

Town of Crystal Bay

Board of Appeals and Equalization

Minutes

April 28th, 2022

- I. Attendance: Paul Hartshorn, Karl Klinker, Colby Abazs, Honor Schauland, Reg Meyer Jr, Craig Kouba, Gordon P Thorne, Brad Johnson, Randy Josephson, Bob Nelson, Debra Johansen, Roger Koster, Paul Deaner, Ryan Sundvick, Teresa Anderson, Cathy Hanson, Dennis Nelson, Hans Mueller, Noah Middlefeldt, Drew Imes, Charlie Klinker, Wayne Sundvick, Bill Nichols.
- II. Paul called the meeting of the Crystal Bay Town Board to order at 1:01 pm.
- III. Presentation
 - A. The past assessed values compared to average sales during this period were only 60% compared to the state required 90-105%. This is affecting everyone in the area, the combined tax base of property in Lake County increased by 30% which means that the tax increase will likely not be as much given that this was a broad county wide change (the pie got bigger rather than your piece of the pie got bigger). By being at this meeting you can also appeal your valuation to the county by calling the number on your valuation sheet.
- IV. Resident Comments
 - A. Why are these adjustments still happening even though we all know the change in value is based on the Covid pandemic? The timing of the study is required by law. The check and balance is that next time a study is done the value can go down if sales are happening for less than the assessed value.
 - B. What about properties that are sold for non homestead use? They are not necessarily excludable.
 - C. Can the state change these rules? The state has some tax relief for homestead properties tied to that classification which was defined a long time ago.
 - D. How many tax Classifications are there? 60 or so defining any type of property use imaginable. Residential, Comercial, Short Term, Non Homestead Renter, Agricultural.
 - E. What about if a study for our township doesn't happen for a long time and values go down, would we see that decrease in our valuation? A study will be done of our township when there are 6 sales of cabins and/or homes. If other nearby districts are showing a trend the county would adjust Crystal Bay values without a township study. This period there were 11 relevant sales but many periods Crystal Bay doesn't meet the 6 sales requirement.
 - F. Who has the decision power on how properties are taxed? The state. Lobby state representatives, county elected officials, Elected local officials.
 - G. Is there any cap on how much a property can go up in value in a given period? There used to be in the 90s but not since 2010.
 - H. How does the Homestead exclusion work? It takes your estimated market value and reduces it by some amount for your taxable market value. The amount of reduction reduces as the value

of the home goes up, phasing out entirely over \$413,500. There are also some other tax reductions you may be eligible for when you file taxes at the end of the year.

- I. How often are the tax values assessed and changed? The county office is graded on how well they set valuations with every sale in the area and if that grading starts showing sale values are lower(90%)/higher(105%) then they will make adjustments.

V. Property Appeals

A. Board Action Options

1. Add value for missing value in a property.

2. Reduce value.

3. Change classification.

4. Direct for a review to be brought to this board.

5. No change.

B. Reg Meyer Jr: 27-5807-32850; Rural vacant land, looking at comparable properties they were all at about \$1000/acer. Property on water is generally classified as seasonal recreation.

27-5807-32910; Assessed as above average rural vacant land due to the view of lookout lake.

MOTION: for no change to the assessed values, motioned by Paul, seconded by Karl, passed by unanimous consent.

C. Craig Kouba: 27-5707-10440; Look at how complete a building is, with no siding a building is considered 95% complete. Not ready for move in given lack of water infrastructure. MOTION: for no change to the assessed values, motioned by Paul, seconded by Karl, passed by unanimous consent.

D. Bob Nelson: 27-5707-01610; Main building has deteriorated since assessment. MOTION: to direct the assessor to make a review of the property, motioned by Paul, seconded by Karl, passed by unanimous consent.

E. Roger Koster: 27-9600-00024; Small buildings on leased land. MOTION: for no change to the assessed values, motioned by Paul, seconded by Karl, passed by unanimous consent.

F. Thomas & Loris Wick: 27-5930-06090; MOTION: for no change to the assessed values, motioned by Karl, seconded by Paul, passed by unanimous consent.

- I. Motion to adjourn the meeting at 3:48 pm.