

Cottonwood County Board of Commissioners
County Board of Appeal and Equalization Meeting
June 12, 2012

The Cottonwood County Board of Commissioners met for the annual County Board of Appeal and Equalization meeting on Tuesday, June 12, 2012 at 6:00 p.m. at the Cottonwood County Courthouse in Windom, MN. Presiding over the meeting was Chairman Norm Holmen. Present for all or portions of the meeting were: Commissioners Norm Holmen, John Oeltjenbruns, Jim Schmidt, Tom White, Ron Kuecker; Executive Assistant Kelly Thongvivong; Auditor/Treasurer Jan Johnson; County Assessor Gale Bondhus; Deputy Assessor Lisa Will, Senior Appraiser Alan Coners and Robert Stahl.

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County Assessor Gale Bondhus presented assessment valuation changes and statistics from 2011 to 2012 to the Board. Value changes were made based on qualifying sales that took place in the county from 10/01/10 to 09/30/11. Bondhus presented 2012 new construction changes and comparisons by district from 2011 to 2012 as well as valuation changes by property type from 2011 to 2012.

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County Assessor Gale Bondhus presented information on behalf of William Joerg (Parcel 08.722.0010). Joerg questioned the estimated market value of his property and requested that the board lower the valuation of his lot from \$58,300 to \$39,900 or less. Motion by Kuecker, second by Schmidt to lower the value on Parcel 08.722.0010 owned by William Joerg from \$58,300 to \$45,300. Voting as follows: Aye – Kuecker, Schmidt, Oeltjenbruns. Nay – White, Holmen, Johnson. Motion failed. Motion by Holmen, second by Schmidt to lower the value on Parcel 08.722.0010 owned by William Joerg from \$58,300 to \$50,000. Voting as follows: Aye – Holmen, Kuecker, Oeltjenbruns, White and Johnson. Nay – Schmidt. Motion carried.

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At the local Board of Review Jean Murphree (Parcel 10.008.0100) questioned the estimated market value of her residence vs. the appraisal. Because it was an "Open Book Meeting" no changes could be made at the local Board of Review. The Assessor's Office suggested lowering the building value from \$60,500 to \$46,000. Motion by Johnson, second by Schmidt, unanimous vote to lower the building value on Parcel 10.008.0100 owned by Jean Murphree from \$60,500 to \$46,000.

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At the local Board of Review Joel Vankempen (Parcel 23.714.0730) questioned the estimated market value of his residence. The Assessor's Office suggested lowering the building value from \$43,900 to \$8,000. Motion by Kuecker, second by White, unanimous vote to lower the building value on Parcel 23.714.0730 owned by Joel Vankempen from \$43,900 to \$8,000.

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At the local Board of Review Donald Kalash (Parcel 25.820.1370) questioned the estimated market value of his residence. The Assessor's Office presented information received on behalf of Kalash as well as comparisons of like properties and recommended no change to the value of the property. Motion by White, second by Johnson, unanimous vote to make no change on Parcel 25.820.1370 owned by Donald & Esther Kalash.

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At the local Board of Review Clifford Coons (Parcel 04.033.0200) questioned the residential classification of his parcel. Coons did not appear at the meeting to present further information on his behalf. The Assessor's Office recommended no change.

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At the local Board of Review Jerry Van Dyke (Parcel 14.034.0400) questioned the residential classification of his parcel. The Assessor's Office sent a questionnaire to Van Dyke after the local Board of Review to determine if there was sufficient justification to qualify for agricultural classification. After reviewing the information received the Assessor's Office recommended a change from residential to agricultural class. Motion by White, second by Oeltjenbruns, unanimous vote to change Parcel 14.034.0400 owned by Jerry & Kris Van Dyke from Residential to Agricultural class for the 2012 assessment.

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Motion by Schmidt, second by White, unanimous vote to accept the remainder of assessments as presented.

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There being no further business, Chairman Norman declared the meeting adjourned at 7:09 p.m.

Jan Johnson, Auditor/Treasurer

Norm Holmen, Board Chairman

Kelly Thongvivong, Executive Assistant