

CITY OF BEULAH

April 15, 2024, 6:30 pm

Beulah City Hall Council Chambers

BOARD OF EQUALIZATION

The Board of Equalization meeting was called to order at 6:30 pm by Mayor Sean Cheatley with Council Members Auston Biles, Jason Isaak, Eric Hoffer and David Czywczynski present. Ben Lenzen and Gary Miller absent.

Also Present: City Attorney Scott Solem, City Engineer Charles Hankins, Economic Dev. Dir. Beaver Brinkman, Water Supt. Gary Bovkoon, Public Works Supt. Kenny Yeager, Police Chief Frank Senn, City Assessor/Planner Heidi Hamelton, City Auditor Heather Ferebee, Beulah Residents.

Hamelton presented information to the council. Vanguard Appraisals, the Mercer County Tax Director's Office and local assessors met twice to review sales that occurred to set 2024 property valuations. The State Tax Dept. requires a median sales ratio between 90 and 100%. Mercer County has updated to the new 2020 cost manual. Several reports and parcels were reviewed to ensure consistency, no land value adjustments were made. Beulah's final median is calculated at 95.68. 473 letters of increase were mailed in March for any property value increase of more than 10%. This included properties that were previously undervalued with the previous cost manual.

The Mercer County Tax Director's Office and local assessors will continue to spot check parcels annually. Land, manual level depreciation, and map area factors will continue to be reviewed on an annual basis and adjusted when necessary. Data review will continue to maintain consistent, accurate, and equitable valuations throughout the county. Parcels should be visually inspected every 5-7 years.


Some adjustments have been made prior to the meeting. The values in the system now are true to market value. Hoffer moved to approve the assessor report and changes to property values as presented. Biles seconded. It was questioned how values are compiled. Hamelton stated that property assessed values are not the same as appraisals. She stated that the adjustments were made countywide, and the city is required to be between 90 and 100%. The city is required to be as close as possible to market value. Questions were taken from property owners in attendance.

A resident questioned a property they purchased that was in foreclosure that has interior damage. Hamelton stated she would need to look at it in person, but the value was decreased in 2019. Foreclosure prices are not considered an arm's length transaction. Hoffer stated it would be best for the owner to get an appraisal if they believe the value should be decreased further. Roll call vote found Hoffer, Biles, Isaak and Czywczynski in favor.

Isaak moved to close the meeting. Czywczynski seconded. Roll call vote found Isaak, Czywczynski, Biles and Hoffer in favor.

Adjourned at 6:48 pm.


Sean Cheatley, Mayor


Heather Ferebee, City Auditor

4/15/2024