

PROCEEDINGS OF THE COUNTY  
BOARD OF APPEAL AND EQUALIZATION  
OF MOWER COUNTY, MINNESOTA,  
AT ITS REGULAR ANNUAL MEETING  
June 15, 2010

The Board of Appeal and Equalization of Mower County, Minnesota, convened their annual session in the Commissioner's room of the Mower County Courthouse at Austin, Minnesota, at 6:00 p.m. on June 15, 2010.

The following members were present and subscribed to the Oath of the Board of Appeal and Equalization:

Raymond J. Tucker, Chair  
Dick Lang  
Dave Hillier  
Tim Gabrielson  
Mike Ankeny  
Linda Ehmke, Chief Deputy County Auditor-Treasurer

Staff Present: Craig Oscarson, County Coordinator  
Richard Peterson, Mower County Assessor  
Jody LeVasseur, Deputy Assessor  
Joy Kanne, Property Appraiser

Appellants: Patrick O'Connor, Rick Lamon, John Warmka, Steve Hamilton, Bob Lamp, Larry Hanson

Richard Peterson, County Assessor, presented the report of 2010 valuations reviewing tillable land sales, Ag land values per acres and a residential property review.

Patrick O'Connor appealed the increase in market value on parcel number 05.025.0010.

Richard Peterson reported to the Board that the value was calculated using the land schedule for buildable land sites located along gravel road surfaces and adjusted like other properties in the township.

Mike Adams did not appear.

Rick Lamon appealed the value on parcel number 26.001.0550 in the City of LeRoy following a remodel of the property. Mr. Lamon presented a variety of information including email communications between him and the County Assessor and other commercial properties in the City of LeRoy.

John Warmka appealed the high amount of taxes on parcel 25.008.0561 following the construction of a new shop/office on the property. Mr. Warmka had an appraisal done on the property and the value of the property difference from that value placed on it by the County Assessor's office.

Steve Hamilton appealed the value on parcel 13.009.0060, his year-round cabin located on 10 acres of land because his value was considerably higher than that of his neighbors and it is low land that floods every year. Mr. Hamilton stated that he had filed for tax court.

Bob Lamp for the Grand Meadow Rod and Gun Club appealed the steady increase in the property's value since 2007 on parcel 06.014.0020 even though no changes have been done on or to the property. The property's classification had been changed from recreational to commercial industrial and nothing is built on or sold from the property; only a few men get together and shoot their firearms on the property.

Larry Hanson, East Side Development, appealed the value on parcels 34.224.0040, 34.224.0050 and 34.224.0060 because part of the property (Lot 5) has been said to be contaminated. Mr Peterson stated that when he received the proper information verifying that the property is contaminated and the remediation costs, the proper steps would be taken to revalue the property.

Dallas Shawback sent a written appeal to be heard at the Board of Equalization appealing the valuation on bare lot parcels 23.018.0030, 23.018.0040, 23.018.0060, 23.018.0210 and 23.018.0230. Mr. Peterson stated that the property was platted a significant time ago and it falls under the seven year plat law. Sales are needed to make changes.

Motion made by Commissioner Ankeny, seconded by Commissioner Gabrielson to set June 18, 2010 at 1:00 p.m. to receive the Assessor's report and recommendation on the appeals heard today and to set June 23, 2010 at 1:00 p.m. for the Board's action on the appeals. Motion carried.

Motion made by Commissioner Gabrielson, seconded by Commissioner Hillier to accept the Assessor's report on valuations as of January 2010 for taxes payable 2011 subject to the appeals. Motion carried.

Motion made by Commissioner Lang, seconded by Commissioner Ankeny to adjourn the meeting at 8:06 p.m. until June 18, 2010 at 1:00 p.m. Motion carried.

**THE BOARD OF APPEAL AND EQUALIZATION**

**BY:** \_\_\_\_\_  
**Chairperson**

**Attest:**

**By:** \_\_\_\_\_  
**County Chief Deputy Auditor-Treasurer**

**INDEX**

**A**

adjourn  
to June 18 @ 1 pm, 129  
Assessor's report accepted, 129

**H**

Hamilton, Steve  
appeal valuation, 129  
Hanson, Larry  
appeal valuation, 129

**L**

Lamon, Rick  
appeal valuation, 128  
Lamp, Bob—Grand Meadow Rod & Gun Club  
appeal valuation and classification, 129

**O**

O'Connor, Patrick  
appeal valuation, 128

**S**

Set add'l Board of Equalization Meetings  
6-18 and 6-23-10, 129  
Shawback, Dallas  
appeal valuation, 129

**W**

Warmka, John  
appeal valuation, 129