

PROCEEDINGS OF THE COUNTY
BOARD OF APPEAL AND EQUALIZATION
OF MOWER COUNTY, MINNESOTA,
AT ITS REGULAR ANNUAL MEETING
June 20, 2012

The Board of Appeal and Equalization of Mower County, Minnesota, convened their annual session in the Commissioner's room of the Mower County Government Center at Austin, Minnesota, at 8:30 a.m. on June 20, 2012.

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

Equalization: Mike Ankeny, Chair
 Jerry Reinartz
 Tony Bennett
 Tim Gabrielson
 Raymond Tucker
 Doug Groh, County Auditor-Treasurer
 Craig Oscarson, County Coordinator

Staff Present: Richard Peterson, Mower County Assessor
 Joy Kanne, Property Appraiser

Chair called the meeting to order.

The County Assessor provided a report on the appeal of South Central Athlete on parcel 34.001.1130 and the Mark Nagle parcels 34.001.1180 and 34.185.0050 and recommended no change.

Motion made by Commissioner Reinartz, seconded by Commissioner Gabrielson to reduce the building value from \$228,800 to \$178,800 on South Central Athlete parcel 34.001.1130. Motion carried.

Motion made by Commissioner Gabrielson, seconded by Commissioner Tucker to reject the appeal of Mark Nagle on parcel 34.001.1180. Motion carried.

It was then noted that Parcel 34.001.1180 was a split and didn't include the split amount in the review.

Motion made by Doug Groh, seconded by Commissioner Reinartz to cancel the previous motion for parcel 34.001.1180. Motion carried.

Motion made by Commissioner Reinartz, seconded by Commissioner Bennett reduce the building value from \$201,800 to \$143,600 to reflect a 29% increase over the 2011 value on the Mark Nagle parcel 34.001.1180. Motion carried.

Motion made by Commissioner Reinartz, seconded by Commissioner Gabrielson to reduce the land value from \$42,200 to \$25,000 and reduce the building value from \$148,000 to \$126,800 on the Mark Nagle parcel 34.185.0050 with the values apportioned between commercial and apartments. Motion carried.

The County Assessor provided a report on the appeal of Austin City's Employee Credit Union on parcel 34.600.1700 and recommended an adjustment to the land value due to the property being in the flood plain. The Assessor recommended a reduction in the land value from \$45,100 to \$41,600.

Motion made by Commissioner Reinartz, seconded by Commissioner Bennett to reduce the land value from \$45,100 to \$29,400 and the building value from \$124,000 to \$105,600 on the Austin City's Employee Credit Union parcel 34.600.1700. Motion carried.

The County Assessor's staff provided a report concerning the issue of contamination of the property and the applicability for the contamination tax in reference to the appeal of Lawrence Hanson on parcels 34.224.0040, 34.224.0050 and 34.224.0060. There is a response action plan in place with the MPCA and the site(s) is being monitored. There is not an action plan for clean-up. Information is incomplete to provide the contamination tax to the properties and the Assessor's office recommended no change.

Motion made by Commissioner Bennett, seconded by Commissioner Gabrielson to reduce the land values on the Hanson parcels as follows:

Parcel 34.224.0040 reduce land value from \$66,700 to \$30,200

Parcel 34.224.0050 reduce land value from \$45,500 to \$23,200 and

Parcel 34.224.0060 reduce land value from \$45,300 to \$23,000.

Motion carried.

The County Assessor provided a report on the appeal of Jeff Jennings on parcel 26.005.0207 and recommended no change. The appraisal provided by the owner was done on the land size at 2 acres. The actual land size is 16.5 acres.

Motion made by Commissioner Gabrielson, seconded by Commissioner Tucker to reduce the building value from \$467,100 to \$390,100 on the Jeff Jennings parcel 26.005.0207. Motion carried.

The County Assessor provided a report on the appeal of Jim Plehal on parcel 34.060.0030 and recommended no change.

Motion made by Commissioner Reinartz, seconded by Doug Groh to reduce the land value from \$52,800 to \$39,100 on the Jim Plehal parcel 34.060.030. Motion carried.

Motion made by Doug Groh, seconded by Commissioner Gabrielson to reject the appeal of Jim Plehal for a change in classification on 34.060.0030. Motion carried.

The County Assessor provided a report on the appeal of Jim Plehal on parcels 34.100.2230, 34.100.2240 and 34.810.0260 and recommended no change.

Motion made by Commissioner Bennett, seconded by Commissioner Gabrielson to reject the appeal of Jim Plehal on parcels 34.100.2230, 34.100.2240 and 34.810.0260 and to leave the values at the 2012 adjusted values and classification. Motion carried.

The County Assessor provided a report on the appeal of Jim Plehal on parcels 34.114.0030, 34.114.0040, 34.114.0050, and 34.592.0030 and recommended no change. Two of the parcels had been adjusted during the valuation by valuing them as "one piece". There was no recommended change for parcel 34.892.0010.

Motion made by Commissioner Tucker, seconded by Commissioner Bennett to reduce the land value from \$198,200 to \$167,400 for the Jim Plehal parcel 34.892.0010. Motion carried.

Motion made by Commissioner Tucker, seconded by Commissioner Gabrielson to reject the appeal of Jim Plehal on parcels 34.114.0030, 34.114.0040, 34.114.0050 and 34.592.0030. Motion carried.

The County Assessor provided a report on the appeal of Jeff Wilhelmi on parcel 34.751.0210 and recommended no change beyond that already set by the local board of review.

Motion made by Commissioner Bennett, seconded by Commissioner Gabrielson to set a 77% and 23% residential / commercial split respectively on the Jeff Wilhelmi parcel 34.751.0210. Motion carried.

Motion made by Commissioner Bennett, seconded by Commissioner Gabrielson to reduce the land value from \$21,000 to \$19,000 on the Jeff Wilhelmi parcel 34.751.0210. Motion carried.

The County Assessor provided a report on the appeal of Steve & Kathy Sollie on parcel 02.008.0191 and recommended no change.

Motion made by Commissioner Reinartz, seconded by Commissioner Gabrielson to reduce the land value from \$75,500 to \$50,000 on the Steve Sollie parcel 02.008.019. Motion carried. Commissioner Bennett abstained.

The Board recessed at 11:01 a.m. and reconvened at 11:14 a.m.

The County Assessor provided a report on the appeal of Bruce Bucknell on parcels 29.005.0400, 29.001.0162 and 09.036.0070 and recommended no change.

Motion made by Commissioner Tucker, seconded by Commissioner Gabrielson to reduce the building value from \$357,800 to \$307,800 on the Bruce Bucknell parcel 29.005.0400. Motion carried.

Motion made by Commissioner Gabrielson, seconded by Commissioner Bennett to reject the appeal of Bruce Bucknell on parcel 09.036.0070. Motion carried.

Motion made by Commissioner Tucker, seconded by Commissioner Gabrielson to reject the appeal of Bruce Bucknell on parcel 29.001.0162. Motion carried.

The County Assessor provided a report on the appeal of ProGrowth Bank on parcel 34.256.0100 and recommended no change.

Motion made by Commissioner Reinartz, Commissioner Gabrielson to reject the appeal of ProGrowth Bank on parcel 34.256.0100. Motion carried.

The County Assessor provided a report on the appeal of Palleton of MN on parcels 34.860.0140 and 34.570.0009 and recommended no change.

Motion made by Doug Groh, seconded by Commissioner Bennett to reduce the land value from \$24,100 to \$18,200 on the Palleton of MN parcel 34.570.0009. Motion carried.

Motion made by Commissioner Reinartz, seconded by Commissioner Bennett to reduce the land value from \$4,600 to \$3,200 on the Palleton of MN parcel 34.860.0140. Motion carried.

The County Assessor provided a report on the appeal of Eric Anderson on parcel 02.008.0090 and recommended no change.

Motion made by Commissioner Reinartz, seconded by Commissioner Bennett to reduce the building value from \$137,200 to \$100,000 because there is only one building of any use on the Eric Anderson parcel 02.008.0090. Motion carried.

Motion made by Commissioner Tucker, seconded by Commissioner Gabrielson to recess the meeting at 11:52 a.m. to reconvene at 1:15 p.m. Motion carried.

The meeting reconvened at 1:13 p.m.

The County Assessor provided a report on the appeal of Angie Hanf on parcel 34.095.0070 and recommended no change.

Motion made by Commissioner Gabrielson, seconded by Commissioner Tucker to reject the appeal of Angie Hanf on parcel 34.095.0070. Motion carried.

The County Assessor provided a report on the appeal of Taco Johns on parcels 34.185.0210 and 34.185.0220 and recommended no change.

Motion made by Commissioner Reinartz, seconded by Commissioner Gabrielson to reduce the building value from \$357,500 to \$294,800 on the Taco Johns parcel 34.185.0210. Motion carried.

Motion made by Commissioner Reinartz, seconded by Commissioner Gabrielson to reject the appeal of Taco Johns on parcel 34.185.0220. Motion carried.

The County Assessor provided a report on the appeal of the Elks on parcel 34.001.0220 and recommended no change.

Motion made by Commissioner Reinartz, seconded by Commissioner Bennett to reduce the building value from \$135,400 to \$100,100 on the Elks parcel 34.001.0220. Motion carried. Commissioner Gabrielson abstained.

The County Assessor provided a report on the appeal of JT Leasing on parcel 16.004.0105 and had no recommendation due to the fact that he only recently been provided the appraisal mentioned in their appeal.

Motion made by Commissioner Reinartz, seconded by Commissioner Gabrielson to reduce the building value from \$1,356,100 to \$935,900 on JT Leasing parcel 16.004.0105. Motion carried.

Motion made by Commissioner Bennett, seconded by Commissioner Tucker to deny the appeal of Carney Auto on parcel 34.185.0130 as the appellant did not appear as scheduled. Motion carried.

Motion made by Commissioner Reinartz, seconded by Commissioner Gabrielson to deny the appeal of Craig Jacobson on parcel 26.001.1290 as the appellant did not appear as scheduled. Motion carried.

The Assessor reported that adjustments were needed for the Dewart parcel 03.019.0040 as decided by the local board of review. The local board of review had made a change with a split class between agricultural and commercial.

Motion made by Commissioner Tucker, seconded by Commissioner Reinartz to revalue and set the commercial portion of the building value on the Dewart parcel 03.019.0040 at \$53,200. The overall valuation on the property remains unchanged. Motion carried.

The County Assessor provided a report on the appeal of Fred Requa on parcel 34.185.0960 and recommended no change.

Motion made by Commissioner Bennett, seconded by Commissioner Gabrielson to reject the appeal of Fred Requa on parcel 34.185.0960. Motion carried.

The County Assessor provided a report on the appeal of Daryle Irlbeck on parcel 07.023.0047 and recommended changing the values between the classifications.

Motion made by Commissioner Gabrielson, seconded by Commissioner Bennett to accept the Assessor's recommendation and change the values between the classifications with no change in the total 2012 values. The valuations per classification are as follows on the Daryle Irlbeck parcel 07.023.0047:

Commercial Land from \$87,500 to \$53,800

Ag Land from \$3,100 to \$36,800

Commercial Building from \$233,300 to \$222,100

Ag Building from \$58,500 to \$69,700

Motion carried.

The Board recessed at 2:11 p.m. and reconvened at 2:21 p.m.

The County Assessor provided a report on the appeal of Tony Warmka on parcels 29.005.0350 and 29.005.0430 and recommended no change.

Motion made by Commissioner Tucker, seconded by Commissioner Gabrielson to reject the appeal of Tony Warmka on parcel 29.005.0350. Motion carried.

Motion made by Commissioner Reinartz, seconded by Commissioner Tucker to reduce the building value from \$353,900 to \$275,000 on the Tony Warmka parcel 29.005.0430. Motion carried 5-1. Commissioner Bennett voted nay.

The County Assessor provided a report on the appeal of Rick Lamon on parcels 26.003.0070 and 26.001.0550 and recommended no change.

Motion made by Commissioner Reinartz, seconded by Commissioner Tucker to reduce the building value from \$214,900 to \$175,700 building (adjusted proportionately between the commercial and commercial SRR valuations) on the Rick Lamon parcel 26.001.0550. Motion carried.

Motion made by Commissioner Reinartz, seconded by Commissioner Reinartz to reduce the building value from \$45,400 to \$22,500 on the Rick Lamon parcel 26.003.0070. Motion carried.

The County Assessor provided a report on the appeal of City of Maplevue on parcels 28.002.0011 and 28.002.0132 and had no recommendation.

Motion made by Doug Groh, seconded by Commissioner Tucker reduce the land value from \$40,000 to \$30,00 and the building value from \$51,100 to \$48,000 on the City of Maplevue parcel 28.002.0011. Motion carried.

Motion made by Commissioner Reinartz, seconded by Commissioner Gabrielson to reduce the land value from \$68,400 to \$36,500 and the building value from \$184,800 to \$150,000 on the City of Mapleview parcel 28.002.0132. Motion carried.

The County Assessor provided a report on the appeal of Arnie Johnson on parcel 28.002.0150 and recommended no change.

Motion made by Commissioner Gabrielson, seconded by Commissioner Bennett to reject the appeal of Arnie Johnson on parcel 28.002.0150. Motion carried.

The Board recessed at 3:28 p.m. and reconvened at 3:46 p.m.

The County Assessor provided a report on the appeal of Dave Lunning on parcels 26.005.0206 and 09.022.0071 and recommended a change in the building value on parcel 26.005.0206.

Motion made by Commissioner Gabrielson, seconded by Commissioner Tucker to reduce the building value from \$317,400 to \$275,000 on the Dave Lunning parcel 26.00.0206. Motion carried.

Motion made by Commissioner Tucker, seconded by Commissioner Gabrielson to reduce the building value from \$211,700 to \$190,000 on the Dave Lunning parcel 09.022.0071. Motion carried.

Motion made by Commissioner Reinartz, seconded by TG to recess the Board of Review and Equalization at 4:26 p.m. until June 21, 2012 at 8:30 a.m. in order to consider relevant information and to take actions required of the County Board of Appeal and Equalization. Motion carried.

THE BOARD OF APPEAL AND EQUALIZATION

BY: _____
Chairperson

Attest:

By: _____
County Auditor-Treasurer

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