

Cottonwood County Board of Commissioners
County Board of Appeal and Equalization Meeting
June 13, 2006

The Cottonwood County Board of Commissioners met for the annual County Board of Appeal and Equalization meeting on Tuesday, June 13, 2005 at 1:00 p.m. at the Cottonwood County Courthouse in Windom, MN. Presiding over the meeting was Chairman Ron Kuecker. Present for all or portions of the meeting were: Commissioners Ron Kuecker, Norm Holmen, John Oeltjenbruns, Gary Sorenson, Chuck Severson; Administrative Assistant Kelly Thongvivong; Auditor/Treasurer Jan Johnson; County Assessor Gale Bondhus and Appraiser Lisa Will. Also present were: Kenneth Unruh, Jeff Veerkamp, Stan Friesen, Chris Butzon, Rick Nordahl, Dan Birkholz and Bob Stahl.

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County Assessor Gale Bondhus presented the recommended changes to the board and reported on assessment valuation changes from 2005 to 2006. Value changes were made based on qualifying sales that took place in the county from 10/01/04 to 09/30/05.

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Bondhus presented information on behalf of Bonita Olson in regards to Parcel 16.018.0300. Since there was a meth lab in the house two years ago, the local board of review reduced the value \$7,500 on 1st acre. Bondhus' recommendation would be to reduce the property value to \$2,000 for 1st acre and reduce the value of the house to \$100 - \$1,000.

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Bondhus presented a letter she recently received from the Department of Revenue in regards to Parcel 25.160.0530 owned by Charles and Diane Mau. The letter states that board action taken by the City of Windom Local Board of Appeal and Equalization on May 8, 2006, was inappropriate with regard to the classification change on the property. The change from residential non-homestead to residential homestead was clearly an inappropriate change that should not have been made.

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Kenneth Unruh met with the board in regards to Parcel 22.610.0750. He reported that the value of his property increased by 18.9% but he feels that there are still a few different problems that exist with his property that should be given consideration when determining the value of the property. He asked that the board consider lowering the value of his property so that it is more consistent with the average property value increase in Mt. Lake, which was 17.5%.

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Jeff Veerkamp met with the board in regards to Parcel 20.003.1000. He feels that the estimated market value is too high compared to the purchase price of the property. The local board of review reduced the value by \$5,000.

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Stan Friesen met with the board in regards to Parcel 11.024.0400. He questioned the commercial designation of his property and spent some time explaining the process of his business. He requested that the board consider designating his property as Agricultural.

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Chris Butzon met with the board representing William I. Harris in regards to Parcel 25.160.0480. He requested that homestead status be restored to his house even though the property was recently sold. Butzon said that it was the principle of the matter and that Harris wants the board to request that the County Assessor restore homestead status to the property at 712 12th Street as that was his place of residence before he sold the property.

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Rick Nordahl and Dan Birkholz met with the board in regards to Parcel 24.900.0060. They asked that the board consider reducing the property value from approximately \$859,000 to closer to \$500,000.

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Motion by Sorenson, second by Oeltjenbruns, unanimous vote to reduce property value on Parcel 16.018.0300 owned by Bonita Olson to \$2,000 for 1st acre and to reduce house value to \$100.

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Motion by Holmen, second by Severson, unanimous vote to reverse City of Windom's decision at the local board of review by changing Parcel 25.160.0530, owned by Charles and Diane Mau, from residential homestead back to residential non-homestead based upon letter and recommendation from the Department of Revenue.

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Motion by Oeltjenbruns, second by Severson to change property value increase on Parcel 22.610.0750, owned by Kenneth Unruh, from 18.9% to 17.5%, which is a decrease of approximately \$900 on the house. Voting as follows: Aye: Oeltjenbruns, Severson, Holmen. Nay: Sorenson and Kuecker. Motion carried.

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Motion by Holmen, second by Sorenson, unanimous vote to reduce value of canopy on Parcel 20.003.1000, owned by Jeff Veerkamp, to \$10.59/square foot, which is a reduction of approximately \$6,400.

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Motion by Severson, second by Sorenson, unanimous vote to change classification on Parcel 11.024.0400, owned by Stan Friesen, from Commercial to Industrial and to deny request for Agricultural designation.

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Motion by Holmen, second by Severson, unanimous vote to restore homestead status on Parcel 25.160.0480, formerly owned by William I. Harris, for property located at 712 12th Street.

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Motion by Sorenson, second by Oeltjenbruns, unanimous vote to make no change to Parcel 24.900.0060 (represented by Rick Nordahl and Dan Birkholz) this year and to ask the County Assessor to look at using the income approach when assessing the value of the property next year.

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Motion by Holmen, second by Severson, unanimous vote to approve remainder of all other assessments as presented.

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There being no further business, the meeting adjourned at 4:00 p.m.

Jan Johnson, Auditor/Treasurer

Ron Kuecker, Board Chairman

Kelly Thongvivong, Bd. Adm. Assistant