

PROCEEDINGS OF THE COUNTY
BOARD OF APPEAL AND EQUALIZATION
OF MOWER COUNTY, MINNESOTA,
AT ITS REGULAR ANNUAL MEETING
June 14, 2022

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 14, 2022.

The following members were present and subscribed to the Oath of the Board of Appeal and Equalization: Jeff Baldus, Chair; Jerry Reinartz; Mike Ankeny; 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 Candy Lahann; Property Appraisers Renee Thorpe, Mike Kellar & Fran Bekaert; Auditor-Treasurer Manager Laurie Clendenning; Executive Assistant Denise Barthels (remote) and citizen John Newman (remote) and appellants Mark and Megan Theobald and Doran Kasel.

The meeting was opened with the saying of the Pledge of Allegiance.

The Chair called the meeting to order and Auditor-Treasurer Manager Laurie Clendenning administered the oath to the Board.

The Chair asked for the Assessor's Report.

The Assessor's report is available at <https://arcg.is/0DuO1H>. The Assessor's report included information pertaining to Market Overview, Trends in the Market Condition, and information pertaining to information pertaining to the residential, agricultural, apartments and commercial/industrial markets; new construction and estimated market values. The valuations are as of January 2, 2022 for taxes payable 2023.

APPEALS

Mark Theobald appeared before the Board to appeal the estimated market value on parcel 06.034.0060. Mr. Theobald presented comparable housing data that he had collected. The appellant was requesting an adjusted value of \$525,000.

Doran Kasel appeared before the Board to appeal the estimated market value on parcels 08.850.0150 and 08.850.0160. Mr. Kasel felt the increases were an injustice and compared his home in Turtle Creek Estates with other homes in the subdivision especially noting the varying degrees in lot desirability.

Mark Hus sent a letter to the Board of Appeal and Equalization regarding the estimated market value on parcel 34.875.0010 requesting that the increased value be phased in over five years.

Motion made by Commissioner Glynn, seconded by Commissioner Reinartz, to set June 28, 2022 at 10:00 a.m. to reconvene the County Board of Appeal and Equalization. Motion carried. *[On June 15, 2022 the County Assessor notified the Board that, in accordance with the Department of Revenue rules and regulations, the Board must conclude the 2022 County Board of Appeal and Equalization no later than June 27, 2022. The Board, by consensus, modified this motion and set June 21, 2022 at 1:30 p.m. to reconvene the County Board of Appeal and Equalization and all appellants were notified of the change.]*

Assessor staff provided the Board with information pertaining to an appeal following the local Board of appeal made by Daniel Arndorfer regarding the value on parcel 07.003.0020. Staff reviewed the property and recommends changing the value from \$404,200 to \$395,000.

Motion made by Commissioner Glynn, seconded by Commissioner Ankeny, to approve the appeal of Dan & Lori Arndorfer on residential parcel 07.003.0020 and decrease the 2022 property value from \$404,200 to \$395,000. Motion carried.

Assessor staff provided the Board with information pertaining to an appeal following the local Board of appeal made by Clinton Walters regarding the value on parcel 34.501.0180. Staff reviewed the property and recommends changing the value from \$624,800 to \$565,700.

Motion made by Commissioner Ankeny, seconded by Commissioner Reinartz, to approve the appeal of Clinton Walters on residential parcel 34.501.0180 and decrease the 2022 property value from \$624,800 to \$565,700. Motion carried.

Assessor staff provided the Board with information pertaining to an appeal following the local Board of appeal made by Dallas Shawback regarding the value on parcel 23.003.0010. Staff reviewed the property and recommends changing the value from \$338,200 to \$302,500.

Motion made by Commissioner Glynn, seconded by Commissioner Mueller, to approve the appeal of Dallas Shawback on residential parcel 23.003.0010 and decrease the 2022 property value from \$338,200 to \$302,500. Motion carried.

Assessor staff provided the Board with information pertaining to an appeal following the local Board of appeal made by DGE-LeRoy MN LLC regarding the value on parcel 26.005.0225. Staff reviewed the property and recommends changing the value from \$74,900 to \$40,200.

Motion made by Commissioner Reinartz, seconded by Commissioner Glynn, to approve the appeal of DGE-LeRoy MN LLC on commercial parcel 26.005.0225 and decrease the 2022 property value from \$74,900 to \$40,200. Motion carried.

Assessor staff provided the Board with information pertaining to the Casey Cotter agricultural parcel 02.015.0011. The December windstorm destroyed one of the grain bins.

Staff reviewed the property and recommends changing the value from \$1,742,200 to \$1,733,200.

Motion made by Commissioner Reinartz, seconded by Commissioner Mueller, to decrease the 2022 property value on the Casey Cotter agricultural parcel 02.015.0011 from \$1,742,200 to \$1,733,200. Motion carried.

Assessor staff provided the Board with information pertaining to the Joshua Jones parcel 02.012.0160. The owner demolished the old home just after staff had reviewed the property. Staff recommends changing the value from \$311,700 to \$307,100.

Motion made by Commissioner Ankeny, seconded by Commissioner Reinartz, to decrease the 2022 property value on the Joshua Jones residential parcel 02.012.0160 from \$311,700 to \$307,100. Motion carried.

Assessor staff provided the Board with information pertaining to an appeal following the local Board of appeal made by Thomas Howard Trust regarding the number of tillable acres on parcel 03.011.0010. Mr. Howard supplied FSA documentation outlining the correct tillable acres. Staff reviewed the property and recommends changing the value based on the adjusted number of tillable acres from \$2,206,300 down to \$2,186,000.

Motion made by Commissioner Mueller, seconded by Commissioner Glynn, to adjust the 2022 property value on the Thomas Howard Trust agricultural parcel 03.011.0010 from \$2,206,300 to \$2,186,000. Motion carried.

Assessor staff provided the Board with information pertaining to an appeal following the local Board of appeal made by Brian Bergene regarding the classification of parcel 12.035.0020. Staff reviewed the property and recommends changing the classification from Rural Vacant Land/Residential to Agricultural Land/Residential.

Motion made by Commissioner Ankeny, seconded by Commissioner Glynn, to change the classification on Brian Bergene parcel 12.035.0020 from Rural Vacant Land/Residential to Agricultural Land/Residential. Motion carried.

Motion made by Commissioner Mueller, seconded by Commissioner Reinartz, to recess at 7:43 p.m. to reconvene on June 28, 2022 at 10:00 a.m. Motion carried. *[As noted with the motion above that set that date for reconvening, the date was changed to June 21, 2022 at 1:30 p.m. to be in compliance with Department of Revenue regulations.]*

THE BOARD OF APPEAL AND EQUALIZATION

BY: _____
Chairperson

Attest:
By: _____
County Auditor-Treasurer

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