

2022 Clay County Board of Appeal and Equalization

Tuesday, June 14, 2022, at 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 Jenny Mongeau, Kevin Campbell, Frank Gross, Jenna Kahly, David Ebinger, and Auditor Lori Johnson. Others present: County Administrator Stephen Larson, County Attorney Brian Melton, County Assessor Nancy Gunderson, Staff Appraisers Greg Kordosky, and Lisa Kunze.

The County Board of Appeal and Equalization was called to order at 6:40 p.m. The oath of office and certification forms were read, and both signed by members. County Assessor Nancy Gunderson gave a brief overview of the 2022 assessment for taxes payable in 2023. She gave an update on the current tax court petitions.

Ms. Gunderson noted in her overview that Industrial Property was flagged by the Department of Revenue for low ratios based on the 5-year study and small sample study countywide (without Moorhead City). Based on an initial media ratio of 77.8%, this classification had to be raised to better meet the state compliance of between 90% to 105% ending ratio. After adjustments the ending ratio came in at 85.07%.

APPEALS

1. AR Investments, LLC – 52.851.0030

Rick Anderson & Mark Rickert representatives of AR Investments, LLC spoke. The 2022 proposed value was \$397,200. After they called into the office, some corrections were made to the 80x150 cold storage warehouse, and the new projected value was risen to \$450,300. Rick and Mark presented receipts from the build and requested that the building be valued at the price it cost to build; stating that was \$306,550. Much discussion was had about this request and restated multiple times that we just want it valued at what they have into it.

Staff stated that we value based on Market Sales. This building was being valued at \$37.52 per sq ft. Comps of these type of building was very limited and the one that did occur a few years back came in at \$43.21 per sq ft.

Commissioner Gross requested clarification on if the Board had authority to place any new value for the property. Commissioner Mongeau commented about a possible phased approach of value increase. Commissioner Campbell stated the lack of comps makes this difficult for both the board and staff alike.

Commissioner Gross motioned for the total estimated value to be placed at \$350,000. Motion was seconded by Commissioner Campbell. The motion passed unanimously.

No other scheduled appeals were on the agenda and no taxpayers in attendances wished to appeal.

Adjourn

The meeting adjourned at 8:00 pm.



Jenny Mongeau, Chair
County Board of Appeal and Equalization