

APRIL 6, 2021

The Board of Review for the City of Lake Benton was held on Tuesday, April 6, 2021 at 7:00 P.M. in the Lake Benton Area Community and Event Center. Mayor Michael Carpenter presided. Trustees Rosie DeZeeuw, Dave Enke, and Daryl Schlapkohl were present. County Assessor Jean Nelson, Brad Liebfried, City Administrator/Clerk Eileen Christensen, Kenny Johansen, and Royal and Donna Lynn were also present.

The Pledge of Allegiance was recited by all present.

Jean Nelson passed out a handout to the Council and explained that the County's tax levy in the amount of \$5,786,908.00 increased approximately 1% from 2020 which was \$5,729,477.00. The County's rate went up 19% from 33.772% in 2020 to 40.323% in 2021. The County's tax capacity went up approximately 3.45% from 2020.

Lake Benton's total levy payable in 2021 is \$256,163.00. The City tax capacity is \$256,879.00 payable in 2021. Documents with the improvements done since the last assessment period were reviewed. The total cost for improvements was \$239,000.00.

The residential sales City wide in Lake Benton had a ratio of 0.83. The state requires the ratio to be between 0.90 and 1.06. Since the ratio for the residential property sales was 0.83, the value of the properties was increased 20% to raise the ratio to 0.91.

Trustees Dave Enke and Rosie DeZeeuw's training is good through July 2024.

The floor was then opened to the public. Kenny Johansen who lives at 504 Lakeview Street inquired why the value of his home went up approximately \$30,000.00. Royal and Donna Lynn who live at 606 Mork also inquired why the value of their home went up 20%, and the taxes went from \$289.00/month to \$365.00/month. Jean and Brad explained to them the state mandates a ratio between 0.90 and 1.06 and the value of the homes are based on square footage. Jean and Brad also explained that three years ago, the values went down, last year they stayed the same, and this year they went up.

MOTION by Daryl Schlapkohl, seconded by Rosie DeZeeuw to approve the assessment report given by Lincoln County Assessor Jean Nelson, and sign the required documentation for the Board of Review for the City of Lake Benton. Motion carried.

There being no further business to come before the Council at this time, a **MOTION** was made by Daryl Schlapkohl, seconded by Rosie DeZeeuw and carried. The meeting adjourned.

MAYOR

ADMINISTRATOR/CLERK