

MINUTES OF THE SPECIAL MEETING
BOARD OF REVIEW-EQUALIZATION
OF THE ADRIAN CITY COUNCIL HELD
IN THE COUNCIL CHAMBERS OF THE
ADRIAN GOVERNMENT CENTER
WEDNESDAY, APRIL 27, 2022



City Council - Board of Review (Equalization)
Wednesday, April 27, 2022 at 1:00 pm
Adrian Government Center, Council Chambers, 209 Maine Avenue, Adrian, MN 56110

1. **Call to Order:** Pursuant to due call and notice thereof, the Board of Review-Equalization Special Meeting was called to order by Mayor John W. Faber at 1:00 PM.
2. **Roll Call**
Roll call indicated the following present:
Mayor/Council Members: John W. Faber, Ron Lonneman, Dean Von Holtum & Tracy Kunkel
Absent: Joe Hornstein
Department Head: Administrator/Clerk-Treasurer Jill Wolf
Assessors: City Assessor Gary Spaeth, Nobles County Assessor Val Ruesch, and Nobles County Assistant Assessor's: John Meyer and Ben Puthoff.
Property Owners: Alan Cox, Eileen Henning
3. **Board Certification:** As required by law, it was noted that Faber, Lonneman, Von Holtum and Kunkel sufficiently completed the necessary training/certification for Adrian to hold the Board of Review-Equalization meeting. The meeting was allowed to proceed within the realms of Board-Certified criteria. A quorum was present to act upon the property tax value questions.
4. **Board of Review; Assessment Requirements and Considerations:**
As stated, the State of Minnesota requires that property valuations to be set between 90%-105% of comparable home sales. County Assessor, Val Ruesch, explained the time trend, applied at 17.415% over twenty-one months, as established by the Department of Revenue. Increases in Adrian were accounted for by the time trend, land adjustments, manual level increase of 10% due to construction costs, map area adjustments, new construction and updated/corrected parcel information.

Parcel 21-0378-000: Property owner requested information distinguishing between land value and structure value. Concern was expressed that the structure on their property is higher in value than a similar property to the north of their property. Meyer compared similar parcels to the parcel in question, this resident's lot is larger and has public infrastructure to the property, raising the value. After Board discussion, it was decided no change. Motion by Lonneman, second by Kunkel, motion carried unanimously. 4/0

Parcel 21-0343-000: Property owner questioned how the valuation of the property has increased \$73,100. Owner asked for clarification on the increase and comparison to similar property. After Board discussion, the grade of the home was changed from 3 to 3 minus 5, the value-change action reduces the value by \$15,500. Motion by Kunkel, seconded by Von Holtum, motion carried unanimously. 4/0

Parcel 21-0464-000: Property owner questioned the value of the property increasing \$43,000. Meyer explained the addition of a utility shed. The grade of house was moved from very good to excellent.

Parcel 21-0627-000: Property owner was unable to be present, so Meyer presented the information. Property owner is questioning the value of the structure on the property. The structure on the property was updated in poor condition and is not used for commercial purposes. The valuation was decreased \$10,200 by the Assessor. Motion by Kunkel, seconded by Von Holtum, motion carried unanimously. 4/0
5. **Adjourn:** With no other business noted, motion by Von Holtum, second by Lonneman, motion carried to adjourn the Special Board of Review-Equalization Meeting at 2:27 PM. RCV 4-yes, 0-no