

Cottonwood County Board of Commissioners
County Board of Appeal and Equalization Meeting
June 19, 2013

The Cottonwood County Board of Commissioners met for the annual County Board of Appeal and Equalization meeting on Wednesday, June 19, 2013 at 6:00 p.m. at the Cottonwood County Courthouse in Windom, MN. Presiding over the meeting was Chairman John Oeltjenbruns. Present for all or portions of the meeting were: Commissioners John Oeltjenbruns, Jim Schmidt, Kevin Stevens, Tom White, Norm Holmen; Auditor/Treasurer Jan Johnson; County Assessor Gale Bondhus; Senior Appraiser Alan Coners; Appraisers Jean Gode and Karla Ambrose; Don Wellner, Denise Wellner, Stephanie Redman and Wayne Mau. Absent was Executive Assistant Kelly Thongvivong.

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County Assessor Gale Bondhus presented assessment valuation changes and statistics from 2012 to 2013 to the Board. Value changes were made based on qualifying sales that took place in the county from 10/01/11 to 09/30/12. Bondhus presented 2013 new construction changes and comparisons by district from 2012 to 2013 as well as valuation changes by property type from 2012 to 2013.

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Don and Denise Wellner (Parcel 06.009.0101) questioned the ridge adjustment in Section 9 of Delton Township. They feel that the current ridge adjustment of 11% is too low. They feel that 22% would be acceptable. They also asked for consideration of a few acres of waste along with the ridge adjustment. Motion by Holmen, second by Johnson, unanimous vote to make ridge adjustment back to what it was at 14% before the split.

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Stephanie Redman (Parcel 19.230.005) questioned the value of 4.78 acres of farmland within the City of Bingham Lake. Redman was asked to attend the Board of Equalization meeting for further consideration as her husband, Mark, is a city council member for the City of Bingham Lake and they felt it was a conflict of interest for the local board to make any decisions. It was mentioned that the CER (crop equivalency rating) on this particular piece of property is prime land for soils and that is why the CER is rated as it is and is valued more. Motion by White, second by Holmen, unanimous vote to give triangulation in small field from 9% to 12%.

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Wayne Mau (Parcel 25.352.0980) questioned the taxable value on his home located in the City of Windom. The 2013 value is \$20,200. Appraisers Jean Gode and Karla Ambrose visited the property on Monday of this week and they came to the conclusion that a reduction of \$800 would be acceptable. Motion by Holmen, second by White, unanimous vote to reduce the taxable value by \$800 because there is no longer a basement finish. This will bring the new taxable value to \$19,400

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Bondhus presented three recommendations to the board for their consideration. Bondhus recommended that the County Assessor's Office make a land value reduction on Parcel 08.036.0500 owned by Catherine Frantsen LE from \$607,200 to \$529,800 on an old mobile home park. Motion by White, second by Schmidt, unanimous vote to approve the recommended change for a \$77,400 reduction.

Bondhus recommended that the County Assessor's Office recommend a land value change on Parcel 24.029.3200 owned by Marlowe Nelsen from \$268,300 to \$251,300 for omitted road acres. Motion by Holmen, second by Stevens, unanimous vote to approve the recommended change for a \$17,000 reduction.

Bondhus recommended that the County Assessor's Office make a clerical change to Parcel 07.022.0200 owned by Jeff & Michelle Pankonin in the amount of \$140,500. Motion by White, second by Holmen, unanimous vote to approve the recommended change to the clerical mistake in the amount of \$140,500.

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

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There being no further business, Chairman Oeltjenbruns declared the meeting adjourned at 7:36 p.m.

Jan Johnson, Auditor/Treasurer

John Oeltjenbruns, Board Chairman

Kelly Thongvivong, Executive Assistant