

JASPER CITY COUNCIL MINUTES

Local Board of Appeal - April 07,2025

The Jasper City Council of the City of Jasper met in-person on **Monday, April 07, 2025** at 7:00 pm.

Members present: Mayor Kim Lape; Council members: Stacie Smith, Deb Plahn, Zack Kounkel, Tim Houg,

Employees present: City Admin: Trinidad Garcia, Deputy Clerk: Maggie Erickson

Local Assessors: Erik Skogquist, Mary Wells

Rock County Assessor: Rachel Jacobs

Pipestone County Assessor: Christine McChesney

Pipestone County Appraiser: Lexi DeGroot

Pipestone Star: N/A

Community members: Cynthia and Mark Jamison

Mayor Kim Lape called the Special Meeting to order at 7:00pm followed by the Pledge of Allegiance;

Agenda Approval:

Removed: N/A

Added: N/A

Motioned by: Plahn 1st/Smith 2nd. All ayes followed

The meeting opened with Mayor Kim Lape reading the purpose of the meeting; to determine whether taxable property in the jurisdiction has been properly valued and classified by the assessor, and to determine whether corrections need to be made.

Erik Skogquist local assessor gave a summary on how properties were assessed. Home values are based on property sales. Values are set on 01/2025 and are based off sales from 10/2023-12/2024; a 12-month period. Sales are classified into 2 buckets, qualified and unqualified, sales within arm length comparisons are used. Jasper had a total 1 commercial sale and 8 residential (1-Rock/7 Pipestone). Properties continue to increase in the Jasper area, due to the neighboring State and City of Sioux Falls SD. Commercial comparison was flat without having many changes. For the residential, the assessors had to continue to assess closer to the value of properties. State reviews a line trend and Jasper is lumped in with smaller towns. Assessors have to be 90-105% of the values that are in town. All of the smaller cities received a time adjustment of 17.43% and prior to the adjustment the median ratio was 80.16%. After the adjustment, the time adjusted ratio came to 73.17%. Assessors looked at different factors, such as the value of the land, buildings, etc and most lots in the City would have increase by 50%. With what took place, brought increases from 18-30% in the City. Median ration resulted at 94.64%



Cythnia Jamison asked how homestead market value is calculated. The Assessors provided a hand out to explain how items are calculated out. It was explained that homestead value is formulary based on a few different factors. On thing noted that changed this year is the max base on \$413,000 was raised to \$517,000; value raised and exclusion benefit will decrease.

Appeals:

Mary Wells presented an amendment for Jeff Carstensen's property; 400 8th St E, based off a call received from the resident regarding a 14% increase and the increase of value year over year. Mary reviewed the property inside and out, along with reviewing the data in the assessing records to ensure all information is accurate. Mary identified a few items that she was able to adjust that would decrease the value by \$4,100. The next step was to review the sales that have come in the last couple of years and see how other similar homes have sold. It was determined that the new evaluation of \$273,100 is fair. The property has a large detached garage, which is a significant part of the evaluation of the property. Mary then looked at figures based solely on the value of the home alone and the market value would fall around \$200,000 to \$220,000. By adding the value of the detached garage of about \$60, 000, it was determined that the value of \$273,100 is fair. This included some slight deductions from a couple of details that had changed since the last in person evaluation. Council approved the adjusted value for parcel number 17-401-0070 to \$273,100.

Motioned by: Plahn 1st/ Kounkel 2nd. All ayes followed.

Smith motioned to adjourn, Kounkel seconded; all ayes, carried; public hearing adjourned at 7:18 p.m.

	
Trinidad Garcia - City Admin	Kim Lape - Mayor
Date	Date