

McLeod County Board of Appeal and Equalization 6-12-17

Chair person for BOA- nominations Wright/Shimanski for Joe Nagel Chair

Vice Chair for BOA – Nagel/Shimanski for Krueger as Vice Chair

See changes on agenda as attached- Shimanski/Krueger

Starting with recommendations from County Assessor:

- A) Amy Gatz- interior has sagging walls, building needs work and reducing from 206,400 to 257,00 reduction of 48,900???. Used to be Casey's gas station in Lester prairie. Shimanski/Wright.
- B) H and H Holding- Old Office Max Building- mold issues and has been gutted 1,010,000 to 903,900 reduction 106,500??? Wright/Pohlmeier
- C) Gary Ellis- is the process of remodeling reduction from 217,800 to 206,500 total reduction of 11,300. Nagel/Shimanski
- D) Charles Driver- crop production issue and applied a 10% reduction 415,600 to 399,700??? Less than 10% reduction if numbers are correct???. Paul rents the land. Schultz/Shimanski 45.39 acres in total.
- E) Larry Fraser – 5% depreciation 195,100 187,700 less than 5% reduction reduction of 7400. Nagel/Pohlmeier. Residential property
- F) Lyle Winterfeldt- provided FSA papers and got a 15% reduction from 1165,300 to 1018600 less than 15% reduction. 200 acres. Schultz/Krueger.
- G) Lyle 16-0500 1,192,700 reduced to ??????of 15% for 160 acres. Wright/Schultz

Brad Rasmussen- 23100 Lake Hook Road- Larger of the two islands. Property increases 86% this year after being static. Owner receives few services on the island so he questions the increase in taxes. There are no comparable properties. Sue has to be between 90 and 100%. Secondary acres were increased lakeshore increased. Under 3 acres. 67,400 if it was receiving services so the County recognizes that it is unbuildable. Hook Island 3 acre lot for 120,000? Brad really questions that as it is a muddy weedy lake. Brad okay with 10% increase not 86%. Joe asked that I look into the Sheriff's Department responding to the break in and Brad indicated that Sheriff's Department said they were unable to drive on the ice per policy. Sue deducted the parcel because it is not buildable. 2.78 acres not buildable. There is a cottage but there is no value on the structure, nor power, running water. Would cost 50,000 to provide electrical. Only access is ice or by boat. Only adjustment was the secondary acreage. Primary is one acre and secondary acreage can be more or less than one acre. Boy Scouts camp on property, dogs run. No separate parcels for an island. 1% tax rate. Lakeshore secondary site is all at over 10,000 per acre. Wright/Nagel stick with a 25,000 value. Shimanski/Krueger go to 23,100 for value.

Mark Sherman- 900 Highway 15 South paid 251,000 bought it from a non-profit. Purchased for an investment. Does not have an idea of what he is going to use it for. Considered industrial/commercial

but surrounded by residential. Two parcels. Tax exempt property is taxed differently than non exempt. \$6 square ft to high for the area. 1.69 acres total. 5.55 per square foot value. Some of the value is tiered down. 537,200 for all 3 parcels. Just because it sold for less we are unable to lower the value. This property is in the middle of residential therefor unique and more suitable for residential. Maybe tier it down after an acre and a half at 4.5 sq ft and Sue will drop down to an acre at \$6 and the remainder at \$2 per acre. Schultz/Nagel. For parcel 0140 from 366,300 to 296,400. Parcel 0100 from 37800 to 27600 and last parcel 110? would stay the same.

David Bangasser- Hassan Township. Bought it in January all farmland- paid \$301,350 and 2018 assessed \$510,100. Farm auction. See handout from Bangasser. 109.67 acres on assessment really came in at 106.32 acres. Challenges with draining would have to use pumps at cost of \$195,000 Struggling to find crop production rate due to parcel being split out from previous. 24.73 acres of waste and some of woods. 2.9 acres of ditch. Wright/Krueger stick with Assessor recommendations.

Shimanski/Pohlmeier- adjourn at 7:10.

6/12/17

Elect Chair

PW/RS to nominate JN

JN/RS to nominate DK

Appearances move Kyle/Neil down to
only assessor ; omit 0300-0600

- c) Gary Ellis add to rec. from Assessor
- d) Charles Driver
- e) Larry Fraser

RS/DK

⑤ a) interior SO20 functional 10% physical
206400 ↓ 157500

old car wash gas station in LP

RS/PW

b) Completely gutted

1,000,
PW/RP

903500 ↓ 106500

c) Structure started to remodel

217800 ↓ 206500

JN/RS ' 11 029 0900

d) Charles Driver
Crop production issue
415600 ↓ 399200 03 008 0600
PW rents land - 2 small fields who
45.39 acres tile
CS/RS

e) Larry F 09 007 0300
added 5% depreciation from local
195100 ↓ 187200 assessor
JN/RS residential

f) Lyle / Neil
FSA papers 200 acres
10 016 0400 1165300
1,018,600
red. 146,700
CS/DK
10 016 0500 160 acres
FSA papers 90-100 CRK
1,192,700 ↓ 1064900
126,400
PW/CS

④ Brad
larger of 2 islands
8% increase in value this yr.

limited service - no police - fire - roads

4800 - 9000 non lake shore
lake shore property

* ^{MA} ✓ on Sheriff Dept not responding to break in

67,400 if it was on a lot to buildable secondary area - add'l bldgs.

PW/JN 25K

RS/DK 23,100 as amend

Mark Schierman

900 Hwy 15 S - non profit
25K

used for investment only @ this time surrounded industrial/commercial by residential

\$6 per sq foot 1.69 acres

537200 overall

1 1/2 acre benchmark

maybe tier lot since so big.

CS/JN

1 acre \$6

remainder \$2

0140 - Bldg 61047

366300 + 296400

0100 37800 ↓ 20600
stay same already @ \$2.00

David Bangasser
Hale township farm land

109

19.6 acres in 90 +

53.33

24.73 acres of waste

CD11

yield data needed before chgs.
PW/DK stay w/ assessor rec.
value chgs to acreage chg.

RS/RP adjourn 7:00