

PROCEEDINGS OF THE COUNTY  
BOARD OF APPEAL AND EQUALIZATION  
OF MOWER COUNTY, MINNESOTA,  
AT ITS REGULAR ANNUAL MEETING  
June 13, 2023

The Board of Appeal and Equalization of Mower County, Minnesota, convened their annual session in the Commissioner's room of the Mower County Government Center at Austin, Minnesota, at 6:30 p.m. on June 13, 2023.

The following members were present and subscribed to the Oath of the Board of Appeal and Equalization: Mike Ankeny, Chair; Jerry Reinartz; Dan Sparks; John Mueller; Polly Glynn; and Scott Felten, County Auditor-Treasurer.

Also Present: County Administrator Trish Harren; Land Records Taxpayer Services Director Joy Kanne; Mower County Assessor Michael Harvey; Property Appraisers Renee Thorpe, Mike Kellar, Fran Bekaert, Jack Anderson; Deputy Auditor-Treasurer Amanda Kiefer

The meeting was opened with the Pledge of Allegiance.

Deputy Auditor-Treasurer Amanda Kiefer administered the oath to the Board.

Motion made by Commissioner Glynn, seconded by Commissioner Sparks, to approve the agenda. Motion carried.

The Chair asked for the **ASSESSOR'S REPORT**. The Assessor's report provided a snapshot view of the changes in Estimated Market Value from 2022 to 2023 for each category of property and a breakdown of the market characteristics in agricultural, residential and Commercial/Industrial/Apartment. Sales significantly impacted the need to make value adjustments. There were 76 ag land sales, 437 residences sold in the City of Austin, 92 sales in the small cities and 43 sales in rural residential. Based on these sales and market studies, values were adjusted to comply with Minnesota Department of Revenue requirements for values to fall within 90-105% of the market. Valuations are as of January 2, 2023 for taxes payable 2024.

## **APPEALS**

William Benkstein appeared before the Board to appeal the estimated market value of the dwelling on parcel 09.038.0040. Mr. Benkstein indicated that an increase of \$42,300 was too significant for one year given the condition of the older home, the roof, septic and well. (It was noted during the meeting that the increase he referenced was from 2021 to 2022; an increase of \$14,800 was occurring from 2022 to 2023).

Motion made by Commissioner Reinartz, seconded by Commissioner Mueller, to deny the appeal of William Benkstein on parcel 09.038.0040 making no change to the 2023 value or classification. Motion carried.

Assessor staff provided the Board with information pertaining to an appeal following the local Board of appeal made by Bruce Bucknell regarding the value on parcel 15.016.0060. Staff reviewed the property and recommends reducing the value from \$1,109,100 to \$1,037,200.

Motion made by Commissioner Glynn, seconded by Commissioner Reinartz, to approve the appeal of Bruce Bucknell parcel 15.016.0060 and decrease the 2023 property value from \$1,109,100 to \$1,037,200. Motion carried.

Assessor staff provided the Board with information pertaining to an appeal following the local Board of appeal made by Ronald Vrieze regarding the value on parcel 15.036.0025. Staff reviewed the property and recommends reducing the value from \$889,400 to \$765,800.

Motion made by Commissioner Mueller, seconded by Commissioner Glynn, to approve the appeal of Ronald Vrieze parcel 15.036.0025 and decrease the 2023 property value from \$889,400 to \$765,800. Motion carried.

Assessor staff provided the Board with information pertaining to an appeal following the local Board of appeal made by Ashley Linarducci regarding the value on parcel 05.011.0040. Staff reviewed the property and recommends reducing the value from \$335,400 to \$319,600.

Motion made by Commissioner Glynn, seconded by Commissioner Reinartz, to approve the appeal of Ashley Linarducci parcel 05.011.0040 and decrease the 2023 property value from \$335,400 to \$319,600. Motion carried.

Assessor staff provided the Board with information pertaining to an appeal following the local Board of appeal made by Scott Johnson regarding the value on parcel 15.035.0045. Staff reviewed the property and recommends reducing the value from \$389,000 to \$337,300.

Motion made by Commissioner Reinartz, seconded by Commissioner Glynn, to approve the appeal of Scott Johnson parcel 15.035.0045 and decrease the 2023 property value from \$389,000 to \$337,300. Motion carried.

Assessor staff provided the Board with information pertaining to an appeal following the local Board of appeal made by Stephen Bamrick regarding the value on parcel 21.005.0030. Staff reviewed the property and recommends reducing the value from \$167,900 to \$160,400.

Motion made by Commissioner Reinartz, seconded by Commissioner Glynn, to approve the appeal of Stephen Bamrick parcel 21.005.0030 and decrease the 2023 property value from \$167,900 to \$160,400. Motion carried.

Assessor staff provided the Board with information pertaining to an appeal following the local Board of appeal made by Lincoln HWY LLC regarding the value on parcel 34.521.0120. Staff reviewed the property and recommends reducing the value from \$2,199,000 to \$2,076,800.

Motion made by Commissioner Mueller, seconded by Commissioner Reinartz, to approve the appeal of Lincoln HWY LLC commercial parcel 34.521.0120 and decrease the 2023 property value from \$2,199,000 to \$2,076,800. Motion carried.

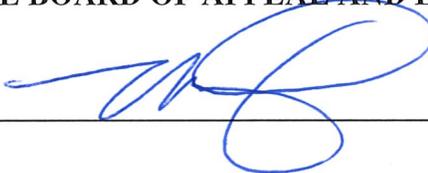
Motion made by Commissioner Glynn, to accept the report of the Assessor seconded by Commissioner Mueller to accept the assessor's report. Motion carried.

Motion made by Commissioner Mueller, seconded by Commissioner Reinartz to approve the minutes of today's meeting subject to review and approval of the chair. Motion carried.

The chair adjourned the meeting at 7:43 p.m.

**THE BOARD OF APPEAL AND EQUALIZATION**

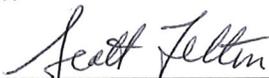
BY: \_\_\_\_\_



Chairperson

Attest:

By: \_\_\_\_\_



County Auditor-Treasurer