

# AURORA COUNTY COMMISSIONER PROCEEDINGS

April 14, 2026

The meeting was called to order at 1:00 PM by Chairman Clyde Dethlefsen, with Dan Bosworth, John Paul Studeny, and Travis Clark present. Also present was Director of Equalization Sam Simkins. Absent was Roger Hanten.

The Pledge of Allegiance was recited.

The agenda was amended by moving the appeal time for Steve & Donna Bucher to 1:10 PM instead of 1:30 PM. A motion was made by Studeny, seconded by Clark to approve the agenda as amended. Motion carried all voting aye.

The Chairman convened into County Board of Equalization and oaths of office were taken.

Steve and Donna Bucher presented their appeal via phone. Steve told the Board that one of the reasons for the appeal is that they are being assessed for a fully finished basement and his is only half finished. In 2025 the township and previous assessor agreed to lower his value to \$389,740 during the appeal process last year and now in 2026, it's back up to \$446,931, said Bucher. He told the Board that his house is another year older and nothing new has been done to it. He said he was not given a reason for the increase and asked that the assessed value remain at the previous value of \$389,740. Director Simkins noted that the 2025 appeal was not done properly by the previous assessor. In order to have it lowered there should have been an inspection done. Steve asked if there was a formula on how the value is determined and noted that 2022 was the last time it was inspected. Chairman Dethlefsen asked Bucher why the township lowered it last year and Bucher said because they felt the increase of 175% was too much. Commissioner Studeny asked if he would sell it for the amount that it is currently assessed at. Bucher said it is difficult to say because he is not looking to sell. Commissioner Studeny said the previous assessor should have inspected the property before lowering the value on it. Without an onsite visit, our Assessor cannot make a fair determination to see if it is a fair and equitable assessment, said Studeny. The Bucher's agreed to set up a time tomorrow for the Assessor to come out and look at the property.

Jeanine Brizzolara presented her appeal to the Board via phone. She questioned why her values on both parcels of her ag land increased by more than a total of \$30,000. Brizzolara said she felt it is not reflective of the property's actual use as it is presently utilized as hay/grass pasture or CRP. She noted that the land does not generate income consistent with cropland and it was not designed or developed for cropland. Commissioner Clark said the values on ag land are

based off the soil type and sales. Assessor Simkins told her that she looked at 3 comparable sales close to her land with very similar soils and found they are assessed equally. Assessor Simkins recommended that the values remain the same. A motion was made by Clark, seconded by Bosworth to leave the values as they are since it is comparable to similar properties. Motion carried all voting aye.

Assessor Simkins informed the Board that there were data entry errors on Scott Klaverkamp's property. She noted that she did go out and look at the house, determined that the grade of the house was above average and agreed with the township board that it should be lowered. After completing her walk-through of the house, she recommended the value should be lowered from \$543,197 to \$446,867. A motion was made by Clark, seconded by Bosworth to go with the Assessor's recommendation and lower the house to \$446,867. Motion carried all voting aye.

A motion was made by Bosworth, seconded by Studeny to approve 13 new elderly freezes. Motion carried all voting aye.

A motion was made by Clark, seconded by Studeny to approve 1 new disabled veteran. Motion carried all voting aye.

Assessor Simkins noted there are no new paraplegic veterans this year and we currently have 2 that qualify.

A motion was made by Bosworth seconded by Clark to approve 887 homes in Aurora County that qualify for owner occupied status. Motion carried all voting aye.

A motion was made by Studeny, seconded by Clark to accept the list of tax-exempt properties. Motion carried all voting aye.

Meeting adjourned subject to call.

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Clyde Dethlefsen, Chairman  
County Commission

ATTEST: \_\_\_\_\_  
Susan Urban, Auditor

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