

Local Board heard appeals on March 18th 2024 at 6:00 pm at the Tea City Hall.

The following board members present: Lynn DeYoung, Jim Erck, Terry Woessner, Casey Voelker, Aaron Otten, Joe Weis and Dawn Murphy (Clerk)

The following school board member present: Kristen Dagget

All appeals were addressd. Board adjourned at 7:00 pm.

Parcel #	Beacon Appeal #	NAME	ASSESSED VALUE	OWNER RECOMMENDED VALUE	ASSESSORS RECOMMENDED VALUE	CITY OF TEA RECOMMENDED VALUE	Motion made by	Second by	No Change Classification Change Valuation	Motion Carried	BOARD COMMENTS
240.70.04.013	583TMU	Jonathon & Holly Wilgers	NADO \$ 62,253 NAD10 \$ 323,337 TOTAL \$ 385,590	NADO \$ 52,306 NAD10 \$ 295,709 TOTAL \$ 348,015	NADO \$ 62,253 NAD10 \$ 323,337 TOTAL \$ 385,590	NADO \$ 52,306 NAD10 \$ 295,709 TOTAL \$ 348,015	Voelker	DeYoung	Change Valuation	Motion Carried 7-0	Didn't agree with Assessors comparables. Is only 2 bath & single garage
240.66.01.025	9UCJKP	Jon & Amanda Powell	NADO \$ 85,290 NAD10 \$ 1,157,839 TOTAL \$ 1,243,129	NADO \$ 60,000 NAD10 \$ 836,000 TOTAL \$ 896,000	NADO \$ 85,290 NAD10 \$ 1,157,839 TOTAL \$ 1,243,129	NADO \$ 85,290 NAD10 \$ 1,087,150 TOTAL \$ 1,172,440	Erck	Daggett	Change Valuation	Motion Carried 7-0	Adjust to the purchase price
240.72.04.012A	NEX3CM	Bruce & Sharon Blumer	NADO \$ 56,145 NAD10 \$ 340,340 TOTAL \$ 396,485	NADO \$ 53,000 NAD10 \$ 335,000 TOTAL \$ 388,000	NADO \$ 56,145 NAD10 \$ 340,340 TOTAL \$ 396,485	NADO \$ 53,000 NAD10 \$ 335,000 TOTAL \$ 388,000	Erck	Woessner	Change Valuation	Motion Carried 7-0	Board disagreed with Assessors comparables.
240.20.02.015	J9VQJ2	Lorelee Marken	NADO \$ 53,435 NAD10 \$ 98,646 TOTAL \$ 152,081	NADO \$ 53,435 NAD10 \$ 45,000 TOTAL \$ 98,435	NADO \$ 53,435 NAD10 \$ 98,646 TOTAL \$ 152,081	NADO \$ 53,435 NAD10 \$ 98,646 TOTAL \$ 152,081	Weis	Otten	NO CHANGE	Motion Carried 7-0	Assessed value in line with comparables & market
241.16.00.001	FRT6WZ	Thomas & Gail Opoien	NADO \$ 62,650 NAD10 \$ - TOTAL \$ 62,650	NADO \$ 21,329 NAD10 \$ - TOTAL \$ 21,329	NADO \$ 62,342 NAD10 \$ - TOTAL \$ 62,342	NADO \$ 25,000 NAD10 \$ - TOTAL \$ 25,000	Weis	Woessner	Change Valuation	Motion Carried 6-1	Property is in the floodway/plain and is unbuildable. Assessors compareables are all buildable lots and are being taken out of floodplain. Reduced to purchase price.
240.11.06.030	WF49F6	Darren & Cynthia Farwell	NADO \$ 67,344 NAD10 \$ 397,586 TOTAL \$ 464,930	NADO \$ 67,344 NAD10 \$ 347,586 TOTAL \$ 414,930	NADO \$ 67,344 NAD10 \$ 357,827 TOTAL \$ 425,171	NADO \$ 67,344 NAD10 \$ 357,827 TOTAL \$ 425,171	DeYoung	Erck	Change Valuation	Motion Carried 7-0	Homeowner agrees with Assessors's recommendaton
240.66.06.013	SD5KJG	Justin & Shelby Sjaarda	NADO \$ 90,088 NAD10 \$ 566,495 TOTAL \$ 656,583	NADO \$ 80,000 NAD10 \$ 480,000 TOTAL \$ 560,000	NADO \$ 90,088 NAD10 \$ 538,311 TOTAL \$ 628,399	NADO \$ 90,088 NAD10 \$ 538,311 TOTAL \$ 628,399	DeYoung	Daggett	Change Valuation	Motion Carried 7-0	Agree with Assessor's recommendation
240.72.05.004A	H3CNG7	Woodrow & Melinda Houser	NADC \$ 43,212 NADC2 \$ 627,238 TOTAL \$ 670,450	NADC \$ 38,671 NADC2 \$ 561,329 TOTAL \$ 600,000	NADC \$ 43,212 NADC2 \$ 627,238 TOTAL \$ 670,450	NADC \$ 38,671 NADC2 \$ 561,329 TOTAL \$ 600,000	DeYoung	Erck	Change Valuation	Motion Carried 7-1	Comparable used are also being appealed.
240.72.05.001A	U4DS7A	Woodrow & Melinda Houser	NADC \$ 46,813 NADC2 \$ 645,748 TOTAL \$ 692,561	NADC \$ 38,671 NADC2 \$ 561,329 TOTAL \$ 600,000	NADC \$ 46,813 NADC2 \$ 645,748 TOTAL \$ 692,561	NADC \$ 38,671 NADC2 \$ 561,329 TOTAL \$ 600,000	DeYoung	Erck	Change Valuation	Motion Carried 7-1	Comparable used are also being appealed.
240.72.05.002A	D3DJWQ	Heartland Fields Invstments LLC	NADC \$ 41,649 NADC2 \$ 627,238 TOTAL \$ 668,887	NADC \$ 38,671 NADC2 \$ 561,329 TOTAL \$ 600,000	NADC \$ 41,649 NADC2 \$ 627,238 TOTAL \$ 668,887	NADO \$ 38,671 NADC2 \$ 561,329 TOTAL \$ 600,000	DeYoung	Erck	Change Valuation	Motion Carried 7-1	Comparable used are also being appealed.

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240.72.06.001A	X6WN9N	Woodrow & Melinda Houser	NADC \$ 119,811 NADC2 \$ 1,300,510 TOTAL \$ 1,420,321	NADC \$ 84,355 NADC2 \$ 915,645 TOTAL \$ 1,000,000	NADC \$ 119,811 NADC2 \$ 1,300,510 TOTAL \$ 1,420,321	NADC \$ 84,355 NADC2 \$ 915,645 TOTAL \$ 1,000,000	DeYoung	Erck	Change Valuation	Motion Carried	7-1	Comparable used are also being appealed.
240.72.06.002A	UT7RRH	Woodrow & Melinda Houser	NADC \$ 49,829 NADC2 \$ 640,624 TOTAL \$ 690,453	NADC \$ 43,301 NADC2 \$ 556,699 TOTAL \$ 600,000	NADC \$ 49,829 NADC2 \$ 640,624 TOTAL \$ 690,453	NADC \$ 43,301 NADC2 \$ 556,699 TOTAL \$ 600,000	DeYoung	Erck	Change Valuation	Motion Carried	7-1	Comparable used are also being appealed.
270.72.06.003A	FC78M7	Woodrow & Melinda Houser	NADC \$ 97,718 NADC2 \$ 655,630 TOTAL \$ 753,348	NADC \$ 77,827 NADC2 \$ 522,173 TOTAL \$ 600,000	NADC \$ 97,718 NADC2 \$ 655,630 TOTAL \$ 753,348	NADC \$ 77,827 NADC2 \$ 522,173 TOTAL \$ 600,000	DeYoung	Erck	Change Valuation	Motion Carried	6-1	Comparable used are also being appealed.
240.72.06.004	TTHCFJ	Taylor Houser	NADC \$ 117,072 NADC2 \$ 682,507 TOTAL \$ 799,579	NADC \$ 191,671 NADC2 \$ 433,329 TOTAL \$ 625,000	NADC \$ 117,072 NADC2 \$ 682,507 TOTAL \$ 799,579	NADC \$ 191,671 NADC2 \$ 433,329 TOTAL \$ 625,000	DeYoung	Erck	Change Valuation	Motion Carried	6-1	Comparable used are also being appealed.
240.81.01.001	EABV2P	Healy Family Living Trust	NADC \$ 671,467 NADC2 \$ 2,170,653 TOTAL \$ 2,842,120	NADC \$ 671,467 NADC2 \$ 1,858,133 TOTAL \$ 2,529,600	NADC \$ 671,467 NADC2 \$ 2,170,653 TOTAL \$ 2,842,120	NADC \$ 671,467 NADC2 \$ 2,170,653 TOTAL \$ 2,842,120	Voelker	Erck	Change Valuation	Motion Carried	6-1	Harrisburg Dollar Fresh is larger and assessed less
240.84.01.003B	DM7SKR	Prescott Limited Partnership	NADC \$ 608,467 NADC2 \$ 4,787,687 TOTAL \$ 5,396,154	NADC \$ 608,467 NADC2 \$ 1,467,936 TOTAL \$ 2,076,403	NADC \$ 608,467 NADC2 \$ 1,467,936 TOTAL \$ 2,076,403	NADC \$ 608,467 NADC2 \$ 1,467,936 TOTAL \$ 2,076,403	Erck	Otten	Change Valuation	Motion Carried	7-0	Signed Stipulation Agreement
240.84.01.003C	FSSTPS	Auburn Limitd Partnership	NADC \$ 442,603 NADC2 \$ 3,279,455 TOTAL \$ 3,722,058	NADC \$ 367,153 NADC2 \$ 1,488,995 TOTAL \$ 1,856,148	NADC \$ 442,603 NADC2 \$ 1,413,545 TOTAL \$ 1,856,148	NADC \$ 442,603 NADC2 \$ 1,413,545 TOTAL \$ 1,856,148	Erck	Otten	Change Valuation	Motion Carried	7-0	Signed Stipulation Agreement
240.46.00.A10A	8RZKCW	High Pointe Limited Partnership	NADC \$ 339,654 NADC2 \$ 2,115,345 TOTAL \$ 2,454,999	NADC \$ 339,654 NADC2 \$ 908,543 TOTAL \$ 1,248,197	NADC \$ 339,654 NADC2 \$ 908,543 TOTAL \$ 1,248,197	NADC \$ 339,654 NADC2 \$ 908,543 TOTAL \$ 1,248,197	Erck	Otten	Change Valuation	Motion Carried	7-0	Signed Stipulation Agreement
240.46.00.A10B	X6BTRW	High Pointe Limited Partnership	NADC \$ 328,783 NADC2 \$ 2,191,047 TOTAL \$ 2,519,830	NADC \$ 328,783 NADC2 \$ 1,067,506 TOTAL \$ 1,396,289	NADC \$ 328,783 NADC2 \$ 1,067,506 TOTAL \$ 1,396,289	NADC \$ 328,783 NADC2 \$ 1,067,506 TOTAL \$ 1,396,289	Erck	Otten	Change Valuation	Motion Carried	7-0	Signed Stipulation Agreement
240.11.02.029	AEKA5G	Michael & Julie Baatz	NADO \$ 72,314 NAD10 \$ 472,750 TOTAL \$ 545,064	NADO \$ 55,100 NAD10 \$ 450,000 TOTAL \$ 505,100	NADO \$ 72,314 NAD10 \$ 472,750 TOTAL \$ 545,064	NADO \$ 72,314 NAD10 \$ 472,750 TOTAL \$ 545,064	Voelker	Weis	No Change	Motion Carried	7-0	Assessed value in line with comparables & market
240.71.01.009	XWMRWJ	Edgewood Townhomes	NADC \$ 502,300 NADC2 \$ 5,286,479 TOTAL \$ 5,788,779	NADC \$ 502,300 NADC2 \$ 4,911,018 TOTAL \$ 5,413,318	NADC \$ 502,300 NADC2 \$ 5,286,479 TOTAL \$ 5,788,779	NADC \$ 502,300 NADC2 \$ 4,911,018 TOTAL \$ 5,413,318	Otten	Erck	Change Valuation	Motion Carried	6-1	Agree with comps provided by appellant at meeting
241.11.08.006	MXY9D9	Heritage Development	NAD \$ 224,010 TOTAL \$ 224,010	NAD \$ 175,000 TOTAL \$ 175,000	NAD \$ 175,018 TOTAL \$ 175,018	NAD \$ 175,018 TOTAL \$ 175,018	Voelker	Otten	Change Valuation	Motion Carried	7-0	Signed Stipulation Agreement
241.11.08.001	MTT6WP	Heritage Development	NAD \$ 135,788 TOTAL \$ 135,788	NAD \$ 100,000 TOTAL \$ 100,000	NAD \$ 83,684 TOTAL \$ 83,684	NAD \$ 83,684 TOTAL \$ 83,684	Voelker	Otten	Change Valuation	Motion Carried	7-0	Signed Stipulation Agreement