

Mayor Wuttke reconvened meeting of the Local Board of Equalization to order at the City Finance Office at 6:15PM. Other board members present: Philip Nagel, Dawn Nagel, Kelly Archer (via phone), Brad Frost (via phone), Paul Kellogg as member of the School Board, Adam Roseland, as Director of Equalization, and Sheila Schatz, Finance Officer.

Appointments in duration of 15 minutes were made with residents as they turned in their assessment appeals at the City Finance Office. Due to the Coronavirus pandemic and Governor Noem declaring a state of emergency, and after receiving word from State guidance, it was decided to handle each appointment via conference call. It was explained that all or any may re-appeal with the County if not in agreement with the Local Board of Equalization's recommendation but new forms must be turned into the County no later than April 7, 2020, by 5:00PM.

Any changes to lots were in effort by the Local Board of Equalization to standardize assessment value according to size of lot with small adjustments for curb and gutter and location.

Appeal No. 74: Michael Schlachter filed an appeal on the following parcel: #6900 – 404 S Dakota Street – Lot 11 & S2 of Lot 12 R&D Add'n Gettysburg valued at \$311,676. Moved by D. Nagel, seconded by P. Nagel to lower assessment to \$285,000 as given the local housing market, the back to back increases of 15% and 20% in 2018 and 2019 were unjustified. All members present voted Aye with Archer - Nay. Motion carried.

Appeal No. 75: Michael Schlachter (Schlachter Building LLC) filed an appeal on the following parcel: #1836 – 101 N East Street – W35' of Lot 7, Blk 64 Platt's Add'n Gettysburg valued at \$46,329. Moved by D. Nagel, seconded by Archer to lower assessment to \$22,656 as given the local housing market, the back to back increases of 15% and 20% in 2018 and 2019 were unjustified. All members present voted Aye. Motion carried.

Appeal No. 76: Michael Schlachter (Schlachter Building LLC) filed an appeal on the following parcel: #121 – 121 E Commercial Avenue – Lot 16, Blk 24 Bryson's Add'n Gettysburg valued at \$6,339. Moved by P. Nagel, seconded by D. Nagel to leave assessment as is – no change. All members present voted Aye. Motion carried.

Appeal No. 77: Michael Schlachter (Schlachter Building LLC) filed an appeal on the following parcel: #2273 – 123 E Commercial Avenue – Lots 17 & 18, Blk 24 Bryson's Add'n Gettysburg valued at \$4,586. Moved by P. Nagel, seconded by Archer to keep assessment at \$4,586, however, building and land values were changed from original assessment as this is the tear down value. All members present voted Aye. Motion carried.

Appeal No. 78: Michael Schlachter (Schlachter Building LLC) filed an appeal on the following parcel: #2635 – 117 E Commercial Avenue – E23’ of Lot 14 & All Lot 15, Blk 24 WTLCO Add’n Gettysburg valued at \$31,477. Moved by P. Nagel, seconded by D. Nagel to lower assessment to \$8,000 as this is tear down value. All members present voted Aye. Motion carried.

Appeal No. 79: Michael Schlachter (Schlachter Building LLC) filed an appeal on the following parcel: #2632 – 115 E Commercial Avenue – Lots 12, 13 & W2’ of Lot 14, Blk 24 Bryson’s Add’n Gettysburg valued at \$43,846. Moved by P. Nagel, seconded by Archer to lower assessment to \$13,500 due to structural flaws and as given the local housing market, the back to back increases of 15% and 20% in 2018 and 2019 were unjustified. All members present voted Aye. Motion carried.

Appeal No. 80: Michael Schlachter (Schlachter Building LLC) filed an appeal on the following parcel: #1354 – 300 E Garfield Street – Lots 3, 4 & 5, Blk 78 WTLCO Add’n Gettysburg valued at \$270,239. Moved by P. Nagel, seconded by D. Nagel to lower assessment to \$150,000 as given the local housing market, the back to back increases of 15% and 20% in 2018 and 2019 were unjustified. Local Board assessed value at purchase price plus upgrade expenditures. All members present voted Aye with Kellogg - Nay. Motion carried.

Appeal No. 81: Delton Woodford filed an appeal on the following parcel: #117 – 310- S Exene Street – Lots 1 & 2, Blk 69 Platt’s Add’n Gettysburg valued at \$291,208. Moved by Kellogg, seconded by D. Nagel to lower assessment to \$227,862 as given the local housing market, the back to back increases of 15% and 20% in 2018 and 2019 were unjustified. All members present voted Aye. Motion carried.

Appeal No. 82: Carmen Combellick filed an appeal on the following parcel: #558 – 310- S Exene Street – Lot 3 Blk 69 Platt’s Add’n Gettysburg valued at \$46,131. Moved by Kellogg, seconded by Archer to lower assessment to \$17,740 as given the local housing market, the back to back increases of 15% and 20% in 2018 and 2019 were unjustified. The trailer also has depreciation and Carmen had comparable property assessment comparison. All members present voted Aye. Motion carried.

Appeal No. 83: Brian J. Worth filed an appeal on the following parcel: #410 – 705 Sunset Drive – Lot 3A Burwell-Cronin Add’n Gettysburg valued at \$344,708. Moved by Kellogg, seconded by P. Nagel to lower assessment to \$280,000 as given the local housing market, the back to back increases of 15% and 20% in 2018 and 2019 were unjustified. All members present voted Aye. Motion carried.

Appeal No. 84: Stella Nagel (The Eugene & Stella Nagel Family Trust) filed an appeal on the following parcel: #1595 – 110 S Mannston Street – Lots 10, 11 & 12, Blk 7 Western Add’n Gettysburg valued at \$135,204. Moved by Archer, seconded by Frost to lower assessment to \$104,120 as given the local housing market, the back to back increases of 15% and 20% in 2018 and 2019 were unjustified and Stella had an outside assessment. All members present voted Aye with D. Nagel abstaining from voting. Motion carried.

Appeal No. 85: Ronald D. Tobin filed an appeal on the following parcel:  
#2,034 – 315 N Exene Street – Lots 23 & 24, Blk 59 WTLCO Add'n Gettysburg valued at \$29,573. Moved by P. Nagel, seconded by Frost to lower assessment to \$15,500 as given the local housing market, the back to back increases of 15% and 20% in 2018 and 2019 were unjustified. All members present voted Aye. Motion carried.

Appeal No. 87: Dan Lemler (Lemler Ranches Inc CFD) filed an appeal on the following parcel:  
#6602 – 904 E Commercial Avenue – W2 of N50' of Lot 3 & N50' of Lot 4 Blk 13 Schlachter's Add'n Gettysburg valued at \$115,157. Moved by P. Nagel, seconded by Archer to lower assessment to \$82,880 as given the local housing market, the back to back increases of 15% and 20% in 2018 and 2019 were unjustified. All members present voted Aye. Motion carried.

Appeal No. 88: Janet Cronin (Matthew D. Cronin) filed an appeal on the following parcel:  
#447 – 701 Sunset Drive – Lot 1 Burwell-Cronin Add'n Gettysburg valued at \$360,666. Moved by D. Nagel, seconded by P. Nagel to lower assessment to \$302,700 as given the local housing market, the back to back increases of 15% and 20% in 2018 and 2019 were unjustified. All members present voted Aye. Motion carried.

Appeal No. 89: Janet Cronin (Matthew Cronin & Michael Cronin) filed an appeal on the following parcel:  
#6500 – Gettysburg Industrial Park, Lot A Unplatted Portion Gettysburg valued at \$226,160. Moved by Kellogg, seconded by P. Nagel to lower assessment to \$193,000 as given the local housing market, the back to back increases of 15% and 20% in 2018 and 2019 were unjustified. The land was raised because 6.49 acres is Ag land and 1.8 acres is commercial land. All members present voted Aye. Motion carried.

Appeal No. 90: Dawn M. Nagel CFD filed an appeal on the following parcel:  
#1609 – 409 W Logan Avenue – Lots 8 & 9, Blk 7 Western Add'n Gettysburg valued at \$232,626. Moved by Kellogg, seconded by Frost to lower assessment to \$171,000 as given the local housing market, the back to back increases of 15% and 20% in 2018 and 2019 were unjustified and Dawn had an outside assessment. All members present voted Aye with D. Nagel abstaining from voting. Motion carried.

Appeal No. 91: Susanne Conradie filed an appeal on the following parcel:  
#899 – 402 S Broadway Street – S2 of Lot 7 + Vac Alley, Blk 85, WTLCO Add'n Gettysburg valued at \$62,059. Moved by P. Nagel, seconded by Archer to lower assessment to \$42,800 as given the local housing market, the back to back increases of 15% and 20% in 2018 and 2019 were unjustified. All members present voted Aye. Motion carried.

Appeal No. 92: Kristie Genzler (James Genzler) filed an appeal on the following parcel:  
#794 – 307 S Broadway Street – S2 Lot 3, All Lot 4 & N25' Lot 5, Blk 1 Pott's Add'n Gettysburg valued at \$146,063. Moved by P. Nagel, seconded by Archer to lower assessment to \$99,980 as given the local housing market, the back to back increases of 15% and 20% in 2018 and 2019 were unjustified. All members present voted Aye. Motion carried.

Appeal No. 93: Shawn Bessette filed an appeal on the following parcel:  
#2409 – 901 E Logan Avenue – Lots 7 & 8, Blk 13 Schlachter's Add'n Gettysburg valued at \$34,058. Moved by D. Nagel, seconded by P. Nagel to lower assessment to \$20,000 as given the local housing

market, the back to back increases of 15% and 20% in 2018 and 2019 were unjustified and this is tear down value. All members present voted Aye. Motion carried.

Appeal No. 16: Todd Oster (CHS, Inc.) filed an appeal on the following parcel:  
#321 – Lots 1, 2, 3, 4, 5 & 6, Blk 56 WTLCO Add'n Gettysburg valued at \$151,879. Moved by Kellogg, seconded by Frost to leave assessment as is – no change. All members present voted Aye with P. Nagel – Nay and with Archer abstaining from voting. Motion carried.

Appeal No. 17: Todd Oster (CHS, Inc.) filed an appeal on the following parcel:  
#365 – Lots 11 & 12, Plus ½ Vac Alley, Blk 56 WTLCO Add'n Gettysburg valued at \$4,111. Moved by D. Nagel, seconded by Kellogg to lower assessment to \$3,360 as given the local housing market, the back to back increases of 15% and 20% in 2018 and 2019 were unjustified. All members present voted Aye with Archer abstaining from voting. Motion carried.

Appeal No. 18: Todd Oster (CHS, Inc.) filed an appeal on the following parcel:  
#404 – E2 Less W3', Blk 81 WTLCO Add'n Gettysburg valued at \$122,824. Moved by Kellogg, seconded by D. Nagel to lower assessment to \$116,290 as given the local housing market, the back to back increases of 15% and 20% in 2018 and 2019 were unjustified. All members present voted Aye with Archer abstaining from voting. Motion carried.

Appeal No. 19: Todd Oster (CHS, Inc.) filed an appeal on the following parcel:  
#405 – Outlot 17-A Brower's Ol's Gettysburg valued at \$7,811. Moved by P. Nagel, seconded by Kellogg to lower assessment to \$6,300 as given the local housing market, the back to back increases of 15% and 20% in 2018 and 2019 were unjustified. All members present voted Aye with Archer abstaining from voting. Motion carried.

Appeal No. 20: Todd Oster (CHS, Inc.) filed an appeal on the following parcel:  
#406 – Outlot 18-A Brower's Ol's Gettysburg valued at \$114,104. Moved by Kellogg, seconded by Frost to lower assessment to \$91,298 as given the local housing market, the back to back increases of 15% and 20% in 2018 and 2019 were unjustified. All members present voted Aye with Archer abstaining from voting. Motion carried.

Appeal No. 21: Todd Oster (Potter County Co-Op) filed an appeal on the following parcel:  
#1786 – N Park Street – Lots 1-4, Exc S40' of Lot 4 + E2 of Vac Park St Blk 10, 1<sup>st</sup> Northside Add' Gettysburg valued at \$15,822. Moved by Kellogg, seconded by P. Nagel to lower assessment to \$11,068 as given the local housing market, the back to back increases of 15% and 20% in 2018 and 2019 were unjustified. All members present voted Aye with Archer abstaining from voting. Motion carried.

Appeal No. 22: Todd Oster (Potter County Co-Op) filed an appeal on the following parcel:  
#1787 – N Potter Street – Lots 1-10, 12-20, Blk 9; 5-8 Blk 10, Less S40' of Lot 5, 1<sup>st</sup> Northside Gettysburg valued at \$1,519,007. Moved by Kellogg, seconded by D. Nagel to lower assessment to \$1,014,753 as given the local housing market, the back to back increases of 15% and 20% in 2018 and 2019 were unjustified. All members present voted Aye with Archer abstaining from voting. Motion carried.

Appeal No. 23: Todd Oster (Potter County Co-Op) filed an appeal on the following parcel:  
#1788 – Former RR Row SW 24-118-76 [70 X 500] Unplatted Portion Gettysburg valued at \$4,981.  
Moved by P. Nagel, seconded by D. Nagel to lower assessment to \$3,456 as given the local housing market, the back to back increases of 15% and 20% in 2018 and 2019 were unjustified. All members present voted Aye with Archer abstaining from voting. Motion carried.

Appeal No. 24: Todd Oster (Potter County Co-Op) filed an appeal on the following parcel:  
#1789 – 501 N East Street – A Plot 350' E&W Then 75'N & S RR in SESW 24-118-76, Unplatted Portion Gettysburg valued at \$4,554. Moved by Kellogg, seconded by D. Nagel to lower assessment to \$3,420 as given the local housing market, the back to back increases of 15% and 20% in 2018 and 2019 were unjustified. All members present voted Aye with Archer abstaining from voting. Motion carried.

Appeal No. 25: Todd Oster (Potter County Co-Op) filed an appeal on the following parcel:  
#1790 – A Plot 300' E&W Then 100'N & S RR in SESW 24-118-76, Unplatted Portion Gettysburg valued at \$318,561. Moved by P. Nagel, seconded by D. Nagel to leave assessment as is – no change. All members present voted Aye with Archer abstaining from voting. Motion carried.

Appeal No. 26: Todd Oster (Potter County Co-Op) filed an appeal on the following parcel:  
#1791 – Part of SW 24-118-76 was RR RTWY. Plot 68' N&S X 320'E&W, N of RR RT S of Court St Unplatted Portion Gettysburg valued at \$4,033. Moved by Kellogg, seconded by D. Nagel to lower assessment to \$3,096 as given the local housing market, the back to back increases of 15% and 20% in 2018 and 2019 were unjustified. All members present voted Aye with Archer abstaining from voting. Motion carried.

Appeal No. 27: Todd Oster (Potter County Co-Op) filed an appeal on the following parcel:  
#1792 – Prcl of Land 110'X155' in SESW 24-118-76 Unplatted Portion Gettysburg valued at \$6,175. Moved by Kellogg, seconded by D. Nagel to lower assessment to \$5,076 as given the local housing market, the back to back increases of 15% and 20% in 2018 and 2019 were unjustified. All members present voted Aye with Archer abstaining from voting. Motion carried.

Appeal No. 28: Todd Oster (Potter County Co-Op) filed an appeal on the following parcel:  
#1796 – Parcel of Land 225'X100' SESW 24-118-76 Unplatted Portion Gettysburg valued at \$14,943. Moved by D. Nagel, seconded by P. Nagel to lower assessment to \$12,300 as given the local housing market, the back to back increases of 15% and 20% in 2018 and 2019 were unjustified. All members present voted Aye with Archer abstaining from voting. Motion carried.

Appeal No. 29: Todd Oster (CHS, Inc.) filed an appeal on the following parcel:  
#2093 – S22' of Tract 14 & E507.75' of Tract 14 & Tract 16-A & 16-B, Potter Sully Land Co Add'n Gettysburg valued at \$649,973. Moved by Kellogg, seconded by Frost to lower assessment to \$564,972 as given the local housing market, the back to back increases of 15% and 20% in 2018 and 2019 were unjustified. All members present voted Aye with Archer abstaining from voting. Motion carried.

Appeal No. 30: Todd Oster (CHS, Inc.) filed an appeal on the following parcel:  
#6536 – 405 N Exene Street – Lots 7, 8, 9 & 10, Blk 56, Plus ½ Vac Alley WTLCO Add'n Gettysburg valued at \$8,288. Moved by P. Nagel, seconded by Kellogg to lower assessment to \$6,660 as given the local

housing market, the back to back increases of 15% and 20% in 2018 and 2019 were unjustified. All members present voted Aye with Archer abstaining from voting. Motion carried.

Appeal No. 31: Todd Oster (CHS, Inc.) filed an appeal on the following parcel: #6601 – 412 N East Street – Lots 11, 12, 13, 14 & 15 of Warehouse Lots of WTLCO Ol’s Gettysburg valued at \$143,366. Moved by Kellogg, seconded by D. Nagel to lower assessment to \$105,141 as given the local housing market, the back to back increases of 15% and 20% in 2018 and 2019 were unjustified. All members present voted Aye with Archer abstaining from voting. Motion carried.

Appeal No. 32: Todd Oster (CHS, Inc.) filed an appeal on the following parcel: #7156 – Lots 14-20, Blk 8, 1<sup>st</sup> Northside Add’n, Gettysburg valued at \$506,936. Moved by Kellogg to lower assessment to 456,383. Motion died for lack of a 2<sup>nd</sup>. Moved by P. Nagel, seconded by D. Nagel to lower assessment to \$406,383 as given the local housing market, the back to back increases of 15% and 20% in 2018 and 2019 were unjustified. All members present voted Aye with Archer abstaining from voting. Motion carried.

Moved by P. Nagel, seconded by Archer, to adjourn Local Board of Equalization meeting at 10:30PM. All members present voted Aye. Motion carried.

Attest:

Witness:

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Sheila K. Schatz, Finance Officer  
Published at the approximate cost of \$

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Bill Wuttke, Mayor