

Pursuant to due call and notice thereof, a Board of Equalization and Appeals meeting was duly held in the City Council Chambers at 6:05 p.m. on the 12th day of April, 2011. The following members were present: Mayor Diane Barrett, Council Members Fred Barsness, and Bryan Haugen, Absent: Brian Paulson and Richard Nielsen. Also present: City Administrator Chris Heineman and Administrative Assistant Pam Blow. Representing the Goodhue County Assessor's Office were Brian Ducklow and Mike Frankenberg.

Frankenberg noted that the purpose of this meeting is to discuss the valuation for 2011 assessments, payable in 2012 only, and no prior year values can be considered. A new appraisal system is in place for all land values in the City this year, and this will equalize those values with the previous cost schedules. There were twelve good sales in the City of Kenyon, with a ratio of assessed value to the sale price at 91%.

Don Broin

66.400.0050

This property is located at 603 Forest Street, and it went up \$2,100 in value, so it now is valued at \$146,600. Frankenberg noted that likely the increase is due to the new appraisal system, and is not market driven. Assessor's office will view the property after the meeting today.

John Kirlin and Ramona Meyer

66.260.0050

This property is located at 502 Forest Street. The assessor's office visited this property last year, and the value of the property for 2012 is \$144,000. Kirlin had an appraisal done, and the appraised value is \$103,000. Frankenberg will review the appraisal and look at comparables used.

Ron Peterson

66.460.0341

Peterson purchased the property at 631 Front Street on a foreclosure for \$30,000. The assessor's office has reduced the value for 2012 from \$171,700 to \$138,200 after viewing the site. Frankenberg noted that the square footage of the house (2976 sq. ft.) and the small yard contributed to determining the reduced value. In addition, this property is situated next to a commercial property, and normally a house this size would be worth more. The Board discussed this valuation at the end of the meeting, and recommended reducing the land value and the structure value to equal \$120,300.

Ruben Ramirez

66.540.0720

This property is located at 223 Langford Avenue, and was evaluated last year. The value went from \$80,800 to \$82,500 and there have been no improvements to the property. Frankenberg noted that the change in value is because of equalization.

Katherine Schwasinger

66.100.0520 and 66.240.0060

This property is located at 408 Gunderson Boulevard, and the concern is the change for the small parcel that went from \$1,600 to \$5,200. Frankenberg noted that the change in value of the land is due to the new equalization system. If both parcels are looked at together and include the structure, the value went from \$82,600 to \$85,400. For the land only on the two parcels, the value went from \$31,600 to \$31,700. Schwasinger would not be able to do a lot combination to correct this situation but would need to apply for a replat (subdivision), because the parcels are located in different plats. If she sold her property, however, the sale would likely include both parcels because the garage is located on both parcels.

James Miner

66.240.0170 and 66.660.0301

Miner's property is located at 28 Front Street. Miner's property went from \$144,500 to \$146,900, and this increase is likely due to the equalization process. Miner questioned the ½ acre parcel that is land-locked and not buildable. Frankenberg noted that this parcel's value could revert to the previous year.

Council member Richard Nielsen joined the meeting at 7 p.m.

Wallace Voxland**66.360.0300**

This property is located at 103 4th Street, and it increased \$1,700 in value. Frankenberg will look at this property.

David Wickum**66.540.0620 and 66.540.0410**

The properties are located at 132 Langford and 15 Red Wing Avenue respectively, and assessor's office will evaluate both properties.

Dean Musgjerd**66.530.0050**

This property is located at 430 Huseh Street, and Musgjerd had it independently appraised at the end of 2010. The appraised value is \$215,000 and used six comparable properties. Musgjerd is questioning the assessed value. Frankenberg has looked at this property, and will come up with a recommendation for the Board.

Tom Thunhorst for Mike & Tanya Short**66.620.0050**

This property is located at 330 6th Street, and was purchased in 2004 for \$142,000. The value has increased from \$175,900 to \$180,700, and Thunhorst noted that it has been overvalued. The assessor's office will look at the property.

Gerald & Diane Barrett**66.540.0090, 66.540.0120 and 66.540.0230**

The first property considered is a bare lot, and went from \$12,200 to \$24,700. The second property increased by \$3,000. The third property is located at 1000 Pine Street, and the value increased by \$10,000 for the land and building. Frankenberg will look at all properties, and his recommendation will be given to the Goodhue County Board for review.

Jerry Bartel**66.180.0052**

Bartel's property is located at 101 Park lane, and is zoned agricultural. The value for land and building is over \$300,000. Frankenberg will look at the property.

Christopher Heineman**66.540.1010**

This property is located at 222 Langford Avenue, and it was looked at today by Frankenberg's office.

Rodney Rauk**66.180.0060**

This property is located at 2 Deer Ridge Road, and it was looked at by Frankenberg's office.

James Miner Jr.**66.66-160-0220**

This property is located at 326 Trondheim Road, and it was looked at today by the assessor's office.

Harvey Fossum**66.200.0020**

This property is located at 322 Bergen Circle, and it is for sale below the current assessed value. The assessor will look at the property.

The Board of Equalization will reconvene on Friday, April 29, 2010 at 9 a.m.

There being no further business, Barrett recessed the Board at 8:00 p.m.