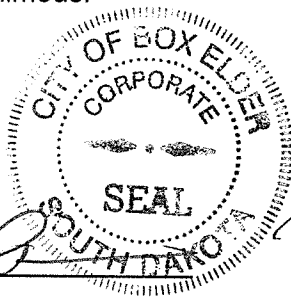
Adjust to: Land – no change; Building – 11,549,300; Total of - \$12,150,000 Motion by Hegel, seconded by Cowley to approve change to building value and overall evaluation. Vote aye: Unanimous.


Due to an error in calculating assessed building value, Motion to amend item 32 of the agenda. Motion by Weathers, seconded by Allen to amend the requested and adjusted building value from \$11,549,300 to \$11,549,400 of item 32.

To approve the amended building value at \$11,549,400 Motion by Hollinshead, seconded by Weathers. Vote aye: Unanimous.

As there are no further scheduled meetings for equalization before the board, motion by Hollinshead, seconded by Weathers to adjourn City of Box Elder Board of Equalization 2017 at 8:42 p.m. Vote aye: Unanimous.

Seal:
Attest




Scott Allen
Council President


Racheal Jundt
Finance Administrative Assistant