

Cottonwood County Board of Commissioners
County Board of Appeal and Equalization Meeting
June 20, 2023

The Cottonwood County Board of Commissioners met for the annual County Board of Appeal and Equalization meeting on Tuesday, June 20, 2023 at 6:00 p.m. at the Cottonwood County Courthouse in Windom, MN. Presiding over the meeting was Chairman Larry Anderson. Present in person for all or portions of the meeting were: Commissioners Larry Anderson, Donna Gravley, Tom Appel, Norm Holmen, and Kevin Stevens; County Coordinator Kelly Thongvivong, Auditor/Treasurer Donna Torkelson, County Attorney Nick Anderson, Kathy Marsh, County Assessor Gale Bondhus, David Grev, Sarah Lanier, Roy Schmidt, Jerome Graff, Troy Erickson, Jose Antonio Angeles, Jerry Fast, Steve Gode, Curt Gode, Sharon Pankonin, Kyle Pillatzki, Bruce Nagorske, Donna Lober, Mike Wallert, Hilary Paplow, Glenn Graff, Val Ree Graff, Clarence Davis, and Joel Alvstad. .

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County Assessor Gale Bondhus presented assessment valuation changes and statistics from 2022 to 2023 to the Board. Value changes were made based on qualifying sales that took place in the county from 10/01/21 to 09/30/22. Bondhus presented 2023 new construction changes and comparisons by district from 2022 to 2023 as well as valuation changes by property type from 2022 to 2023. Bondhus also reviewed a time trend map and ridge adjustment maps.

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Jerome Graff met with the board to ask for a reduction on parcels 01.002.0100 and 07.036.0102.

Clarence Davis met with the board to ask for a reduction on parcels 07.015.0100 and 07.010.0600.

Glenn Graff met with the board to question the land values and ask for a reduction on parcels 07.034.0301 and 01.032.0100.

Hilary Paplow met with the board to ask for a reduction on parcel 07.029.0300.

Troy Erickson met with the board to ask for a reduction on parcels 17.018.0101, 17.009.0100, and 17.009.0104.

Kyle Pillatzki met with the board to ask for a reduction on parcel 25.623.0040.

Curt Gode, Germantown Township Supervisor, met with the board regarding Germantown Township as a whole and the land values. Gode asked if there was a way to lower the values for the whole township.

Mike Wallert met with the board to ask for a reduction on the tillable land on parcel 11.015.0701.

Jerry Fast met with the board to ask for a reduction on parcels 04.016.0400 and 04.016.0402.

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Bondhus and Dave Grev, Deputy Assessor, presented the County Assessor recommendations to the board and asked that action be taken on all Assessor recommendations and owner requests.

Motion by Gravley, second by Holmen, unanimous vote to give a 6% drainage adjustment due to drainage issues on Parcel 02.026.0200 owned by Stephen & Ann Harrington. Due to the change, the adjusted 2023 estimated market value is \$2,310,600.

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Motion by Holmen, second by Stevens, unanimous vote to give a 6% drainage adjustment due to drainage issues on Parcel 02.028.0302 owned by Terrance & Katherine Picha. Due to the change, the adjusted 2023 estimated market value is \$2,084,500.

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Motion by Stevens, second by Appel, unanimous vote to give a 6% drainage adjustment due to drainage issues on Parcel 02.022.0401 owned by Stephen & Ann Harrington. Due to the change, the adjusted 2023 estimated market value is \$1,790,800.

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Motion by Appel, second by Gravley, unanimous vote to give a 6% drainage adjustment due to drainage issues on Parcel 02.022.0501 owned by Darelyn Harrington. Due to the change, the adjusted 2023 estimated market value is \$1,806,500.

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Motion by Holmen, second by Stevens, unanimous vote to make no change on Parcel 02.022.0400 owned by Darelyn Harrington.

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Motion by Holmen, second by Stevens, unanimous vote to give a 15% drainage adjustment due to drainage issues on Parcel 11.034.0204 owned by Jerry E and Shannon Haberman. Due to the change, the adjusted 2023 estimated market value is \$360,600.

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Motion by Gravley, second by Torkelson, unanimous vote to make no change on Parcel 10.005.0100 owned by Rolling Hills Turkey Ranch, Inc.

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Motion by Stevens, second by Appel, unanimous vote to make no change on Parcel 04.016.0400 owned by Jerry & Rebecca Fast.

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Motion by Appel, second by Holmen, unanimous vote to make no change on Parcel 04.016.0402 owned by Jerry & Rebecca Fast.

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Motion by Gravley, second by Stevens, unanimous vote to make no change on Parcel 04.016.0500 owned by Jerry & Rebecca Fast.

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Motion by Stevens, second by Appel, unanimous vote to make no change on Parcel 19.009.0100 owned by MSR by Mark Redman.

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Motion by Holmen, second by Appel, unanimous vote to make no change on Parcel 19.230.0011 owned by MSR by Mark Redman.

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Motion by Appel, second by Gravley, unanimous vote to give a 13% small tract adjustment on Parcel 19.230.0014 owned by MSR by Mark Redman. Due to the change, the adjusted 2023 estimated market value is \$2,400.

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Motion by Holmen, second by Appel, unanimous vote to make no change on Parcel 19.230.0005 owned by Mark & Stephanie Redman.

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Motion by Appel, second by Stevens, unanimous vote to make no change on Parcel 01.002.0100 owned by Jerome & Joyce Graff.

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Motion by Stevens, second by Torkelson, unanimous vote to make no change on Parcel 07.036.0102 owned by Jerome & Joyce Graff.

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Motion by Appel, second by Stevens, unanimous vote to make no change on Parcel 01.032.0100 owned by Double G Land, LLC.

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Motion by Gravley, second by Holmen, unanimous vote to make no change on Parcel 07.034.0301 owned by Double G Land, LLC.

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Motion by Appel, second by Torkelson, unanimous vote to make no change on Parcel 07.029.0300 owned by Hilary & Troy Paplow.

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Motion by Gravley, second by Stevens, unanimous vote to make no change on Parcel 07.010.0600 owned by Clarence Davis.

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Motion by Holmen, second by Appel, unanimous vote to make no change on Parcel 07.015.0100 owned by Clarence Davis.

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Motion by Holmen, second by Gravley, unanimous vote to decrease the building value by \$32,000 due to age of LP tank on Parcel 17.018.0101 owned by Troy Erickson. Due to the change, the adjusted 2023 estimated market value is \$321,100.

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Motion by Stevens, second by Appel, unanimous vote to make no change on Parcel 17.009.0100 owned by Troy Erickson.

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Motion by Gravley, second by Holmen, unanimous vote to give a 13% Highly Erodible Land (HEL) adjustment on tillable acres on parcel 17.009.0104 owned by Troy Erickson. Due to the change the adjusted 2023 estimated market value is \$230,300.

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Motion by Holmen, second by Stevens, unanimous vote to split parcel 11.015.0701, owned by Michael & Tonya Wallert, into two parcels – 5.50 acres of tillable land classified as agricultural with a value of \$58,300 and 5.13 acres of building site classified as residential with a value of \$361,700. Due to the change the adjusted 2023 estimated market value is \$420,000.

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Motion by Appel, second by Torkelson, unanimous vote to decrease the building value by \$8,900 due to maintenance, effective year, and basement on Parcel 22.413.0720 owned by Douglas & Janet Broten. Due to the change the adjusted 2023 estimated market value is \$120,400.

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Motion by Gravley, second by Holmen, unanimous vote to decrease the building value by \$15,800 due to grade correction on Parcel 22.520.0020 owned by Myrna Long. Due to the change the adjusted 2023 estimated market value is \$151,900.

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Motion by Stevens, second by Appel, unanimous vote to decrease the building value by \$19,200 due to maintenance, effective year, and driveway on Parcel 22.520.1970 owned by Dennis & Julie Brugman. Due to the change the adjusted 2023 estimated market value is \$72,800.

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Motion by Torkelson, second by Appel, unanimous vote to decrease the building value by \$7,900 due to maintenance and effective year on Parcel 24.828.0410 owned by Dennis Anderson. Due to the change the adjusted 2023 estimated market value is \$77,200.

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Motion by Gravley, second by Stevens, unanimous vote to decrease the building value by \$800 due to maintenance and effective year on Parcel 24.171.0050 owned by Laurence & Marvel Carey. Due to the change the adjusted 2023 estimated market value is \$13,500.

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Motion by Stevens, second by Holmen, unanimous vote to decrease the land value by \$10,400 due to slope adjustment on Parcel 25.454.0070 owned by Christine Engler. Due to the change the adjusted 2023 estimated market value is \$166,100.

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Motion by Gravley, second by Stevens, unanimous vote to decrease the building value by \$249,500 due to re-evaluation by Assessor's office on Parcel 25.839.0015 owned by Lakeside Apartments. Due to the change the adjusted 2023 estimated market value is \$5,256,200.

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Motion by Holmen, second by Appel, unanimous vote to decrease the building value by \$21,700 due to re-evaluation by Assessor's office on Parcel 25.821.0450 owned by Christopher & Santa Omtvedt. Due to the change the adjusted 2023 estimated market value is \$223,400.

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Motion by Holmen, second by Stevens, unanimous vote to approve the value increases to Delton Township (37 parcels) as per County Assessor recommendation due to a clerical error.

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Motion by Appel, second by Gravley, unanimous vote (Commissioner Stevens abstained) to make no change to Parcel 25.623.0040 owned by Kyle Pillatzki.

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Motion by Gravley, second by Holmen, unanimous vote to accept the assessments and any changes that were made.

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There being no further business, Chairman Anderson declared the meeting adjourned at 8:52 p.m.

Donna Torkelson, Auditor/Treasurer

Larry Anderson, Board Chairman

Kelly Thongvivong, County Coordinator