

City of Harrisburg Local Review Board
Meeting Minutes
March 21, 2016

City of Harrisburg Local Review Board met in session Monday, March 21st, 2016, at 6:00 p.m. at the Liberty School Board Room. Present were Linda Heerde, Ryan Olson, Mayor Julie Burke-Van Luvanee, Ryan Berg and Ryan Wolbrink. Also present were Mary McClung, Andrew Pietrus, Michael McMahon and Alysia Simunek. All motions were by majority vote and approved unanimously by those members present unless otherwise indicated.

Pledge of Allegiance was recited.

The city received 4 appeals this year; one (1) from Sperber Holdings, one (1) from Quien Rentals, one (1) from Jaris & Katelyn Tilstra, and one (1) from Abraham & Radena Meyer.

Gary Sperber was present to object the current assessment value of 300 W. Industrial Avenue, Tract 21 of Harrisburg Industrial Addition. Mr. Sperber is requesting the total assessed value to be \$2,000,000.00. The review board considered the fair market value with comparable properties in the area and the request from Mr. Sperber. Motion Berg on Parcel 270.56.00.2100 for Sperber Holdings, LLC. to change the assessed value for the land to \$283,000.00 and to change the assessed value for buildings to \$1,717,000.00 for a total assessed value of \$2,000,000.00, seconded Olson.

Staff had discussed the appeal with Quien Rentals, 108 W. Willow Street, Lot 3 Block 1 of the Furniture Barn Addition, prior to the meeting so no one was present from Quien Rentals to discuss the appeal. The Lincoln County Assessors recommended changing the total value to \$301,725.00. Motion Olson on Parcel 270.76.01.003 for Quien Rental Properties to leave the assessed value for land at \$88,755.00 and to change the assessed value for buildings to \$212,970.00 for a total assessed value of \$301,725.00, seconded Heerde.

Jaris Tilstra was present to object the current assessment value of 418 Adrianna Avenue, Lot 27 Block 10 of Legendary Estates. The total assessed value is \$171,783.00. Mr. Tilstra is requesting the total assessed value to be \$157,555.00. The board reviewed the market value and also the previous year's assessment along with any updates that have recently been done to the home. Motion Wolbrink on Parcel 270.74.10.027 for Jaris & Katelyn Tilstra to leave the assessed value for land at \$28,133.00 and to change the assessed value for buildings to \$140,317.00 for a total assessed value of \$168,450.00, seconded Berg.

No one was present to object the current assessment value of 1006 Chestnut Street, Lot 11 Block 2 of Hunters Glen Addition, however, the Lincoln County Assessors recommended changing the total value to \$174,520.00. Motion Wolbrink on Parcel 270.72.02.011 for Abraham & Radena Meyer to leave the assessed value for land at \$26,700.00 and to change the assessed value for buildings to \$147,820.00 for a total assessed value of \$174,520.00, seconded Heerde.

Motion Olson to accept the assessment roll prepared by Lincoln County with the amended amounts listed above, seconded Wolbrink.

Mayor Burke - Van Luvanee declared the Local Review Board meeting over at 6:29 p.m.

Mary McClung, Clerk of Harrisburg Local Review Board