

COUNTY BOARD OF EQUALIZATION

Office of the County Auditor/Treasurer of Kandiyohi County, Willmar, Minnesota.

The Board of Equalization met as required by law at 6:00 P.M., June 15, 2009. All members were present.

All members of the Board of Equalization signed the Oath of Office.

Tim Falkum, County Assessor, distributed information on the current valuations to the County Board of Appeal and Equalization.

David Stulen appeared regarding the valuation of his property in Irving Township (21-17-0020). Stulen presented an appraisal that was done on his property in January of 2009 indicating a valuation of \$400,000.00. Stulen said that last year after the Board viewed the property there were errors that were corrected but Stulen felt that the errors that were corrected were back on the valuation card again this year.

James C. Larsen appeared regarding the valuation of his property in Burbank Township (11-031-0080). Larsen explained that a 2 story addition (12x24) was added in 1999 and that nothing else has been done on the property and felt that the estimated market value on the structure should not have been increased by \$30,000.00 and that the total estimated market value should be left at \$202,300.00 as in 2008 and not \$232,700.00.

Joseph and Lorena Shemon appeared regarding the valuation of the land on their property in the City of Spicer (85-540-0010 and 85-540-0025). Shemon stated that he felt that the buildings were valued correctly but that the land was valued higher than other comparable storage businesses and was wondering if they could use the income approach in valuating his property.

An appeal letter from Cory and Valerie Jan Nelson regarding the valuation of their property in Lake Andrew Township (23-006-0080) was discussed. The Nelson's attached to their letter, comparable sales from the area comparing the 2008 valuation, the sale prices of the properties, and the 2009 valuation of the properties and felt that their valuation be reduced to \$302,000.00 based on this information.

Heidi Hood appeared regarding the valuation of her property in Green Lake Township (18-830-0300). Hood said that they purchased the house in November of 2008 for \$240,000.00 with approximately \$15,000.00 of personal property and felt that the valuation should be decreased to \$240,000.00.

Diana Eagon appeared regarding the valuation of her property in Lake Andrew Township (23-460-0050). Eagon stated that she didn't feel that the valuation of

her property should have increased \$30,000.00 this year because there were no improvements to the property and that consideration should be given to the size of her lot, stating that if the present structure was destroyed, another structure could not be built on the lot and that the sewer on her property is not comparable to other properties on Lake Andrew.

Galen Koll appeared regarding the valuation of his property in Norway Lake Township (28-025-0010) stating that his valuation has tripled and feels that it should be lowered from \$235,000.00 to \$135,000.00.

Henry Zimmer appeared regarding the classification of his property in Irving Township (21-016-0060) and felt that more of his land should be classified Agriculture instead of residential.

Grant Gaasterland appeared regarding a 32% increase in his valuation of his property in New London Township (27-033-0140) and questioned the amount of lakeshore that he is being assessed for.

David Chambers appeared regarding an increase in valuation of his property in Lake Andrew Township (23-610-0050) and requested a decrease in the lakeshore valuation.

Daryl Ingalsbe appeared regarding the valuation of his property in New London Township (27-023-0440) stating that he had appraisals stating the valuation of \$900,000.00.

Burnie Mellema on behalf of Burr Oak, Inc. appeared regarding the valuation of their land in Lake Andrew Township (23-034-0050 and 23-430-0070) stating that the lots are not buildable and he felt that the taxes were based on buildable lots. Mellema said that the lots are being used for wildlife.

Bruce Johnson appeared regarding the valuation of 2 lots that he jointly owns in Lake Andrew Township (19-030-0020 and 19-019-0035) and stated that feels that the lakeshore value has been over valued.

Melvin Kleinhuizen appeared regarding the valuation on his property in Edwards Township (15-021-0050) and feels that his non-productive land valuation should be lowered as the land is in CREP and RIM.

Jeffrey Denz appeared regarding the valuation of his property in Irving Township (21-100-0170) stating that he purchased the home in 2008 for \$262,500.00 and questioned why the assessed value increased to \$303,000.00.

A letter from Cheryl Mathiowetz was read regarding the valuation of her property in Colfax Township (12-200-0130) questioning the increase in valuation since

2005. Mathiowetz explained that they use the lot for camping because the water table is so high that it would be difficult to develop.

Mark Thompson appeared regarding the valuation of his property in Lake Andrew Township (23-230-0060) stating that he felt that his valuation was too high and that he had an appraisal done in December of 2008 for \$610,000.00.

A motion by Larson 2nd Madsen to recess until June 16, 2009 at 1:30 p.m. was on vote unanimously adopted.

ATTEST:

BY THE BOARD:

Sam Modderman
County Auditor/Treasurer

Dennis E. Peterson
Chairman