



CITY BOARD OF EQUALIZATION MINUTES

A meeting of the Devils Lake City Board of Equalization was held on April 7, 2025, at 5:30 PM in the City Commission Chambers. All board members were present: President Moe, Rob Hach, Jason Pierce, Lisa Uhlenkamp, and Joe Knowski.

Commissioner Pierce made a motion to approve the minutes of the May 6, 2024, Board of Equalization meeting, Commissioner Uhlenkamp seconded, motion carried.

City Assessor, Rob Johnson, provided a review and summary of the annual Board of Equalization report.

Mr. Johnson explained how the City is divided into 5 zones with the expectation that one zone will be physically assessed each year on a 5-year rotation. The zone assessed in 2024 was for residential properties lying east of College Drive between Walnut Street East and Highway 2. In 2025 Zone 4 will be assessed which includes all residential properties that are east of Highway 20 and south of Highway 2.

Mr. Johnson also stated that a land study was completed, setting a land rate for all properties within the City. He also advised the efforts being made to align values with the Computer Aided Mass Appraisal (CAMA) software.

The report showed that the residential median sales ratio was 86.5. To move into tolerance, moderate adjustments to residential properties were made in conjunction with the land value adjustments. After adjustments the median sales ratio was 91.9 and within tolerance for residential properties.

The median sales ratio for commercial properties was 88.5 and in addition to the land value adjustments, a minor increase was applied to commercial improvement values. After adjustments, the median sales ratio was 92.4 and within tolerance.

Mr. Johnson provided the board with a list of 8 property owners who appealed values on 13 properties and believed them all to be resolved. The list will be forwarded to the County as formal appeals.

Instructions were given to property owners who were present and may wish to appeal their valuation to clearly state their name and the address of the property they were appealing when they addressed the board. If they did not wish to address the board but yet wanted to appeal their valuation they needed to sign the appeal roster.



Mayor Moe opened the floor for public appeals. The following addressed the board to appeal valuations for the property listed:

- Rick LaFleur – Addressed the board but did not appeal a property

Also present for appeal, but did not address the board was Everett Rance for Parcel #39-1305-00020-000 located at 1100 3rd Ave NE.

Commissioner Hach moved to approve the 2025 property values as presented by the City Assessor, seconded by Commissioner Knowski. Roll call vote: Commissioner Pierce – Yes, Commissioner Knowski – Yes, Commissioner Hach – Yes, Commissioner Uhlenkamp – Yes, President Moe – Yes, motion carried.

President Moe adjourned the meeting at 5:59 PM.