

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 5, 2023, in the Council Room at 400 Railroad Avenue for the said City.

Other board members present were John R. Harlander, Adam Rushmeyer, Al Amdahl, and Keith Heitzman. None were absent. Deb Haus, Stearns County residential appraiser and Conner Rausch, Stearns County commercial appraiser, were present for the meeting.

Ms. Haus informed the board for the 2024 assessment, there were forty-one (41) qualified residential sales used in the sale study between October 1, 2021, to September 30, 2022. 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%. Ms. Haus noted the total value of the new construction is \$2,976,000 and there was approximately a 15% drop in sales. Ms. Haus also noted the golf course area had a median increase of 6.5%, townhomes 6.5%, Whispering Oaks subdivision 4% and the remaining areas of the city were between 1.5% to 6.5%. Mr. Rausch informed the board commercial properties saw an average 3% increase, whereas apartment properties 10%.

Carol Tembruell, 200 12th Street, PID#40.25335.0046, appeared before the board requesting her estimated market value be reduced being she no longer heats her home with geothermal and does not have an air conditioner that is operational. Ms. Haus provided the board with a letter received from Ms. Tembruell requesting a reduction in market value and recommended the estimated market value be reduced from \$321,900 to \$308,700 based on her review of the property. Ms. Tembruell informed the board she had no objection to a reduction in the building's market value. After due discussion and upon the recommendation by Ms. Haus, a motion was made by John R. Harlander and seconded by Adam Rushmeyer to reduce the estimated market value from \$321,900 to \$308,700. All voted for the motion and it carried.

Harry and Deborah Larson, 150 4th Street (Larson Dental Clinic), PID#40.25621.000, were present at the meeting. Mr. Larson appeared before the council to request their estimated market value be reduced being they had water damage in their basement; whereby carpet was removed, sheetrock damaged and removed and lower cabinets damaged. Mr. Rausch informed the board he did not review the property and the estimated market value increased from \$158,000 to \$166,000 or a 5% increase. Mr. Larson provided pictures of the damage to his basement from the water intrusion. Mr. Rausch informed the board the current basement value is 33% finished and 67% unfinished. Mr. Rausch also noted the property is listed with a realtor for sale at \$199,000. Mr. Larson noted they have had multiple offers on the property but having to pay a \$15,000 assessment from the 2022 Midland Avenue Improvements presented challenges in agreeing on a final sale price. After due discussion, a motion was made by Adam Rushmeyer and seconded by Al Amdahl to reduce the estimated market value from \$166,000 to \$160,000, a \$6,000 reduction in the building's market value. All voted for the motion and it carried.

Brian Heidgerken, 540 8th Street, PID#40.25090.0000, appeared before the board requesting his estimated market value be reduced to reflect the age of the neighborhood homes and building characteristics. Ms. Haus informed the board the estimated market value increased from \$314,600 to \$321,300, a 2.6% increase. Mr. Heidgerken noted the value of his property should be reduced 10% to 15%. After due discussion, a motion was made by John R. Harlander and seconded by Keith Heitzman to reduce the land value from \$26,500 to \$19,800 or \$6,700 resulting in a final land and building market value to be \$314,600. All voted for the motion and it carried.

After due discussion, a motion was made by Al Amdahl and seconded by Adam Rushmeyer to adjourn the meeting at 5:25PM.

Tom Schneider
Clerk/Adm.

