

Board of Appeal and Equalization

April 16, 2026

Board Members present: Rod Meyers, Dwayne Waldorf, Bill Krivanek and Rebecca Anderson in attendance: David McNutt-Assessor, Steve Christenson-Douglas County Assessor's Office

Meeting called to order at 1:00 PM by Chairman Meyers

One property is requesting a reduction in value.

Patricia and James Nelson – 12-0160-875 County Road 11

Current total value at \$797,700 including the building site. It was determined that the property was purchased in 2023 and may have been overpriced. Upon, viewing the property, Dave McNutt noted there are structural issues with the building that include missing trim, floors that are failing along with a roof that needs to be replaced.

The assessor's recommendation is to reduce the value to \$682,300 which would be \$78,200 for the land and \$604,100 for the building.

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 \$1,061,376,022 for Tax year 2026/2027, an approximate increase of 1.2%.

New Construction for the township was \$18,767,900.

Based on 13 on water Lake Sales in Carlos Township, continue to increase in average sale price compared to estimated market value.

Based on 14 Off Water sales, increased in average market value by 1.2%.

There were 2 Commercial/Industrial sales and 1 Agriculture sale.

Douglas County as a whole has a Taxable Market Value of \$10,884,335,353 of which Carlos Township makes up about 1/10th of that total.

There being no further business, Motion made by Waldorf to adjourn the meeting and seconded by Krivanek at 1:29 PM. **Motion Approved.**

Rodney Meyers
Chairman

Rebecca Anderson
Clerk