

TOWN OF SILVER CREEK
BOARD OF EQUALIZATION
MAY 7, 2024

The Local Board of Appeal and Equalization for the Town of Silver Creek was held on Tuesday, May 7, 2024, in the Board Meeting Room. Present were Board Supervisors: Chuck Voss, Greg Hull; and Deputy Clerk Katie Anderson.

Absent: Board Supervisor Scott Krech; Clerk Alison Oftedahl.

Visitors Present: Lake County Assessor Gregg Swartwoudt, Appraiser Supervisor Noah Mittlefehldt, Deputy Assessor Andrew Fellows, Appraiser Jessica Carr, and Administrator coordinator Jenell Cook.

Appearing before the Board: Jessica Peterson.

Supervisor Hull called the meeting to order at 1:00 p.m. discussed ground rules and explained that questions and comments should be addressed to the Town Board. He explained that the only two things the Board could change are classification and value. Lake County Appraiser Supervisor Noah Mittlefehldt then presented introductory information. He noted that the state had increased the maximum homestead market value exclusion amount from \$76,000 up to \$95,000 and the first-tier agricultural value from \$2.15 million up to \$3.5 million. He said that they reviewed 20 actual sales and found that the median assessed value came in 15% below the actual sales price. Assessments must come in 10% to be in compliance. To match like sales, assessments of Lake Superior lakeshore properties had to be increased 10-42%; off-lake assessments had to be increased 8-25%; and inland lake properties including Kane and Marble were assessed down slightly. Finally, he reported that this year Appraiser Andy Fellows visited properties along Highway 61 between the tunnels and along Highway 3 and Gun Club Road to make a physical assessment.

Chairman Hull explained that the valuations can only be changed based upon objective factual information. He also advised that decisions made today can be appealed to the Lake County Board of Appeal and Equalization scheduled for Monday June 17th, 2024, at 5:00 p.m.

The following individuals appeared before the Board:

1. Jessica Peterson – parcel 29-5410-11250. Peterson had questions about how her valuation had gone up that much. After her questions were answered, Motion Hull, second Voss to make no change and preserve the right to appeal to the County Board. The motion carried unanimously.

The following appealed by mail: None.

The following individuals appealed directly to the Lake County Assessor's office prior to the meeting:

1. Priscilla Elwell and Richard Miller – Parcel # 29-5310-11470. Motion Voss, second Hull to take the assessors' recommendation to lower the total assessed value from \$436,200 to \$413,800. The motion carried unanimously.
2. Dayton Hall LLC – Parcel # 29-5310-12255. Motion Voss, second Hull to take the assessors' recommendation to lower the total assessed value from \$972,700 to \$847,000. The motion carried unanimously.

There being no further business, the meeting adjourned at 1:47 p.m. upon motion Voss, second Hull.

Respectfully submitted,
Katie Anderson, Deputy Clerk