

District 5 Quarterly Meeting Minutes

Wednesday January 10th, 2024

Salem, SD

11:00 AM

Those present were Rick Becker of Lake County, Tami Severson & Darcy Liable of Miner County, Cori Kaufman, Anna Flogstad & Angie McCormick of McCook County, Jacob Brehmer & Reid Squires of Brookings County. Kyle Sexe from Minnehaha County submitted discussion comments via email.

The meeting was called to order @ 11:00 by Chairperson Jacob Brehmer. Discussion started with the Axiomatic sales portal upload process. There were a few minor hiccups with Incode users, and getting the 2024 information not to pull into the reports. After an Incode update, the process seemed to work correctly. DOR audits have not been scheduled for District 5, however we anticipate by the end of the month that will happen. A few counties have had DOR site visits to assist with the sales screening process.

Discussion shifted to the market trending process & intentions for 2024 values. It was discussed that most counties are seeing a few less sales than last year, but the prices being paid are still high. Ranges from 40-80% median starting point in comparison to 2023 assessments, with counties anticipating to end with 70-90% range for the median. This is interesting when looking back at last year's ending medians ranging from 85-90%. It was noted that sales in smaller jurisdictions of older homes have seen the most increase in market value. We attribute this to the lack of inventory & prices in the more populated communities.

We discussed our upcoming Spring 2024 reappraisal projects. Miner County is currently reviewing new flyover imagery and flagging rural parcel changes that they will field verify this spring/summer. Brookings & McCook will both be starting a rural residential review, and hope to accomplish 1/3 to 1/2 completion per summer. Lake County is going to focus on downtown commercial properties & lake property, as this is where a lot of the sales are concentrated, and assessments have been low.

We talked about counties with open positions, and the difficulties in getting quality applicants, if any. Wages have become similar to what is being offered in the private sector, for unskilled labor positions. Cori mentioned reaching out directly to area tech schools & colleges and posting on their message boards. Jacob said that Ryan McKnight with SDSU would be a good connection, as he lectures students in the area of real estate appraisal & abstracting.

Legislative updates were discussed. HB 1056 is proposing the Disable Veteran property tax exemption increase from \$150,000 to \$250,000. HB 1040 proposes to limit the increase on assessments to 3% annually from the November 1, 2020 assessment. If there is a property sale after this date, the 3% assessment increase would use said year as the starting value for base increase. Property must be reassessed if a sale occurs after November 1, 2024. The base assessment may not exceed the sale price of the property. Change in class or use may also warrant a reassessment.

COLA wage increases were discussed, and ranged from 2-5% for counties present.

Further discussion on how counties are handling Beacon subscription payments, and fees for property cards sent by mail or email. McCook has the ability through Stripe to allow card payment processing through Beacon. They do not pass the processing fee on to the consumer. Miner & Lake send an invoice along with requested property cards. Most are \$1-3 per request. Brookings county has been fulfilling emailed property card request at no charge, but may be looking to change this in the future.

Upcoming educational opportunities were discussed. The land appraisal workshop offered in Brookings this past November received good feedback. McCook County has an idea for a presentation on safety on private property, ie. Weapons, drugs, trafficking, etc. that they plan to offer in the spring. We all agreed this would be well attended, as it directly pertains to our position, and field of work. Cori also mentioned a similar presentation will be offered at 2024 SDAAO conference by the Call to Freedom SD group. We are all looking forward to this.

The next meeting will be held in April 2024 after County Boards with Miner County as the host.

Motion to adjourn by Cori Kaufman, 2nd by Reid Squires. Chairperson Jacob Brehmer declared the meeting adjourned @ 12:39 PM.