

2017 Clay County Board of Appeal and Equalization

Tuesday, June 13, 2017

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, 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, Office Manager Amy McDonnell, and Assessment Associate Tracy Bedford.

OVERVIEW OF ASSESSMENT INFORMATION

Clay County Assessor Nancy Gunderson gave a brief overview of the 2017 assessment for taxes payable in 2018. The oath of office was taken, the duties of the County Board of Appeal and Equalization were covered and the schedule for the 2017 Local Boards of Appeal and Equalization was reviewed.

SCHEDULED APPOINTMENTS

1. David Kragnes – all of his parcels
Mr. Kragnes did not appear to contest the value or classification of his parcels so no changes were made.
2. Carl Altenbernd – 06.029.3001
Mr. Altenbernd appeared before the board to appeal the value of his parcel. He feels that his property is valued too high and explained that he has a unique piece of property that has a high water table thus it is hard to find comparable properties. There was discussion regarding the value of Y-1 acres. Grant Weyland made a motion not to make any changes. Frank Gross seconded that motion. Jenny Mongeau stated she cannot support this motion. The motion was approved and carried.
3. Paul Davidson – 58.506.0040
Mr. Davidson appeared before the board to contest the value of his parcel. He believes that his property is valued too high and does not have the amenities of other similar properties. Nate Aakre from the City of Moorhead Assessor's office explained how they arrived at the assessed value and how adjustments have been made to account for the lack of amenities. Grant Weyland made a motion not to make any changes. Jenny Mongeau seconded the motion. The motion was approved and carried.
4. Tyler and Casey Leach – 25.002.2100
The Leach's came before the board to appeal the value of their parcel. They supplied an appraisal received from their bank for refinance purposes dated November 2016. Deputy Appraiser Greg Kordosky discussed how the assessor's office arrived at the estimated market value and County Assessor Nancy Gunderson explained how Riverton township values needed to be increased to be in compliance with the DOR. Jenny Mongeau made a motion to change

their value to that of the private appraisal. It was denied for lack of a second. Grant Weyland made a motion not to make any changes. Frank Gross seconded that motion. The motion was approved and carried with Jenny Mongeau being opposed.

5. James Giedt – 25.002.3800

Mr. Giedt appeared before the board to dispute the value of his parcel. He explained that he is in the process of getting a private appraisal, but it will not be finished for the 10-day window to appeal. County Assessor Nancy Gunderson explained the breakdown of value for his parcel. Frank Gross made a motion not to make any changes to his value and Grant Weyland seconded the motion. The motion was approved and carried.

OTHER APPEALS

1. Patrick and Nicole Dipple – 52.855.0120

Mr. Dipple came before the board to appeal his value. Deputy Appraiser Greg Kordosky explained that the Dipple's had called to appeal their value at the local level, however, they did not set up a time to have the home inspected. Mr. Dipple shared that he had received a bank appraisal in the past week for less than the county's estimated market value. Jenny Mongeau recommended that the board table any decision on this parcel pending the county assessor's inspection during the 10-day window for the County Board of Equalization meeting.

2. David & Sonja Asleson – 56.850.0160

The Asleson's had previously appeared at their local board of equalization to contest their value, however, no change could be made at the time since they didn't make an appointment to have a review prior to the meeting. County Assessor Nancy Gunderson explained that after inspecting the parcel, the assessor's office felt that a reduction to valuation was in order. Frank Gross made a motion to change the value from \$154,300 to \$138,700 and Jenny Mongeau seconded the motion. The motion was approved and carried.

3. Donald Vincent – 25.022.2201

County Assessor Nancy Gunderson made a recommendation to the board to change the classification of Mr. Vincent's parcel from residential to agricultural. Grant Weyland made a motion to accept this change. Frank Gross seconded the motion. The motion was approved and carried.

4. Menard's

County Assessor Nancy Gunderson gave a brief update to the board regarding Menard's tax court case. She explained that they would like to continue to value the parcels at the amount stipulated for 2015 and 2016. Grant Weyland made a motion to accept this change and Jenny Mongeau seconded the motion. The motion was approved and carried.

Additionally, County Assessor Nancy Gunderson informed the board that there are eight new tax petitions filed for P2017 valuations.

RECESS

The meeting recessed at 8:20 pm. It will reconvene at 8:15 am on Tuesday, June 20th, 2017.

RECONVENE

The meeting reconvened at 8:15 am on Tuesday, June 20, 2017. In addition to the above board members, Jim Haney was present.

Patrick and Nicole Dipple – 52.855.0120

Deputy appraiser Greg Kordosky appeared before the board and explained that he was able to do an interior inspection on the home. He made some changes to grade and finished square foot and recommended the board change the value from \$343,200 to \$330,700. He had spoken with the owners and they accepted this value. After discussion by the board, Grant Weyland made a motion to accept the new value, and Jim Haney seconded the motion. The motion was approved and carried.

There was some discussion by the board about the new VCS CAMA software product. County Assessor Nancy Gunderson gave a brief explanation about the new product and its benefits.

The meeting adjourned at 8:23 am.

Amy McDonnell
Office Manager
Clay County Assessor