

MINUTES OF THE BOARD OF REVIEW
OF THE CITY COUNCIL OF THE CITY OF
ADRIAN HELD IN THE COUNCIL CHAMBERS OF
CITY HALL, MONDAY, MAY 1, 2017 AT 10:30 A.M.

CALL TO ORDER: Pursuant to due call and notice thereof, the Board of Review was called to order by Mayor John W. Faber at 10:30 A.M.

ROLL CALL: Roll call indicated the following present:

Mayor/Councilmember's: John W. Faber, Ron Lonneman, and Tracy Kunkel

Absent: Dean Von Holtum and Joe Hornstein

Dept. Head: Administrator/Clerk-Treas. Bruce A. Heitkamp

Assessors: City Assessor Gary Spaeth, Nobles County Assessor Val Ruesch, and Assistant Assessor's John Meyer & Ben Puthoff

Property Owner(s) & Representatives: Jim Honerman, Carl's Farm Store's Tim Voss, and Adrian Hardware's Curt Ramerth

BOARD OF REVIEW; Appeals/Public Input: Prior to the individual appearances of residents; Ruesch explained that sixteen (16) home sales were observed for Study Year 2016. The State of Minnesota's goal is to set property valuations between 90%-105% of comparable home sales. Adrian's appraisal values were at 95.64% compared to home sales; which is in the acceptable range. Therefore, Adrian's overall property estimates, on average, didn't require increases.

The following property owners were present to ask assessing questions and/or for Estimated Market Value (EMV) changes for their property taxes, payable 2018:

21-0362-575: Inquired about the 2017 (taxable year) value increase on the home. The home value increased from taxable 2016 to taxable 2017 and now is back down for taxable year 2018. Spaeth explained that 2017 valuations increased due to comparable lot sales and Adrian's overall Estimated Market Values being too low (compared to sales). The current valuation also reflected comparable sale values for taxes payable 2018. After Board discussion, the valuation change action (below) acted to not change the home property values for taxable year 2018.

21-0382-600 & 21-0384-000: Requested clarification regarding the taxable value of the property; specifically the sites with structures. Spaeth listed the structures as 10% obsolescence. Puthoff stated that he used a 30% obsolescent factor with other commercial structures throughout the county. After Board discussion, the valuation change action (below) acted to change the valuations due to the obsolescent factor.

21-0413-500: Requested an explanation of the valuation of the commercial building. Spaeth and the property owner verbally discussed specific areas of the building. Spaeth explained the valuation methodology. After Board discussion, the valuation change action (below) acted to not change the values for taxable year 2018.

21-0575-000: Requested an explanation of the valuation of the home. Property owner recently constructed an addition to the home. There was 50% of the new-addition value acknowledged in taxable year 2015 and the additional 50% taxable value was acknowledged in taxable year 2016. After Board discussion, the values of the home property were changed from for taxable year 2018.

BOARD VALUATION ACTION; Changes or No Changes: After deliberation, motion by Lonneman, second by Kunkel, motion carried to acknowledge valuation changes, or no changes, listed for each of the afore-mentioned parcels. RCV 3-yes, 0-no

BOARD OF REVIEW CERTIFICATION: As required by law, Ruesch noted that at least one member of the City Council had sufficiently completed the necessary training/certification, that Councilmember was present, and the meeting was therefore allowed to proceed within the realms of Board-Certified criteria.

ADJOURNMENT: With no further business appearing, motion by Kunkel, second by Lonneman, motion carried to adjourn at 11:38 P.M. RCV 3-yes, 0-no

/s/ Administrator/Clerk-Treas; Bruce A. Heitkamp

/s/ Mayor; John W. Faber