

Cottonwood County Board of Commissioners
County Board of Appeal and Equalization Meeting
June 16, 2015

The Cottonwood County Board of Commissioners met for the annual County Board of Appeal and Equalization meeting on Tuesday, June 16, 2015 at 6:10 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, Kevin Stevens, Tom Appel, Donna Gravley, Jim Schmidt; County Coordinator Kelly Thongvivong; Auditor/Treasurer Jan Johnson; County Assessor Gale Bondhus; Senior Appraiser Alan Coners; Appraiser Karla Ambrose; and Wendell Fredin.

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County Assessor Gale Bondhus presented assessment valuation changes and statistics from 2014 to 2015 to the Board. Value changes were made based on qualifying sales that took place in the county from 10/01/13 to 09/30/14. Bondhus presented 2015 new construction changes and comparisons by district from 2014 to 2015 as well as valuation changes by property type from 2014 to 2015.

Bondhus also gave an update to the board regarding the Minnesota Energy Resources Corporation tax court appeal.

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Wendell Fredin (Parcel 14.020.0301) questioned the value placed on his property in Section 20 of Selma Township. He feels that the 2014 estimated market value for pay 2015 taxes is too high. He also does not feel that the soil type was taken into consideration when setting the value. It was reported that the crop equivalency rating for this property is 64.08.

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Bondhus and Appraiser Karla Ambrose presented the County Assessor recommendations with the board as follows: recommendation to reclassify 3.52 acres of tillable land to pasture land on Parcel 08.005.0700 owned by David Wells etal resulting in a reduction of \$10,800; recommendation to reclassify 2.48 acres of tillable land to pasture land on Parcel 08.008.0201 owned by David Wells etal resulting in a reduction of \$4,500; recommendation to make no change on Parcel 22.413.0610 owned by Chad & Esther Klassen; recommendation to remove "refused entry" and change quality of basement finish from good to economy due to water damage on Parcel 22.290.0160 owned by Zachary & Brianna Strom resulting in a reduction of \$16,500; recommendation to make no change on Parcel 14.020.0301 owned by Wendell & Martha Fredin.

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Motion by Appel, second by Stevens to make no change to Parcel 14.020.0301 owned by Wendell & Martha Fredin. Voting as follows: Aye – Appel, Stevens and Gravley. Nay – Schmidt. Motion carried. The 2015 estimated market value will remain at \$343,300.

Motion by Gravley, second by Schmidt, unanimous vote to reclassify 3.52 acres of tillable land to pasture land on Parcel 08.005.0700 owned by David Wells etal resulting in a reduction of \$10,800. Due to the changes, the adjusted 2015 estimated market value is \$253,000.

Motion by Schmidt, second by Stevens, unanimous vote to reclassify 2.48 acres of tillable land to pasture class on Parcel 08.008.0201 owned by David Wells etal resulting in a reduction of \$4,500. Due to the changes, the adjusted 2015 estimated market value is \$257,900.

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Motion by Stevens, second by Schmidt, unanimous vote to make no change to Parcel 22.413.0610 owned by Chad & Esther Klassen. The 2015 estimated market value will remain at \$167,000.

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Motion by Gravley, second by Stevens, unanimous vote to remove "refused entry" and change quality of basement finish from good to economy due to water damage on Parcel 22.290.0160 owned by Zachary & Brianna Strom resulting in a reduction of \$16,500. Due to the changes, the adjusted 2015 estimated market value is \$136,300.

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Motion by Gravley, second by Stevens, unanimous vote to accept the remainder of assessments as presented.

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There being no further business, Chairman Holmen declared the meeting adjourned at 7:18 p.m.

Jan Johnson, Auditor/Treasurer

Norm Holmen, Board Chairman

Kelly Thongvivong, County Coordinator