

**Minutes of the Board of Equalization Meeting
Held on May 6, 2019**

Vice-Mayor Patricia Gilbert called the Board of Equalization meeting to order at 6:00 p.m., May 6, 2019, in the Borough Assembly Chambers.

PRESENT: GILBERT, DEBORD, DELONG, POWELL, DECKER

ABSENT: PRYSUNKA, MORRISON

Also, in attendance were:

Borough Clerk Lane

Accounting Generalist, Aleisha Mollen

Borough Assessor, Lila Koplin

CONFLIT OF INTEREST

Gilbert and Decker stated that they both were recipients of the Senior Tax Exemption; Gilbert stated that because they were a part of a certain class of citizens and gained no additional benefit, she did not see that either of them had a conflict. There were no objections from the Assembly.

ITEM OF BUSINESS

3a Appeals – Real Property

There was one appeal to consider from Don Sorric on his leased lot in the Marine Service Center, Lease Lot 1.

Mr. Sorric was not present. Therefore, Gilbert stated that the Board would consider items 4a, 4b, and 4c first and then come back to the Appeal (3a). There were no objections from the Assembly.

4a Senior Citizens Exemptions

M/S: Powell/DeLong to approve the Senior Citizens Property Tax Exemptions, for the tax year 2019, for a total assessment value of \$27,453,600. Motion approved unanimously by polled vote.

4b Disabled Veteran Exemptions

M/S: DeLong/Powell to approve the Disabled Veteran Property Tax Exemptions, for the tax year 2019, for a total assessment value of \$30,000, representing \$382.50 in exempted tax revenue. Motion approved unanimously by polled vote.

4c Sprinkler Exemptions

M/S: Decker/DeLong to approve the Sprinkler Exemptions, for the tax year 2019, for a total assessment value of \$65,212, representing \$831.45 in exempted tax revenue. Motion approved unanimously by polled vote.

3a Property Tax Appeals

There was one appeal to for the Board to consider from Don Sorric on his leased lot in the Marine Service Center, Lease Lot 1. Mr. Sorric was not present.

Lila Koplin, Borough Assessor for Wrangell stated that Mr. Sorric's was appealing the net taxable value of his leased lot in the Marine Service Center, which is Mr. Sorric's possessory interest.

Ms. Koplin explained Possessory Interest to the Assembly; the possessory interest is calculated, based on the lease and the term left on the lease; possessory interest goes down as the lease nears its expiration date.

Ms. Koplin stated that two of the lots in the Service Center had been paved by the city a while back; Harbormaster had stated that the city wanted to try and recover some of those costs; assessor applied an additional 15% to the unit land value would help accomplish that goal; assessed Lot 1 (Mr. Sorric's leased lot) was assessed, using this formula as well however, since Mr. Sorric paved Lot 1 himself, the assessment should be based on the Leased Lot agreement; adjusted the error and lowered the assessed value from \$18.00 (paved) per square foot to \$16.00 (unpaved) per square foot; additionally, the assessment had been calculated based on a longer lease term than he actually has; recalculated the lease based on the remaining one-year term; notified Mr. Sorric of the adjustment and he responded that he still didn't agree and wanted to take the appeal to the Board.

Mr. Koplin stated also that the total corrected possessory interest value was \$21,000 and the Building value remained unchanged at \$198,900; total corrected combined value is \$219,900.

In response to Decker on if the State uses this calculation method to evaluate State land, Ms. Koplin said that yes, they do.

M/S: Powell/DeLong to accept the Real Property Tax Assessment prepared and presented by Lila Koplin, Borough Assessor, in the amount of \$219,900 for Property Owner Appellant Don Sorric. Motion approved unanimously by polled vote.

Board of Equalization meeting adjourned at 6:24 p.m.

Stephen Prysunka, Mayor

ATTEST: _____
Kim Lane, MMC, Borough Clerk