

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 Daron Gersch at 5:30 o'clock in the evening on Wednesday, May 1, 2013, in the Council Room at 400 Railroad Avenue for the said City.

Other members present were: John Greer, John R. Harlander, Laurie Dingmann, and Tom Kasner. None were absent.

Jeff Johnson, Stearns County Appraiser, the City Assessor, and Amy Rausch, Stearns County Appraiser, were present for the meeting to provide information to the Board for those property owners objecting to their 2013 assessment for taxes payable in 2014.

Dwight Kohout, 320 1st St., (40.25046.0000) appeared before the Board requesting that the 2013 estimated market value of \$109,900 is too high. Mr. Kohout informed the Board that an appraisal for a refinance was done on his property in October 2012 and showed a value of \$90,000. Ms. Rausch informed the Board that she reviewed the appraisal and noted one comparable sale used in the appraisal was a bad sale or not a typical market sale. Ms. Rausch noted that there are some deficiencies which would warrant a \$2,200 reduction in market value. Mr. Kohout also informed the Board that it's his opinion that the value of the appraisal was too low, but the proposed 2013 estimated market value remains too high. After due discussion, a motion was made by John Greer and seconded by Tom Kasner to reduce the 2013 estimated market value of \$109,900 to \$106,000 (Building \$79,100-Land \$26,900). All voted for the motion and it carried.

Steve Bates, 1450 Railroad Avenue, (40.26000.0025) owner of the Albany Bowling Center, appeared before the Board requesting a reduction in the 2013 estimated market value of \$374,600 due to the decline or closure of other area bowling centers the past two years. Mr. Johnson informed the Board that the 2012 estimated market value was \$341,600, but reduced to \$335,100 for functional obsolescence based on market conditions and then added \$39,000 for new construction improvements. Mr. Bates noted that a similar building in Annandale, MN sold for \$310,000. Mr. Johnson noted that the Annandale sale was a bank sale and a recent sale of a bowling center sold for \$400,000 +/- . After due discussion, a motion was made by John R. Harlander and seconded by John Greer to reduce the 2013 estimated market value of \$374,600 to \$345,000 (Building \$276,600-Land \$68,400). All voted for the motion and it carried.

Councilor John R. Harlander stepped down from the Board having a conflict of interest.

John R. Harlander, owner of The Woodshop of Avon, Inc., 1452 Railroad Avenue, (40.26000.0007) appeared before the Board to inform the Board that the 2013 estimated market value of \$72,200 for a vacant lot located behind his business is too high. Mr. Harlander noted that the vacant lot is nearly four acres, but there are no municipal utilities, no curb and gutter, no bituminous which limits the property from being sold to any potential developer. Mr. Harlander also noted that an adjacent vacant lot on 13th Street north of the City's water tower several years ago sold for \$80,000 that included curb gutter, municipal utilities, and a street with bituminous. Mr. Johnson informed the Board that a vacant lot west of 14th Street with no municipal utilities and street sold for \$110,000 several years ago and provided other sales within the County with similar characteristics. Mr. Harlander noted that the City requires a new building to be hooked up to municipal utilities, but none are readily available and the cost to extend municipal utilities and a street to the property is cost prohibitive. Mr. Greer questioned if storage sheds would be the only structure and use of the property because no municipal services are needed. Mayor Daron Gersch noted that the local board should avoid conflicts of interest and recommended that the aforesaid objection in market value be presented to the Stearns County Board of Appeal and Equalization. After due discussion, a motion was made by Mayor Daron Gersch and seconded by John Greer not to change the 2013 estimated market value of \$72,200. All voted for the motion and it carried.

Councilor John R. Harlander resumed the position as Chairman of the Board.

The Board took notice of a letter received from S & S Properties of Central Minnesota, owners of property at 641 Forest Avenue, the former meat processing facility. Mr. Johnson noted that it was noted in

the letter that the property is zoned residential and that any future use of the property must conform to the uses listed in a residential zone and that the market value should reflect the limited use when determining an appropriate market value for real estate purposes. Mr. Johnson informed the Board that he had spoken to the owners of the property and after review; the 2013 market value is \$44,900 (Building \$14,900-Land \$30,000). After due discussion, a motion was made by John Greer and seconded by Mayor Daron Gersch not to change the 2013 estimated market value of \$44,900. All voted for the motion and it carried.

Mayor Daron Gersch adjourned the meeting at 6:50 PM.

Tom Schneider
Clerk/Adm.