



Board of Equalization

HEARING

-Minutes-

400 East Locust
Union, MO 63084
<http://www.franklinmo.org/>

Christa Buchanan

Monday July 8, 2019

9:00 AM

Training Room 207

I. Call to Order

Attendee Name	Present	Absent	Late	Arrived
Chairman Jamie Keen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8:25am
Vice Chairman Benjamin Hotz	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8:32
Board Member Michael Wood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Absent
Christa Buchanan				8:23
Tom Copeland				8:49
Lori Ruby Wright				8:50
1 st District Commissioner, Todd Boland				8:53
Keith Sells				8:53
Randy Roberts				9:59
Dawn Mentz				10:28
Louis Klingert				9:14
Brenda Kaihewalu				8:15
Duane Brune				9:51
Matthew Weick				10:24
Alex and Amanda Sammet				11:30
David & Lois Dister				12:54pm
UnionVillage Inv/Steve Dickey				2:24pm

II. Public Hearings

A. Kaihewalu, Brenda

Mrs. Keen the Boards duties and procedures of the hearing to Ms Kaihewalu. Mrs. Kaihewalu discussed with Board members that she purchased the house 30 years ago and made many improvements over the years. She had tried to sell the house several times for \$200,000. The bank ordered Mrs Kaihewalu to have an appraisal of her home done which she presented to the board. Appraisal was from 2/26/19 for \$166,000 along with a letter form a realtor suggesting lowering asking price to \$170,000. Mrs Kaihewalu had pictures showing her steep drive which is why she believes her house is not selling.

Keith Sells presented his appraisal and presented property card to appellant to make sure property care information is correct. Mr Sells presented comparable sales in the area to her house.

Board asked Mrs Kaihewalu a few questions and informed her that she would be receiving a letter within a few days with their decision.

1. **Adopted** motion to change

Motion was made to lower assessed value from \$171,110 to \$170,000.

Voter Name	Motion	Second	Aye
Chairman Jamie Keen			<input checked="" type="checkbox"/>
Vice Chairman Ben Hotz	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
First District Commissioner Todd Boland		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

B. Klingert, Louis

Jamie Keen explained how hearing process works to Mr Klingert. Mr Klingert says his value raised two years ago and again this year. When he purchased property they discounted it because of the mobile home residing on it. Therefore, Mr Klingert believes it has no value.

Keith Sells presented his appraisal on the property.

Board asked if rent was received on mobile home and Mr Klingert said yes.

1. Motion to Sustain

Voter Name	Motion	Second	Aye
Chairman Jamie Keen			<input checked="" type="checkbox"/>
Vice Chairman Ben Hotz		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
First District Commissioner Todd Boland	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>

C. Brune, Duane

Chairman Keen explained how the hearing is performed to Mr Brune. Mr Brune is a framer and feels that he is overvalued on his home. His harvest workers come from Mexico and live in the house while they work here. The house was bought for \$25,000. The only improvement to the house is an air-conditioning unit. House is in bad shape according to Mr Brune.

Randy Roberts presented his appraisal from June 2017.

Chairman Keen informed Mr Brune he would be receiving a letter by end of week with the Boards decision.

1. **Adopted** motion to change
Motion to lower assessed value from \$99,100 to \$81,200.

Voter Name	Motion	Second	Aye
Chairman Jamie Keen			<input checked="" type="checkbox"/>
Vice Chairman Ben Hotz		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
First District Commissioner Todd Boland	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>

D. Weick, Matthew & Kimberly

The hearing process was explained to the appellant. Mr Weick had another large increase in appraised value and states he was told that the increase was due to living on riverfront property in Washington. Mr Weick is not confident that assessor office is assessing his property correctly. He states there is a 300% increase on land value. He produced some comparable appraised property values within walking distance of his townhouse. Mr Weick purchased home two years ago for \$565,000.

Keith Sells presented his appraisal of this property. Assessor presented appellant with property card to look over and make sure all information is correct. The surveyed property report said 6437 and assessor office had at 6493. Assessor office made the change.

1. **Adopted** motion to change
Motion made to lower assessed value from \$436,110 to \$435,270 reflecting the new square footage.

Voter Name	Motion	Second	Aye
Chairman Jamie Keen			<input checked="" type="checkbox"/>
Vice Chairman Ben Hotz		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
First District Commissioner Todd Boland	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>

E. Sammet, Alex & Amanda

Bought a family farm in January 2019. The Sammet's state there was an increase of assessed value of 12%. Appraisal from August 2018 was presented to Board. Keith Sells and Mr and Mrs Sammet had stipulated at an earlier date on the house but not the value of the land.

They were informed they would receive a letter by end of week with the decision of the board.

1. Motion to Sustain

Voter Name	Motion	Second	Aye
Chairman Jamie Keen			<input checked="" type="checkbox"/>
Vice Chairman Ben Hotz	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
First District Commissioner Todd Boland		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

F. Dister, David and Lois

Chairman Keen explained how the proceedings are conducted to Mr and Mrs Dister. Mrs Dister discussed how the property value increased in both 2018 and 2019. The Dister's have made corrections with Assessor office on number of bathrooms, unfinished basement, etc in 2018. The value went from \$5 to \$15 a square foot. Would like board to refer to comparisons the Mr Weick brought in for their home earlier in the day because they share a wall and are neighbors to the east. Mr Dister had some comparisons in the Rhine River Development 527 and 521 building next to their unit. One is saying assessed value \$88,000 and the other \$65,000 which they state are mirror properties so don't understand the price differences in the properties. Mrs Weick showed pictures of their home from her phone to board.

Keith Sellers presented his appraisal for the Assessor office to the Board. Discussion was held between Board and the Dister's. Mrs Keen told the Disters that they will receive a letter by end of week from county Clerk Office with Board's decision.

1. Motion to Sustain

Voter Name	Motion	Second	Aye
Chairman Jamie Keen			<input checked="" type="checkbox"/>

Vice Chairman Ben Hotz	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
First District Commissioner Todd Boland		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

G. Bequette, Daniel & Donna

The appellants were a no show for their scheduled appointment.

1. Motion to Sustain

Voter Name	Motion	Second	Aye
Chairman Jamie Keen			<input checked="" type="checkbox"/>
Vice Chairman Ben Hotz	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
First District Commissioner Todd Boland		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

H. Union Village Inv/Steve Dickey Parcel 17-7-26.0-0-001-111.200

Mr Dickey was told how the BOE hearings are conducted by Chairman Keen. Mr Dickey shared the amount he pays for flood insurance. Says it is difficult to find someone to appraise his property because it is hard to find a comparable property to Dollar General Store at 2A Union Village, Union, MO 63084.

Donald Dodd shared his appraisal for this property with the board and explained his maps within appraisal. Along with how figured his appraisal value. The property is vacated, has past flooding issues that need to be addressed, depreciated asphalt which led to no comparable sales. These deductions were made with Mr Dodd's appraisal.

1. **Adopted** motion to change

Motion made to reduce property assessed value from \$814,950 to \$150,000

Voter Name	Motion	Second	Aye
Chairman Jamie Keen			<input checked="" type="checkbox"/>
Vice Chairman Ben Hotz	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
First District Commissioner Todd Boland		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

I. Union Village Inv/Steve Dickey Parcel 17-7-26-0-0-001-109.000

This is the property where Dickey Bub is located at Union, Mo . Mr Dickey states it is operational and are conducting business. Believes there should be a discount on this land because of future flooding.

Donald Dodd described this property as having a three thousand square foot warehouse along with land. Mr Dodd did a cost appraisal because there are no comparable establishments in Franklin County to this parcel. Questions were asked by Board to Mr Dickey. Mr Dickey doesn't feel the land has any real value.

1. **Adopted** motion to change

Motion to reduce assessed value from \$617,410 to \$50,000.

Voter Name	Motion	Second	Aye
Chairman Jamie Keen			<input checked="" type="checkbox"/>
Vice Chairman Ben Hotz		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
First District Commissioner Todd Boland	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>

I Union Village Inv/Steve Dickey Parcel 17-7-26.0-0-001-109.010

According to Mr Dickey this is an operational store.

Mr. Dodd took into consideration depreciation of building. Mr Dodd took into consideration the stigma for someone who may be looking to buy the building. Appraisal went from \$44 per square foot to \$16. Mrs Keen asked MrDickey would he be willing to sell property for \$725,000 and Mr Dickey responded most likely.

Board instructed Mr Dodd that he would receive letter for each parcel under Union Village Inv with the decisions of the Board. In 2020, Assessor will dissipate the lease and combine parcels at owners request.

1. Adopted motion to change
Motion to reduce assessed value from \$814,950 to \$450,000.

Voter Name	Motion	Second	Aye
Chairman Jamie Keen			<input checked="" type="checkbox"/>
Vice Chairman Ben Hotz	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
First District Commissioner Todd Boland		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

IV. Adjournment

Adjourn at 3:47