

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

June 13, 2016

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 6:30 p.m. on June 13, 2016.

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

Polly Glynn, Chair
Tim Gabrielson
Mike Ankeny
Jerry Reinartz
Tony Bennett
Steven Reinartz, County Auditor-Treasurer
Craig Oscarson, County Coordinator

Staff Present: Joy Kanne, Mower County Assessor and
Candy Lahann, Renee Thorpe & Mike Kellar, Property Appraisers
Amanda Lee, Assessor support staff

The Chair called the meeting to order and the Auditor-Treasurer, Steven Reinartz, administered the oath to the Board. The Chair asked for the assessor's report.

Joy Kanne, County Assessor, introduced her staff and presented a written report dated June 13, 2016 which is on file in the Assessor's office. The Assessor's report included information pertaining to the distribution of estimated market value, estimated market value adjustments by property type, new construction in the county and sales data. The valuations are as of January 2016 for taxes payable 2017.

The Chair informed the assembly that five minutes will be allowed for persons present to present their appeals. It was noted during the meeting that no decisions will be made on appeals presented at this meeting but the information presented will be reviewed and a decision will be made at a future meeting to be set by the Board prior to the board recessing tonight's meeting.

Greg Haskensmith appealed the building value on parcel 34.190.2590. Greg Haskensmith provided comparable data and suggested a value of \$145,000. After the City Board of review the value had been reduced to \$168,300 but Mr. Haskensmith is appealing the reduced value.

Marc Feuerhak appealed the building value on parcel 34.825.0456. The current value is set at \$103,000. Mr. Feuerhak presented information from two appraisers and would like a value of about \$75,000.

Robert Raker appeared before the Board to appeal his building value of \$368,500 on PIN 02.012.0150. Mr. Raker did not appear before the local board of review. Mr. Raker's appeal cannot be heard or decided by the County Board of Review.

Commissioner Gabrielson left the meeting at approximately 6:55 p.m.

Jim Hartson appeared before the Board and presented information on several parcels and raised a concern about the county being in non-compliance on a county-wide basis. Mr. Hartson did not specifically appeal any property owned by him.

Commissioner Gabrielson returned at 7:12 p.m.

Raymond Gomer appealed by phone message his property (mobile home) value located on PIN 07.999.0030 reviewed in September 2015. The value had increased from \$8,000 to \$29,000. The County Assessor reviewed the appealed property and would recommend an adjustment to \$28,300.

Candy Lahann, property appraiser, presented information related to building value appeal of Chelsea Anderson Arroyo for PIN 34.662.0080. The appraiser had reviewed the property since the local board of appeal and noted some building deficiencies and would recommend an adjustment to the market value from \$239,300 to \$204,300.

Mike Kellar, property appraiser, presented information related to four separate parcels of Rodney & Ann Kvam for which the value of the buildings is being appealed. The first parcel 20.037.0010 was reviewed by the appraiser and the appraiser recommends a decrease in the value from \$16,600 to \$12,800. Parcel number 20.037.0020 was reviewed and the appraiser recommends a change in value from \$47,100 to \$38,600 due to property deficiencies. Parcel 20.037.0030 was also reviewed and the appraiser recommends a change in value from \$68,900 to \$26,100. Lastly, parcel number 20.037.0040 was reviewed and the appraiser recommends an increase in value from \$89,500 to \$102,800.

Appraiser Mike Kellar presented a report on the appeal of Carolan Homes for his appeal of building value on parcel 34.285.0570. The City Board of Review recommended no change in value without a property review. The appraiser reviewed the property and recommends a decrease in value from \$56,800 to \$41,600.

The County Assessor presented information for the Board to consider for changes in value due to clerical/data errors. It was noted that these items can be changed without an appeal.

Motion made by Commissioner Reinartz, seconded by Commissioner Gabrielson to approve the following 2016 property value changes due to clerical errors:

Property Owner	Parcel No.	Prior Value	Changes to EMV	Approved New Value
Bustad, Wallace	08.022.0041	0	51,500	51,500
Kiker Properties, LLC	08.022.0040	198,600	-57,600	141,000
Shi Zhad LLC	34.705.0460	127,900	-28,600	99,300
Arvin M. Ringen Trust	15.029.0021	123,800	-3,500	120,300

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R & S Farms LLC	05.028.0085	239,600	-17,700	221,900
Swenson, Greg W. & Loni	20.026.0012	52,000	-31,800	20,200

Motion carried.

Motion made by Commissioner Reinartz, seconded by Commissioner Ankeny to accept assessor's report subject to appeals. Motion carried.

Motion made by Commissioner Bennett, seconded by Commissioner Gabrielson to recess at 7:35 p.m. and to reconvene at 10:00 a.m. on June 28, 2016 to receive the Assessor's report and recommendation on the appeals heard today and for Board action on the appeals. Motion carried.

THE BOARD OF APPEAL AND EQUALIZATION

BY: _____

Chairperson

Attest:

By: _____

County Auditor-Treasurer

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