

Board of Appeal and Equalization

April 17, 2025

Board Members present: Rod Meyers, Dwayne Waldorf, Bill Krivanek

Others in attendance: David McNutt-Assessor, Steve Christenson-Douglas County Assessors Office

Meeting called to order at 12:57 PM by Chairman Meyers

One property is requesting a reduction in value.

Barak & Kathleen Bjorge – 12-0853-160 Prairie Road

Current total value at \$454,000 including building site. It was determined that the property was zoned to include a Wildlife Habitat Easement that was unknown to the assessor until they called to contest the value.

The assessor's recommendation is to reduce the value to \$283,500 or approximately \$2,200/acre.

Motion to Approve the recommendation by Waldorf, seconded by Krivanek.

Motion approved unanimously.

Assessor McNutt and Christenson summarized the past year's activity and changes for Carlos Township and Douglas County.

Carlos Township's total taxable market value increased to \$1,030,622,973 for Tax year 2025/2026, an approximate increase of 2.8%.

Based on 20 on water Lake Sales in Carlos Township, values continue to increase in average sale price compared to estimated market value. For that reason, the property on Lake Carlos increased from \$5,300 per front foot to \$5,500. Lake Miltona will increase from \$3,400 to \$3,570 based on 17 sales that took place in Carlos, Leaf Valley, and Miltona Townships. Lake Le Homme Dieu remains unchanged from 2024/2025.

Property not on water increased in average market value by 3%.

Four Agriculture sales took place in Carlos Township and one commercial sale.

Douglas County as a whole has a Taxable Market Value of \$10,596,663,451 of which Carlos Township makes up about 10% of that total.

There being no further business, Motion made by Meyers to adjourn the meeting and seconded by Waldorf at 1:32 PM. **Motion Approved.**