

Board of Supervisors' Room
Court House
Carroll, Iowa
May 17, 2006

On the 17th day of May, 2006, at 7:00 p.m., the members of the Carroll County Board of Review convened in the Board of Supervisor's Room at Carroll, Iowa, for the purpose of conducting oral hearings. All members were present. It was moved by Hyland and seconded by Daniel to approve the minutes of the May 1, 2006, meeting as mailed. All answered "aye". Motion carried.

The Board proceeded to conduct oral hearings as scheduled.

06-001 & 06-002 Roman Steffes and Dale Goetzinger appeared before the Board regarding a duplex condo. Each individual owns one-half of the property. Mr. Steffes sold one-half to Mr. Goetzinger in 2005 for \$147,500 and currently has his listed at \$149,900, which was lowered from \$155,000. The petitioners were informed that their petitions did not provide legal descriptions for the properties in question or their comparables and, as such, were incomplete under the law and Board rules.

06-004 Mr. and Mrs. Joseph Goebel appeared before the Board concerning Parcel No. **16-27-454-006** located at 102 Cardinal Drive in Coon Rapids and assessed at \$169,890. The property was previously assessed at \$63,270. The Goebel's added a 1600 square foot addition with a materials cost of \$40,000. The owners are providing all of the labor. They stated that as of January 1, 2006, the addition was not complete. The Board took the petition under advisement.

06-005, 006, 007, 008 & 009 Art Neu appeared before the Board representing Calvin and Lola Peterson and R and R Rentals, Inc. Also in attendance were the Petersons and Roger Kanne. The petitions involve five downtown Carroll properties as follows:

06-005 Calvin and Lola Peterson	06-24-388-001	\$ 227,120
06-006 R and R Rental, Inc.	06-24-388-004	\$ 124,590
06-007 R and R Rental, Inc.	06-24-388-008	\$ 226,950
06-008 R and R Rental, Inc.	06-24-388-005	\$ 127,680
06-009 R and R Rental, Inc.	06-24-388-002	\$ 158,910

Mr. Neu presented documentation to the Board concerning comparable assessments and sales which show how their alleged values were computed. Income and expense statements for the R and R Rental, Inc. properties were also presented as requested. The Board took the petitions under advisement.

06-010 & 011 At 8:10 p.m., a telephone hearing was conducted with Mr. Ray Browning of Savage and Browning LLC representing Meadow Wood I and II Apartments of Carroll. Mr. Browning had emailed corrected income and expense statements to the Assessor earlier in the day. Mr. Browning stated that their accountant had erred in the reporting of the normalized Potential Gross Income of these properties. After the hearing ended, the Board discussed the petitions. Neither petition had complete parcel numbers; therefore, it was moved by Hyland and seconded by Nixon to deny the petitions for lack of a complete legal description (parcel number). All answered "aye". Motion carried and the petitions were denied.

It was then moved by Nixon and seconded by Hyland that the Board, acting on its own initiative, adjust the value of these two properties based on the corrected income and expense statements. All answered "aye". Motion carried and the values were adjusted as follows:

07-19-458-007	Meadow Wood I	Reduced from \$387,830 to \$214,150
07-19-458-008	Meadow Wood II	Reduced from \$489,880 to \$316,210

There being no further oral hearings to conduct, the Board proceeded to discuss various petitions and make decisions as follows:

06-004 It was moved by Nixon and seconded by Daniel to reduce the value of the Goebel property from \$169,890 to \$75,000. All answered "aye". Motion carried. The value of Parcel No. **16-27-454-006** is reduced to \$75,000.

06-012 It was moved by Nixon and seconded by Merritt to deny the Mediacom petition as the depreciation schedule they contended should be used in valuing their property was only applicable for certain telephone companies who were involved in a 1998 settlement agreement with the Iowa Department of Revenue. All answered "aye". Motion carried. The values remain as follows:

Parcel No. 07-37-100-601	\$ 1,311,240
Parcel No. 08-37-100-601	\$ 129,680

06-001 & 06-002 It was moved by Nixon and seconded by Hyland to deny both of these petitions for lack of a legal description for the property being appealed as well as the comparables. All answered "aye". Motion carried.

06-003 After lengthy discussion, it was moved by Nixon and seconded by Merritt to deny the petition filed by Marc and Peggy Leiting regarding the classification of their property which has four living units (apartments) in it. One is occupied by the owners and the others are currently vacant. All answered "aye". Motion carried. The classification of Parcel No. **06-24-263-006** remains commercial as properties with three or more living units are considered commercial under Iowa law.

There being no further business to come before the Board at this time, the Board set Thursday, May 25, 2006, at 6:30 p.m. to tour properties, make final decisions and adjourn the 2006 Regular Session.

The Board recessed until Thursday, May 25, 2006, at 6:30 p.m.

Pete Croghan, Chairperson

Attest: _____
Bob Merritt, Clerk