

Cottonwood County Board of Commissioners
County Board of Appeal and Equalization Meeting
June 20, 2017

The Cottonwood County Board of Commissioners met for the annual County Board of Appeal and Equalization meeting on Tuesday, June 20, 2017 at 6:00 p.m. at the Cottonwood County Courthouse in Windom, MN. Presiding over the meeting was Chairman Tom Appel. Present for all or portions of the meeting were: Commissioners Tom Appel, Jim Schmidt, Donna Gravley, Norm Holmen, and Kevin Stevens; County Coordinator Kelly Thongvivong, Auditor/Treasurer Jan Johnson, County Attorney Nick Anderson, Kathy Marsh, County Assessor Gale Bondhus, Deputy Appraiser Alan Coners, and Senior Appraiser Karla Ambrose.

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Bondhus presented assessment valuation changes and statistics from 2016 to 2017 to the Board. Value changes were made based on qualifying sales that took place in the county from 10/01/15 to 09/30/16. Bondhus presented 2017 new construction changes and comparisons by district from 2016 to 2017 as well as valuation changes by property type from 2016 to 2017.

Bondhus updated the board on a few of the 2017 Minnesota Legislative actions.

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Bondhus presented the County Assessor recommendations to the board as follows: recommendation to reduce the taxable value by \$6,000 for the removal of a "No Response" status and the removal of detached garage by previous owner in October 2016 on Parcel 24.828.0510 owned by Keith & Marilyn Carey; recommendation to reduce the taxable land value by \$135,100 as a portion of land is unbuildable on Parcel 25.839.0075 owned by Economic Development Authority – Windom; recommendation to reverse local board decision and increase the building value by \$47,000 to the original value on Parcel 25.683.0130 owned by Minnesota Investment Properties, LLC; recommendation reverse local board decision and increase the building value by \$27,700 to the original value on Parcel 25.683.0120 owned by Minnesota Investment Properties, LLC; recommendation to reduce the 2017 estimated market value by \$1,689,400 due to big building and neighborhood adjustments on Parcel 25.758.0010 owned by Toro; recommendation to reduce the 2017 estimated market value by \$14,800 due to big building and neighborhood adjustments on Parcel 25.758.0020 owned by Toro; recommendation to reduce the 2017 estimated market value by \$38,000 due to big building and neighborhood adjustments on Parcel 25.758.0030 owned by Toro; recommends to make no change on Parcel 25.164.0120 owned by Toro; recommends to make no change on Parcel 25.552.0010 owned by Toro; recommends to make no change on Parcel 25.024.1200 owned by Toro; recommendation to increase land value by \$4,000 due to commercial value and increase building value by \$28,800 due to omitted new construction on Parcel 05.015.0501 owned by Phillip and Candice Duerksen; recommendation to reverse local board decision and increase building value by \$48,800 to the original value on Parcel 25.453.0031 owned by Trevor Slette.

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Motion by Gravley, second by Schmidt, unanimous vote to reduce the taxable value by \$6,000 for the removal of a "No Response" status and the removal of detached garage by previous owner in October 2016 on Parcel 24.828.0510 owned by Keith & Marilyn Carey. Due to the change, the adjusted 2017 estimated market value is \$54,300.

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Motion by Stevens, second by Holmen, unanimous vote to reduce the taxable land value by \$135,100 as a portion of land is unbuildable on Parcel 25.839.0075 owned by Economic Development Authority – Windom. Due to the change, the adjusted 2017 estimated market value is \$624,100.

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Motion by Schmidt, second by Gravley, unanimous vote to reverse local board decision and increase the building value by \$47,000 to the original value on Parcel 25.683.0130 owned by Minnesota Investment Properties, LLC. Due to the change, the adjusted 2017 estimated market value is \$167,000.

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Motion by Holmen, second by Schmidt, unanimous vote to reverse local board decision and increase the building value by \$27,700 to the original value on Parcel 25.683.0120 owned by Minnesota Investment Properties, LLC. Due to the change, the adjusted 2017 estimated market value is \$137,700.

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Motion by Johnson, second by Schmidt, unanimous vote to reduce the 2017 estimated market value by \$1,689,400 due to a big building and neighborhood adjustments on Parcel 25.758.0010 owned by Toro. Due to the change, the adjusted 2017 estimated market value is \$6,401,000.

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Motion by Holmen, second by Gravley, unanimous vote to reduce the 2017 estimated market value by \$14,800 due to big building and neighborhood adjustments on Parcel 25.758.0020 owned by Toro. Due to the change, the 2017 estimated market value is \$192,500.

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Motion by Schmidt, second by Stevens, unanimous vote to reduce the 2017 estimated market value by \$38,000 due to big building and neighborhood adjustments on Parcel 25.758.0030 owned by Toro. Due to the change, the 2017 estimated market value is \$260,300.

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Motion by Stevens, second by Johnson, unanimous vote to make no change on Parcel 25.164.0120 owned by Toro. The 2017 estimated market value will remain at \$14,200.

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Motion by Gravley, second by Schmidt, unanimous vote to make no change on Parcel 25.552.0010 owned by Toro. The 2017 estimated market value will remain at \$260,900.

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Motion by Johnson, second by Holmen, unanimous vote to make no change on Parcel 25.024.1200 owned by Toro. The 2017 estimated market value will remain at \$55,700.

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Motion by Holmen, second by Schmidt, unanimous vote to increase land value by \$4,000 due to commercial value and increase building value by \$28,800 due to omitted new construction on Parcel 05.015.0501 owned by Phillip and Candice Duerksen. Due to the change, the 2017 estimated market value is \$235,100.

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After much discussion, motion by Holmen, second by Schmidt, to reverse local board decision and increase building value by \$48,800 to the original value on Parcel 25.453.0031 owned by Trevor Slette. Due to the change, the 2017 estimated market value is \$473,800. Voting Aye – Holmen, Gravley, Appel, Stevens and Johnson. Voting Nay – Schmidt. Motion passed.

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Motion by Johnson, second by Gravley, unanimous vote to accept the remainder of assessments as presented.

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There being no further business, Chairman Appel declared the meeting adjourned at 7:11 p.m.

Jan Johnson, Auditor/Treasurer

Thomas D. Appel, Board Chairman

Kelly Thongvivong, County Coordinator