

MEETING: CLAY COUNTY BOARD OF EQUALIZATION  
TUESDAY, JUNE 15<sup>th</sup>, 2010

MEMBERS PRESENT: Kevin Campbell, Jon Evert, Wayne Ingersoll, Jerry Waller, Grant Weyland, and Lori Johnson

OTHERS PRESENT: Ryan DeJong, Nancy Gunderson, and Amy McDonnell

CALL TO ORDER: Meeting convened at 6:30 p.m. by Kevin Campbell.

OVERVIEW OF DUTIES: Ryan DeJong summarized the duties of the County Board of Equalization; written under statute – MS 274.13.

DISCUSSION: Jon Evert asked Ryan what the effects of the diversion would be on agricultural property. Ryan said that when and if that happens, the assessor's office will handle it accordingly.

SCHEDULED APPOINTMENTS:

R 58.319.0060  
Shop-n-Wash - Peter E. Marinucci

Nancy Gunderson provided the board with a handout regarding the property and comparable sales. She stated that the local board of equalization did lower Mr. Marinucci's value 25%, however he still wished to appeal. Mr. Marinucci provided the board with a handout as well. He feels that the value of his property should be \$44,000 which was arrived at using the Cap Rate Calculation his banker provided. He has been tried without success to rent the office space and has lowered the rent several times.

Nancy explained the three approaches to value and why the sales comparable approach is the best method. Kevin Campbell spoke regarding the position that Mr. Marinucci is in concerning this parcel. He said it is really just a storage shed as it has not been able to be rented.

There was discussion by the board. Wayne Ingersoll proposed that the board grant some sort of relief. The rest agreed. Grant Weyland asked for an appraisal showing evidence of value. He feels that a new value should not be chosen arbitrarily.

There was further discussion by the board on how to arrive at a new value. Grant Weyland made a motion to change the value to what it was for the 2009 assessment - \$74,700. Jon Evert seconded this motion.

There was further discussion and Wayne Ingersoll made a request to Grant Weyland to amend the motion to go to the 2005 assessment value. Grant denied this request.

After more discussion, the motion was carried with four yes votes and two no votes.

There were no other additional change recommendations.

The meeting was adjourned at 7:52 p.m. on June 15<sup>th</sup>, 2010.