

TUESDAY, JUNE 16, 2009

**APPROVED MINUTES OF THE
COUNTY BOARD OF APPEAL AND EQUALIZATION**

**STATE OF MINNESOTA)
COUNTY OF DODGE)**

**COUNTY ADMINISTRATION OFFICE
MANTORVILLE, MN**

2009-01

The Dodge County Board of Commissioners met for the annual County Board of Appeal and Equalization meeting on Tuesday, June 16, 2009, in the Commissioner's Room at the Courthouse Annex, Mantorville, MN, at 7:00 p.m. CDT. David Hanson, Chair called the County Board of Appeal and Equalization meeting to order at 7:00 p.m. CDT.

Meeting Convened

The Chair acknowledged those present and established that there was a quorum:

Those Present

Members present:	Klaus Alberts	District #1
	Lyle Tjosaas	District #2
	David Erickson	District #3
	Don Gray	District #4
	David Hanson	District #5
Members absent:	None	
Also present:	David McKnight	County Administrator
	Wendell Engelstad	County Assessor
	Sharon Narveson	Property Appraiser
	Mike Stupka	Property Appraiser
	Wendy Iverson	Assessment Support Specialist
	Kim Walstad	Senior Clerk

County Assessor Wendell Engelstad explained that each person would have a chance to address the Board on their property value concerns.

Property
Evaluation
Discussion

1. Gene Leckness (23.501.0020) – 219 2nd Street SE, Hayfield.

Mr. Leckness purchased the property a few years ago and feels the property is worth about \$68,000 for 2009 and 2010.

Property Appraiser Mike Stupka reviewed the history of the property and improvements made since Mr. Leckness purchased the property. The Assessor's Office valued the property at \$79,800 and the local board reduced the value to \$72,000.

2. Russell Severson (16.019.0800) – 22674 740th Street, Hayfield.

Mr. Severson wanted to know why the value of land increased so much?

County Assessor Wendell Engelstad explained how sales of agricultural land are used to determine values. There was an 11% increase in sales between the last two sales periods. The difference in the local board reduction is the number of tillable acres. Sales in the area were reviewed.

3. Alan Mueske (26.678.0100) – 501 State Street, West Concord.

Mr. Mueske feels his lot value is too high compared to the new lots that are available on the west side of West Concord.

Mike Stupka reviewed the history of the lot value.

Mr. Mueske expressed his concerns about spending in the city.

4. Bill Lambert (10.016.0300 and 10.009.0600) – 18564 540th Street, West Concord. This property changed from agriculture to non-agriculture classification. There is less than ten acres of land in production which changes the classification.

5. Nick Smith (22.104.1000) – 407 8th Avenue NW, Kasson.

The Board Chair allowed this property request. The County Board approved an abatement request on this property this year.

6. Warren Stangl (09.027.0100) – 62411 140th Avenue, Claremont.

Mr. Stangl expressed concerns about the increase in land values.

Mike Stupka explained the CER increase (44 to 49) and how that impacted the increase in land values.

7. Mark Packard (13.129.0040) – 61282 251st Avenue, Mantorville.

Mr. Packard thought the value was out of line so he went to the township. He was happy with the reevaluation that staff did. Mr. Packard thought we may need to have more staff to deal with all of the properties in the county.

Commissioners and staff discussed each of the properties.

Motion by Alberts seconded by Gray to accept the following decreases/increase in the 2009 estimated market value of the sixty eight parcels listed on the 2009 County Board of Appeal and Equalization Record totaling \$1,834,700 and approving all other values recommended by the townships and cities.

Property
Evaluation
Discussion -
Continued

2009 Estimated
Market Value
Reductions
Approved

Name of Property Owner	Parcel Number	Local Jurisdiction	Valuation Appeals						Change (+/-) in EMV (\$)
			Assessor's EMV			Board Ordered EMV			
			Land	Improvements	Total	Land	Improvements	Total	
Eugene Leckness	23.501.0020	City of Hayfield	19,200	60,600	79,800	19,200	52,800	72,000	-7,800
Russell Severson	16.019.0800	Vernon Township	372,700	136,400	509,100	367,000	136,400	503,400	-5,700
Alan Mueske	26.678.0100	City of West Concord	10,600	28,400	39,000	10,600	28,400	39,000	0
Bill Lambert	10.016.0300	Concord Township	71,600	98,400	170,000 Res	71,600	98,400	170,000	0
Bill Lambert	10.009.0600	Concord Township	1,200	-	1,200 Res	1,200	-	1,200	0
Nicholas Smith	22.104.1000	City of Dodge Center	36,600	40,500	77,100	36,600	40,500	77,100	0
Warren Stangl	09.027.0100	Claremont Township	623,500	92,500	716,000	623,500	92,500	716,000	0
Warren Stangl	09.026.0100	Claremont Township	74,200	-	74,200	74,200	-	74,200	0
Donald Ness	08.034.0700	Canisteeo Township	57,400	68,100	125,500	57,400	43,800	101,200	-24,300
Brian Ashelin	08.021.0202	Canisteeo Township	83,100	259,100	342,200	83,100	205,800	288,900	-53,300
Jim Goodman	12.022.0901	Hayfield Township	71,900	126,000	197,900 Res/Comm	52,700	78,000	130,700 Res	-67,200
Keith Behounek	12.001.0501	Hayfield Township	71,800	544,700	616,500	71,800	486,500	558,300	-58,200
Brian Grzanek	13.135.0070	Mantorville Township	76,800	255,400	332,200	76,800	212,900	289,700	-42,500

George Beech	13.230.0260	Mantorville Township	69,600	341,600	411,200	69,600	303,300	372,900	-38,300
Ray Duff	13.127.0060	Mantorville Township	67,100	147,300	214,400	42,200	116,100	158,300	-56,100
Brian Walker	13.012.2001	Mantorville Township	139,100	188,000	327,100	98,300	188,000	286,300	-40,800
Randall Bates	13.127.0110	Mantorville Township	66,000	165,400	231,400	40,800	147,500	188,300	-43,100
Chad Pike	13.476.0110	Mantorville Township	80,400	299,000	379,400	80,400	245,100	325,500	-53,900
Terry Eichten	13.380.0100	Mantorville Township	87,600	271,900	359,500	87,600	249,200	336,800	-22,700
Barb Threinen	13.005.1100	Mantorville Township	98,400	129,700	228,100 Res	91,400	116,900	208,300 Ag	-19,800
Doug Wunderlich	13.490.0050	Mantorville Township	76,800	275,200	352,000	76,800	216,200	293,000	-59,000
Carol Malecha	13.127.0070	Mantorville Township	67,100	181,100	248,200	42,200	146,200	188,400	-59,800
Peggy Kerr	13.126.0100	Mantorville Township	84,000	201,000	285,000	84,000	155,400	239,400	-45,600
Al Harty	13.127.0100	Mantorville Township	67,100	127,300	194,400	40,800	121,100	161,900	-32,500
Chris Holtz	13.027.0203	Mantorville Township	105,600	217,600	323,200	105,600	179,800	285,400	-37,800
Mark Packard	13.129.0040	Mantorville Township	76,800	309,400	386,200	76,800	252,700	329,500	-56,700
Andy Buckwalter	13.001.1301	Mantorville Township	76,800	92,500	169,300 Res	77,500	83,800	161,300 Ag	-8,000
Pat Buckwalter	13.012.1500	Mantorville Township	98,400	110,100	208,500 Res	100,300	99,100	199,400 Res	-9,100
Lori Parkinson	13.127.0080	Mantorville Township	67,100	140,900	208,000	42,200	123,000	165,200	-42,800
Garrett Bondus	13.126.0090	Mantorville Township	80,400	213,300	293,700	80,400	187,600	268,000	-25,700
Robert Hunn	13.014.0700	Mantorville Township	94,300	-	94,300	45,600	-	45,600	-48,700
Mark Kaehler	13.127.0090	Mantorville Township	67,100	122,500	189,600	40,800	122,500	163,300	-26,300
Gene Hallaway	15.001.0600	Ripley Township	110,000	-	110,000	65,900	-	65,900	-44,100
William Tietje	16.011.0101	Vernon Township	61,600	215,300	276,900	61,600	175,300	236,900	-40,000
Aaron Bungum	16.006.0301	Vernon Township	57,400	143,400	200,800	57,400	122,500	179,900	-20,900
Jeff Mittelstadt	16.009.0500	Vernon Township	56,300	119,700	176,000	56,300	99,700	156,000	-20,000
Ronald Nordland	16.010.1300	Vernon Township	95,900	190,200	286,100	95,900	159,000	254,900	-31,200
Duane Edgar	16.027.0400	Vernon Township	85,700	198,900	284,600	85,700	161,300	247,000	-37,600
Jim Kylo	16.003.0700	Vernon Township	129,800	-	129,800	127,300	-	127,300	-2,500
Jim Kylo	16.003.0500	Vernon Township	192,700	114,500	307,200	178,500	114,500	293,000	-14,200
Bryce Kleinwort	17.009.0701	Wasioja Township	52,200	167,500	219,700	52,200	158,000	210,200	-9,500
Jeff Wirth	17.007.0900	Wasioja Township	59,900	134,200	194,100	59,900	123,600	183,500	-10,600
Bob Shadow	17.013.1500	Wasioja Township	48,900	114,600	163,500	48,900	106,000	154,900	-8,600
Barb Jensen	17.015.1601	Wasioja Township	80,300	107,600	187,900	80,300	89,800	170,100	-17,800
Garwin McNeilus	17.029.1400	Wasioja Township	258,900	280,800	539,700	217,600	280,800	498,400	-41,300
Garwin McNeilus	17.029.1000	Wasioja Township	104,300	-	104,300	66,300	-	66,300	-38,000
Garwin McNeilus	17.032.0100	Wasioja Township	33,300	-	33,300	24,000	-	24,000	-9,300
Garwin McNeilus	17.032.0200	Wasioja Township	61,200	-	61,200	49,000	-	49,000	-12,200
Garwin McNeilus	17.032.0300	Wasioja Township	38,500	-	38,500	28,800	-	28,800	-9,700
Garwin McNeilus	17.032.0400	Wasioja Township	2,400	-	2,400	1,500	-	1,500	-900
Craig Bishop	18.621.1001	Westfield township	37,400	-	37,400	3,500	-	3,500	-33,900
Craig Bishop	18.621.1002	Westfield Township	37,400	-	37,400	3,500	-	3,500	-33,900
Craig Bishop	18.621.1003	Westfield Township	37,400	-	37,500	3,500	-	3,500	-33,900
Craig Bishop	18.621.1004	Westfield Township	37,400	-	37,400	3,500	-	3,500	-33,900
Craig Bishop	18.621.2001	Westfield Township	38,300	-	38,300	4,700	-	4,700	-33,600
Craig Bishop	18.621.2002	Westfield Township	38,300	-	38,300	4,700	-	4,700	-33,600
Craig Bishop	18.621.2004	Westfield Township	36,500	-	36,500	2,400	-	2,400	-34,100
Craig Bishop	18.621.2005	Westfield Township	42,200	-	42,200	7,600	-	7,600	-34,600
Craig Bishop	18.621.2006	Westfield Township	37,400	-	37,400	3,500	-	3,500	-33,900
Craig Bishop	18.621.2007	Westfield Township	37,400	-	37,400	3,500	-	3,500	-33,900
Craig Bishop	18.621.2008	Westfield Township	37,400	-	37,400	3,500	-	3,500	-33,900
Craig Bishop	18.621.3001	Westfield Township	17,900	-	17,900	7,100	-	7,100	-10,800
Stan Elwood	18.006.0301	Westfield Township	64,500	233,100	297,600	64,500	201,700	266,200	-31,400

2009 Estimated
Market Value
Reductions
Approved -
Continued

Julie Peterson	18.028.0600	Westfield Township	3,700	-	3,700 Res	3,200	-	3,200 RVL	-500
Mark Symes	18.028.1000	Westfield Township	9,500	-	9,500 Res	6,400	-	6,400 RVL	-3,100
Mark Symes	18.028.0700	Westfield Township	7,600	-	7,600 Res	6,400	-	6,400 RVL	-1,200
Mark Symes	18.028.0800	Westfield Township	39,200	-	39,200	32,000	-	32,000	-7,200
Shirley Noren	26.676.0110	City of West Concord	12,900	68,200	81,100	12,900	58,600	71,500	-9,600
Arlyn Scheiber	26.576.0171	City of West Concord	6,100	-	6,100	2,600	-	2,600	-3,500
Harold Sable	26.678.0150	City of West Concord	14,100	46,900	61,000	14,100	300	14,400	-46,600
Mitchell Luckow	26.576.0130	City of West Concord	17,000	139,900	156,900	17,000	132,900	149,900	-7,000

2009 Estimated Market Value Reductions Approved - Continued

Motion adopted unanimously.

Motion by Gray seconded by Tjosaas to adjourn the meeting at 8:35 p.m. CDT. *Motion adopted unanimously.*

Meeting Adjourned

ATTEST:

DAVID HANSON
 CHAIR, COUNTY BOARD

DAVID MCKNIGHT
 CLERK

 DATED: