

Pursuant to due call and notice thereof a regular meeting of the Board of Appeal and Equalization in and for the City of Albany, Stearns County, Minnesota, was called to order by Mayor Tom Kasner at 5:30 o'clock in the evening on Wednesday, April 15, 2020, in the Council Room at 400 Railroad Avenue for the said City.

Other members present were: John R. Harlander, Adam Rushmeyer, Al Amdahl, and Keith Heitzman. None were absent.

Members from the public present were: Jason Selix, 106 Whispering Oaks Lane, and Russ Frericks, 102 Whispering Oaks Lane.

Mayor Tom Kasner announced to the Board and public individuals objecting to their 2020 assessment for property taxes payable in 2021 have the option of appearing in-person, by phone or email due to COVID-19 (Coronavirus). The following appraisers attended the meeting via a telephone conference call:

- Jake Pidde, Director, Stearns County Assessor's Office
- Deb Haus, Stearns County Residential Appraiser (320.656.3684) debra.haus@co.stearns.mn.us
- Conner Rausch, County Commercial Appraiser (320.656.3685) conner.rausch@co.stearns.mn.us

Ms. Haus noted there were forty-six (46) qualified residential sales between October 1, 2018 to September 30, 2019 used in the sale study. Ms. Haus also noted the acceptable assessment is achieved when the overall sales ratio that measures the relationship between sale prices and the assessor's estimated market values is between 90% and 105%.

Rod Gerads, 117 Schwinghammer Drive, (40.25655.0057) phoned into the Board informing the Board his total 2019 estimated market value (EMV) was \$288,500 (land \$28,500/building \$260,000) and his 2020 EMV is \$342,800 (land \$37,500/building \$305,300), a \$54,300 increase. Mr. Gerads informed the board nothing has changed to his property and requested his land value be \$28,500 and building value \$272,250 or a total value of \$300,750. Ms. Haus questioned if Mr. Gerads had an appraisal or any home sales similar to his property, he could share with the board. Mr. Gerads questioned if Ms. Haus has the authority to go back and change values on properties the following year once the local board sets a value on a property. Ms. Haus informed the board she did not agree with lowering his value last year and values may be increased due to market activity. Ms. Haus also noted land will not be sold separate from a home and she looks at the overall value of property. Mayor Tom Kasner informed Mr. Gerads that an appraisal would be beneficial. The Board took notice of the value of the land and building, cost per square foot, wetland, topography, useable area, etc. Mr. Gerads recommended the board set his 2020 EMV for land at \$28,500 and building at \$272,250 for a total value of \$300,750. Ms. Haus recommended to the Board no change in the 2020 estimate market value. After due discussion, a motion as made by Adam Rushmeyer and seconded by Keith Heitzman not to change the 2020 estimated market value (EMV) of \$342,800. Voting for the motion were Mayor Tom Kasner, Councilors Keith Heitzman, Adam Rushmeyer, and Al Amdahl. Councilor John R. Harlander voted against and the motion carried. Ms. Haus informed the Board Mr. Gerads may present his objection to the County Board meeting to be held between 4:00 PM – 7:00 PM on June 22nd.

Jason Selix, 106 Whispering Oaks Lane, (40.25655.0095), appeared before the Board requesting an explanation from Ms. Haus how she calculated his 2020 estimated market value (EMV) of \$341,000. Ms. Haus informed the Board his land value is \$66,400 and home value \$274,600. Mr. Haus noted a new 1,200 square foot detached garage was constructed on the property last year and based on market value data compiled on similar properties, recommended no change to the 2020 EMV. Mr. Selix recommended his land value be reduced to \$55,000, similar to his neighbor, Russ Frericks, 102 Whispering Oaks Lane. Ms. Haus informed the Board Mr. Frericks land is .928 acres and Mr. Selix land is .969 acres. Ms. Haus recommended no change to the 2020 EMV. After due discussion, a motion was made by Al Amdahl and seconded by John R. Harlander to reduce the 2020 EMV for the land from \$66,400 to \$55,000. All voted for the motion and it carried. Ms. Haus informed the Board property owners have the opportunity to appear before the Stearns County board on June 22nd if they are not satisfied with the local Board decisions.

Councilor Keith Heitzman stepped down from the Board at 6:51 PM.

Mr. Heitzman informed the Board his lot size is nearly the same square footage as the lot at 117 Schwinghammer Drive and recommended his 2020 estimated market value be reduced from \$51,200 to \$37,500. Ms. Haus noted Mr. Heitzman has two lots and more useable property compared to the lot at 117 Schwinghammer Drive. Ms. Haus noted Mr. Heitzman paid \$50,000 for his two lots and recommended no change. After due discussion, a motion was made by John R. Harlander and seconded by Al Amdahl not to change the 2020 estimated market value for land at \$51,200. Voting for the motion were Mayor Tom Kasner, Councilors Al Amdahl, John R. Harlander, and Adam Rushmeyer and none voted against; whereby the motion carried.

Mr. Heitzman rejoined the Board.

Mayor Tom Kasner hearing no other objections and/or property appeals adjourned the meeting at 7:05PM.

Tom Schneider
Clerk/Adm.