

**MINUTES OF THE AKELEY CITY COUNCIL  
LOCAL BOARD OF APPEALS AND EQUALIZATION  
HELD AT AKELEY CITY HALL 11:30PM, APRIL 26<sup>TH</sup>, 2022**

The Akeley City Council met for the Local Board of Appeals and Equalization Meeting Tuesday, March 26<sup>th</sup>, 2022. Acting Mayor Dan Riggs called the meeting to order at 11:30pm.

Council members present: Dan Riggs, Billy Krotzer, and Bobbie Wosika

Council members absent: Brian Hitchcock and Nathan George

The reason for the meeting was for the Local Board of Appeals and Equalization.

- Jamie from Hubbard County was there to give a brief overview. She states that the purpose of the Local Board of Appeal and Equalization is give a fair and objective process for property owners for a chance to appeal the evaluation and classification of their property. Market value is determined by the assessor on what the property would sell for as of now. The assessor's values must fall between 90% and 105% to be compliant. A 12-month sales study is done three months prior to the assessment. A median for the ratio of each class is used. She states that the last study done, it has shown a strong market. If a property owner does not feel like the numbers are not correct, they can appeal to the county board. In Hubbard County, they are seeing increases in value between 25% and 100%. That does mean that the property taxes will increase. She states that if your property taxes go up more than 12% that you can apply for the property tax refund or tax relief.
- Maria Shepherd was there to discuss rates. County wise in 2021, there was 440 residential and commercial properties that sold. The county saw a 25% rate increase per square foot. Properties that were under 1100 square feet were being undervalued. They added an additional 25% increase to those properties to even it out. Larger homes that were over 3000 square feet were decreased by 3%. She states that Akeley had nine sales for 2021. The buildings needed to be valued more than the land. If market conditions change, it will be brought back down.
- Kristen Fake states that she has some problems with her property values. The first property was parcel number 29.37.28100. She states that she purchased that property for \$32,000.00. It is now valued at \$54,400.00. The sale occurred February of 2022 so it will be a part of the next study. Darin Katzenmeyer, Akeley's city assessor, states that he can look inside the house and address it to the county board. The second property was parcel number 29.37.06600. She states that this property has been over valued since she bought it five years ago. She says she paid \$10,000.00 for it and now it is valued at \$73,000.00. Darrin states that he can do an inside inspection in that property too.
- **Motion by Billy Krotzer to take no action on Kristin Fake's properties, seconded by Bobbie Wosika, passed.**

**Motion by Billy Krotzer to adjourn at 12:15pm, seconded by Bobbie Wosika, passed.**

Respectfully submitted by:

Michaella Becker  
Deputy Clerk