

2018 Clay County Board of Appeal and Equalization

Tuesday, June 12, 2018

6:30 p.m.

County Board Room – 3rd Floor – Courthouse

MINUTES

The Clay County Board of Appeal and Equalization met with the following members present: Commissioners Kevin Campbell, Frank Gross, James Haney, Jenny Mongeau, Grant Weyland, and Auditor/Treasurer Lori Johnson. Also present were Clay County Assessor Nancy Gunderson, County Administrator Brian Berg, Clay County Appraisers Greg Kordosky and Lisa Kunze, and Office Manager Amy McDonnell.

OVERVIEW OF ASSESSMENT INFORMATION

The oath of office was taken, and Clay County Assessor Nancy Gunderson gave a brief overview of the 2018 assessment for taxes payable in 2019. The duties of the County Board of Appeal and Equalization were covered and the schedule for the 2018 Local Boards of Appeal and Equalization was reviewed. She also gave an update on the current tax court petitions. Currently, there are 12 total petitions in Clay County in various stages of the appeal process.

SCHEDULED APPOINTMENTS

1. Craig Baker – 24.026.3320

Mr. Baker appeared before the board to appeal the value of his land. He does not feel that the land acres over his one-acre site should be valued at the residential y-1 rate as there are wooded and peat bog. County Assessor Nancy Gunderson explained that this is how all residential land is broken down and valued throughout the county, with different y-1 rates dependent upon location. The county assessor's office did a physical inspection of the parcel and recommended a reduction to the building value from \$202,000 to \$191,100. Discussion ensued among the commissioners. Commissioner Weyland made a motion to wait to make changes until the board can go out and physically inspect the property. The board will reconvene within the 10-day window. County Auditor Lori Johnson seconded the motion. The motion passed unanimously.

2. Joseph Hough – 16.018.1000, 26.008.1000, 26.008.2000

Mr. Hough appeared before the board and expressed his concern about the increase in his 2018 property taxes. His taxes have increased dramatically even though his value has gone down. County Assessor Nancy Gunderson explained that his parcels went non-homestead and that is the reason for the tax increase. Because Mr. Hough and his brother transferred ownership in 2016 from their individual names to an entity and the land is rented to a non-relative – they do not qualify for homestead under the current law. It was explained that if they change their ownership back to their natural names, that they can then re-apply for homestead for taxes payable in 2019. The change must be recorded by December 1st, 2018. Commissioner Weyland made a motion that there be no change to value for these parcels, and Commissioner Gross seconded the motion. The motion passed unanimously.

3. Lepetomane Properties LLC – 55.400.0330

Owner Dirk Lenthe appeared before the board to contest the value on his mini storage unit property in Glyndon City. Brian Field from Crown Appraisal accompanied Mr. Lenthe. Commissioner Campbell indicated that Crown Appraisal has been recently hired for division work. Mr. Field made a disclaimer that he was present to explain the private appraisal that Mr. Lenthe hired him to do for the property. Mr. Field did most of the speaking and said that values on this parcel have increased 113% since 2014. The opinion of Mr. Field's private appraisal is that the property is worth between \$250,000 - \$280,000. County Assessor Nancy Gunderson asked Mr. Field and Mr. Lenthe some questions regarding the quality of the appraisal and discrepancies within. Commissioner Mongeau spoke and expressed concern regarding the increase in value. Commissioner Campbell said he also struggles with the increase and made a motion to decrease the value to \$319,400. Commissioner Weyland seconded the motion. The motion passed with Commissioner Gross opposed.

UNSCHEDULED APPEALS

The following parcels appeals were heard at the local board of equalization meetings. Each of these boards elected to not make a change and have them go to the county board of equalization for approval of the recommendation of the county assessor. None of the parties appeared to contest at the county board of appeal and equalization.

1. Andrew & Janna Peterson – 56.650.1930

After inspection, it was found that there were updates to the parcel and the new value recommendation was increased to from \$210,100 to \$223,300. Commissioner Weyland made a motion to accept the new value, and Commissioner Haney seconded the motion. The motion passed unanimously.

2. Alois Bosch – 27.003.0401

After inspection, the county assessor's office recommended that the value be decreased from \$142,800 to \$142,700. Commissioner Campbell made a motion to accept this change, and Commissioner Haney seconded the motion. The motion passed unanimously.

3. Richard Bachellor – 27.034.2550

After inspection, the county assessor's office recommended a value decrease from \$290,500 to \$258,300. Commissioner Campbell made a motion to accept this change, and Commissioner Weyland seconded the motion. The motion passed unanimously.

4. Darrel & Mary DeJong – 27.035.4402

After inspection, the county assessor's office recommended that the value be decreased from \$132,500 to \$121,900. Commissioner Weyland made a motion to accept this recommendation, and Commissioner Gross seconded the motion. The motion passed unanimously.

RECESS

The meeting recessed at 8:35 pm. It will reconvene at 8:20 am on Tuesday, June 19, 2018.

RECONVENE

The meeting reconvened at 8:20 am on Tuesday, June 19, 2018. The above board members were present, with the exception of James Haney.

Craig Baker – 24.026.3320

Commissioner Mongeau stated that she went out and physically inspected Mr. Baker's parcel. She recommended an additional \$10,000 reduction to the land value. The land value will be reduced from \$140,000 to \$130,000 and the building value be reduced from \$202,000 to \$191,100. This will reduce the total value from \$342,000 to \$321,100. Commissioner Campbell made a motion to accept this additional reduction and Commissioner Weyland seconded the motion. The motion passed unanimously.

There was discussion by Commissioner Campbell about simplifying the explanation of the breakdown of yard valuation.

The meeting adjourned at 8:24 am.

Amy McDonnell
Office Manager
Clay County Assessor