

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 2, 2016 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 Robert Wiese at 10:30 A.M.

ROLL CALL: Roll call indicated the following present:

Mayor/Councilmember's: Robert Wiese, Ron Lonneman, Dean Von Holtum, Joe Hornstein, and Don Shorter

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

Assessors: City Assessor Gary Spaeth, Nobles County Assessor Val Ruesch, and Property Appraiser John Meyer

Property Owner(s) & Representatives: Vic McCann, Larry Roemeling, Kevin & Nancy Lonneman, Jim Lutmer, Les Henning, Tim Voss, and Bill Elias

BOARD OF REVIEW; Appeals/Public Input: Prior to the individual appearances of residents; Spaeth, Ruesch, and Meyer explained that home sales accounted for a 17% property-valuation increase on all properties in Adrian for taxes payable 2017. The State of Minnesota's goal is to set property valuations between 90%-105% of comparable home sales. Adrian's appraisals were at 71.6% values compared to home sales; thus creating the necessity to increase assessments. All of the following properties were compared to similar properties and sales data within Adrian; with adjustments made, or not made, accordingly. The following persons appeared to ask assessing questions and/or the Estimated Market Values (EMV) on their property for taxes payable 2017:

21-0327-000: questioned the value of their home. After discussion, considering sales data, motion by Von Holtum, second by Shorter, motion carried to not change the assessment on the property. RCV 5-yes, 0-no

21-0247-000: questioned the classification of a former home and business that they owned, the former home is now being used for storage. After discussion, motion by Hornstein, second by Von Holtum, motion carried to reclassify the property from a non-homestead status to a homestead status; thus acknowledging the structure as a storage building. RCV 5-yes, 0-no

21-0367-000 & 21-0377-000: questioned the value placed on their home and storage shed. After discussion, considering sales data, motion by Von Holtum, second by Hornstein, motion carried to not change the valuation on either of the parcels. RCV 4-yes, 0-no (1 abstain)

21-0283-000: questioned the value of their home. The homeowner offered some comparable properties in the neighborhood that were not appraised as high as their value. After discussion, considering comparable properties and property classifications, motion by Shorter, second by Von Holtum, motion carried to reclassify the property; thus placing the afore-mentioned property assessment lower for taxes payable 2017. RCV 5-yes, 0-no

21-0361-000: questioned the value of his home. Spaeth stated that it was recently discovered that both he, and Nobles County, placed land-value increases (applied twice) upon every one of the Tennessee Avenue properties. Spaeth recommended the Review Board consider removing one of those land-value adjustments.

Tennessee Avenue Land-Value Adjustments: Motion by Lonneman, second by Von Holtum, motion carried to authorizing Spaeth and Ruesch to adjust land values for those Tennessee Avenue properties that received incorrect (two adjustments) land valuations; which included the 21-0361-000 property. RCV 5-yes, 0-no

21-0362-300: questioned the value of their home property. After discussion, considering sales data, motion by Lonneman, second by Wiese, motioned carried to not change the value on their property. RCV 4-yes, 1-no (Lonneman, Wiese, Shorter, & Hornstein voting yes, Von Holtum voting no)

21-0195-000: homeowner personally contacted Spaeth regarding the value of their property. After discussion, considering sales data, motion by Von Holtum, second by Lonneman, motion carried to not change the value placed on the afore-mentioned property. RCV 5-yes, 0-no

21-0361-220: homeowner also contacted Spaeth regarding the valuation of his property. After review, discussion, and by Board consensus; it was decided that Spaeth and Ruesch's afore-mentioned land-value adjustment for Tennessee Avenue properties would properly revalue this property.

21-0504-000: homeowner visited with Heitkamp about the valuation of their home property. Homeowner specifically questioned a \$5,000.00 addition that was mentioned in the Board of Review notice. Spaeth reviewed the property and acknowledged that a \$5,000 improvement was listed; but a reduction of the previous and demolished driveway was also subtracted from the valuation. Therefore, Spaeth believed the property was evaluated and stated correctly. After hearing Spaeth's explanation, motion by Shorter, second by Von Holtum, motion carried to not change the valuation. RCV 5-yes, 0-no

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

ADJOURNMENT: With no further business appearing, motion by Von Holtum, second by Shorter, motion carried to adjourn at 12:34 P.M. RCV 5-yes, 0-no

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

/s/ Mayor; Robert Wiese