

MINUTES  
CARLOS TOWN BOARD  
April 21, 2022 – Board of Equalization – Douglas County Courthouse

Chairman Meyers called the hearing to order at 1:00 PM with all present reciting the Pledge of Allegiance.

Board Members attending: Rod Meyers, Bill Krivanek, Dwayne Waldorf, and Rebecca Anderson.

Technician Dave McNault and Deputy Assessor, Steve Christenson represented the county.

There was one inquiry for the hearing: Shawn and Joanne Kujawa, residents of 478 Carlos Bluffs Road.

They are disputing the increase in market value, along with being charged for having a walk-out basement when there is none. Dave McNault had indicated to Mrs. Kujawa he had missed that in his valuation however, he could not change the value for 2021 payable taxes, but could remove the value for taxes payable 2022.

The property had been valued at \$435,600 on the 2021 tax statement. Kujawa's purchased the property for \$511,000 in that year. Dave McNault received the information of the purchased price and realized the county had been valuing the property too low, therefore, increased the market value to \$513,000. There was a county wide increase in properties for 2022, which increased this property market value to \$570,700. The owners could not understand how the property could increase from \$435,600 to \$570,700 in two years. They feel there property should be valued at \$550,000.

Steve Christenson indicated he will address the credit for the walkout basement with the county commissioners for an abatement.

With that being said, Bill Krivanek moved to lower the market valuation from \$570,700 to \$566,900.00. Dwayne Waldorf seconded the motion which passed unanimously.

Dave McNault presented an overview of the sales in the county along with value changes for 2022, taxes payable in 2023.

Lakeshore for Carlos increased from \$3,200 to \$3,800 per foot and Le Homme Dieu from \$3,300 to \$3,800.

Dwayne Waldorf will need to take the Board of Equalization training for the township.

*Bill Krivanek*

Dwayne Waldorf moved to adjourn at 2:04 PM. Bill Krivanek seconded the motion and it carried unanimously.

*Rodney Meyers*  
RODNEY MEYERS, CHAIRMAN

*Rebecca Anderson*  
REBECCA ANDERSON, CLERK