

Cottonwood County Board of Commissioners
County Board of Appeal and Equalization Meeting
June 16, 2020

The Cottonwood County Board of Commissioners met for the annual County Board of Appeal and Equalization meeting on Tuesday, June 16, 2020 at 5:59 p.m. at the Cottonwood County Law Enforcement Center in Windom, MN. Presiding over the meeting was Chairman Kevin Stevens. Present in person or via teleconference for all or portions of the meeting were: Commissioners Tom Appel, Larry Anderson, Donna Gravley, Norm Holmen, and Kevin Stevens; County Coordinator Kelly Thongvivong, Auditor/Treasurer Donna Torkelson, County Attorney Nick Anderson, Kathy Marsh, County Assessor Gale Bondhus, Al Coners, David Grev, Nick Klisch, Rachel Yoder, Gary Roiger, Patricia Roiger, Nick Roiger, Lynn Weber, Brian Weber, Alice Hayes, and Joel Alvstad.

* * * *

County Assessor Gale Bondhus informed the board that the Certification of Training for Appeal and Equalization for Commissioners Holmen, Appel, and Gravley will expire on July 1, 2020, Commissioner Stevens certification has expired, and Commissioner Anderson is certified through July 1, 2021.

Bondhus presented assessment valuation changes and statistics from 2019 to 2020 to the Board. Value changes were made based on qualifying sales that took place in the county from 10/01/18 to 09/30/19. Bondhus presented 2020 new construction changes and comparisons by district from 2019 to 2020 as well as valuation changes by property type from 2019 to 2020. Bondhus also reviewed tax capacity figures.

* * * *

Rachel Yoder (11.163.0040) questioned and asked for a reduction or removal of different values on her machine shed and out buildings.

* * * *

Gary Roiger (07.013.0500), Nick Roiger (07.013.0501), and Lynn Weber (07.013.0300) questioned and asked for reductions on their farmland for drainage issues due to a plugged tile on neighboring land.

* * * *

Bondhus presented the County Assessor recommendations to the board as follows: recommendation to give a 7% drainage adjustment for drainage issues on parcel 13.036.0100; recommendation to reduce the building taxable value by \$1,600 for adjusting the effective age/condition on parcel 13.003.0501 recommendation to give a 6% drainage adjustment for drainage issues on parcel 07.016.0300.

* * * *

Motion by Holmen, second by Gravley, unanimous roll call vote to give a drainage adjustment of 7% due to drainage issues on parcel 13.036.0100 owned by Ahlrichs Family, LLC. Due to the change, the adjusted 2020 estimated market value is \$469,800.

* * * *

Motion by Appel, second by Anderson, unanimous roll call vote to decrease the building value by \$1,600 due to an adjustment of the effective

age/condition of the house on parcel 13.003.0501 owned by James and Darlene Bloch. Due to the change, the adjusted 2020 estimated market value is \$83,000.

* * * *

Motion by Anderson, second by Holmen, unanimous roll call vote to give a drainage adjustment of 6% due to drainage issues on parcel 07.016.0300 owned by Guy Dammann etal. Due to the change, the adjusted 2020 estimated market value is \$769,400.

* * * *

Motion by Gravley, second by Anderson, unanimous roll call vote to give a drainage adjustment of 5% due to drainage issues on parcel 07.013.0300 owned by Lynn and Phyllis Weber. Due to the change, the adjusted 2020 estimated market value is \$1,078,700.

* * * *

Motion by Holmen, second by Appel, unanimous roll call vote to give a drainage adjustment of 4% due to drainage issues on parcel 07.013.0500 owned by Gary and Patricia Roiger. Due to the change, the adjusted 2020 estimated market value is \$587,900.

* * * *

Motion by Anderson, second by Gravley, unanimous roll call vote to give a drainage adjustment of 3% due to drainage issues on parcel 07.013.0501 owned by Nick Roiger. Due to the change, the adjusted 2020 estimated market value is \$590,800.

* * * *

Motion by Holmen, second by Appel, unanimous roll call vote to reduce the building value by \$600 for a dimension adjustment on the machine shed loft on parcel 11.163.0040 owned by Kenneth and Rachel Yoder Trust. Due to the change, the adjusted 2020 estimated market value on land and buildings is \$447,900.

* * * *

Motion by Holmen, second by Anderson, unanimous vote to accept the remainder of assessments as presented.

* * * *

There being no further business, Chairman Stevens declared the meeting adjourned at 7:20 p.m.

Donna Torkelson, Auditor/Treasurer

Kevin Stevens, Board Chairman

Kelly Thongvivong, County Coordinator