

Cottonwood County Board of Commissioners
County Board of Appeal and Equalization Meeting
June 16, 2009

The Cottonwood County Board of Commissioners met for the annual County Board of Appeal and Equalization meeting on Tuesday, June 16, 2009 at 6:00 p.m. at the Cottonwood County Courthouse in Windom, MN. Presiding over the meeting was Chairman Gary Sorenson. Present for all or portions of the meeting were: Commissioners Gary Sorenson, Tom White, Ron Kuecker, Norm Holmen, John Oeltjenbruns; Administrative Assistant Kelly Thongvivong; Auditor/Treasurer Jan Johnson; County Assessor Gale Bondhus; Deputy Assessor Lisa Will, Senior Appraiser Alan Coners. Also present were: John Holt, Jack Kelly, Johnny Granstra, Scott Benson, Phil Johnson, David Wells, Diane Wells and John "Jack" Tibodeau.

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County Assessor Gale Bondhus presented assessment valuation changes and statistics from 2008 to 2009 to the Board. Value changes were made based on qualifying sales that took place in the county from 10/01/07 to 09/30/08. Bondhus presented 2009 new construction changes by property class and comparisons by district from 2008 to 2009 as well as valuation changes by property type from 2008 to 2009. Bondhus did not have anything new to report at this time in regards to 2009 legislative changes affecting Cottonwood County.

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John Holt and Jack Kelly met with the board in regards to the BARC property (Parcel 25.823.1920) in the City of Windom. They questioned the estimated market value and expressed their concern over the big increase from last year and asked for consideration of a reduction.

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County Assessor Gale Bondhus presented information on behalf of Audrey Davis for property (Parcel 07.023.0100) located in Germantown Township. The estimated market value and pasture value was questioned. Bondhus recommended that the value on the 54.3 acres be lowered from \$900/acre to \$600/acre.

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Scott Benson met with the board in regards to two properties (Parcel 25.821.0430 and Parcel 25.821.0440) located in the City of Windom. He felt that the estimated market value is too high and asked for consideration of a reduction.

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Phil Johnson met with the board in regards to two properties (Parcel 25.837.0030 and Parcel 08.014.0200) located in the City of Windom and Great Bend Township that he felt are valued too high and would like consideration of a reduction to both properties.

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David and Diane Wells met with the board in regards to their property (Parcel 15.012.0300) located in Southbrook Township. They felt that the increase to the estimated market value on this particular property was excessive compared to other properties in the same area.

John "Jack" Tibodeau met with the board in regards to his property (Parcel 15.014.0100) located in Southbrook Township. He questioned the estimated market value of the building sites.

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Johnny Grandstra met with the board in regards to his property (Parcel 25.165.0070) located in the City of Windom. He felt that the estimated market value is too high and would like consideration of the board for a reduction in value.

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After listening to the individuals that were present for the Board of Equalization and reviewing the information presented, the board acted as follows:

Motion by Holmen, second by White, unanimous vote to approve reduction in estimated market value to Parcel 07.023.0100 owned by Audrey Davis from \$114,100 to \$97,900.

Motion by Kuecker, second by Oeltjenbruns, unanimous vote to make no adjustment to Parcels 25.821.0430 and 25.821.0440 owned by Scott and Carmel Benson.

Motion by Holmen, second by Oeltjenbruns, unanimous vote to make no adjustment to Parcels 25.837.0030 and 08.014.0200 owned by Phil Johnson.

Motion by Kuecker, second by White, unanimous vote to lower estimated market value on Parcel 15.012.0300 owned by David and Diane Wells from \$250,200 to \$240,000.

Motion by Holmen, second by Kuecker, unanimous vote to make no adjustments to Parcel 15.014.0100 owned by John "Jack" Tibodeau.

Motion by Oeltjenbruns, second by White, unanimous vote to make no adjustment to Parcel 25.165.0070 owned by Johnny Grandstra.

Motion by Kuecker, second by White, unanimous vote to lower the estimated market value on Parcel 25.823.1920 owned by BARC from \$199,200 to \$115,500.

Bondhus reported that a clerical error was made on two parcels and she would like the board to approve the corrections. Motion by Oeltjenbruns, second by Holmen, unanimous vote to approve the reduction of estimated market value on Parcel 11.492.0110 owned by Gordon and Nancy Harder from \$14,900 to \$7,500.

Motion by White, second by Oeltjenbruns, unanimous vote to approve the change for the Dueber's Building in the City of Westbrook from agricultural class to commercial class as it was incorrectly coded.

Motion by Holmen, second by Kuecker, unanimous vote to accept the remainder of assessments as presented.

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There being no further business, there was a motion by Kuecker, second by White, unanimous vote to adjourn the meeting at 9:05 p.m.

Jan Johnson, Auditor/Treasurer

Gary Sorenson, Board Chairman

Kelly Thongvivong, Bd. Adm. Assistant