

**MINUTES OF THE MEETING OF THE  
LOCAL BOARD OF APPEAL AND EQUALIZATION  
OF THE CITY OF MOORHEAD, MINNESOTA  
WEDNESDAY, APRIL 17, 2019**

The annual meeting of Local Board of Appeal and Equalization of the City of Moorhead, Clay County, Minnesota, was duly held in the Council Chambers, City Hall, the 17<sup>th</sup> day of April, 2019, commencing at 6:30 p.m.

**Members Present:** Jonathan Judd, Steve Gehrtz, Joel Paulsen, Mike Gunter, Jessica Cassady and Ryan DeJong

**Members Absent:** Bryce Huotari

**Assessment Personnel Present:** Peter Doll, Nathan Aakre, Lori Lewis, Jana Wagner and Amy McDonnell

**Appeal by: Ed and Myrna Henrickson**

**Address: 4426 4<sup>th</sup> St S**

**Parcel: 58.004.0340**

**Statements:**

City of Moorhead Assessor Nathan Aakre presented a written appeal on behalf of Mr. Henrickson to the board. Mr. Henrickson stated that he feels the value of his parcel is too high and wished to retain his right to appeal to the Clay County Board of Appeal and Equalization on June 18, 2019. Mr. Aakre presented a study of comparable sales to the board and recommended no change in value.

**Board Decision:**

Steve Gehrtz moved, seconded by Joel Paulsen to make no changes to the parcel. The motion passed by unanimous vote.

**Board Order:**

Land will remain at \$47,600 and building at \$302,300 for an overall Assessment 2019 value of \$349,900.

**Formal Appeals Made Prior To Meeting**

Mayor Judd asked for approval of all the value changes submitted by formal appeal and reviewed by the Assessor's Office prior to the meeting by property owners disputing the value of their properties. Details of such formal appeals were listed in the BOE informational binders and made known to the Board. Steve Gehrtz and Mayor Judd asked for clarification that the owners are in agreement and the process was explained by Assessment staff.

**Board Decision:**

Joel Paulsen motioned, seconded by Ryan DeJong and passed by unanimous vote to approve the appeals submitted to the Assessor's Office prior to the Local Board of Appeal and Equalization meeting as addressed and handled by the Assessor's Office. Such appeals included the following:

**Appeal by: Mark Houglum**

**Address: 504 Allyson Circle**

**Parcel: 58.005.0030**

**Board Decision:**

Adjust the overall value of the property from \$371,700 to \$367,200.

**Board Order:**

Reduce building value by \$4,500 which will lower the overall value for Assessment 2019 from \$371,700 to \$367,200.

**Appeal by: Linda Sande**

**Address: 2210 19½ Street South**

**Parcel: 58.008.0420**

**Board Decision:**

Adjust the overall value of the property from \$189,300 to \$191,000.

**Board Order:**

Increase building value by \$1,700 which will raise the overall value for Assessment 2019 from \$189,300 to \$191,000.

**Appeal by: Lakhwinder Singh**

**Address: 810 Belsly**

**Parcel: 58.060.0210**

**Board Decision:**

Adjust the overall value of the property from \$1,275,700 to \$1,050,000.

**Board Order:**

Reduce building value by \$225,700 which will lower the overall value for Assessment 2019 from \$1,275,700 to \$1,050,000.

**Appeal by: Mr. and Mrs. Steven Frank**  
**Address: 431 Birch Lane**  
**Parcel: 58.067.0090**

**Board Decision:**

Adjust the overall value of the property from \$189,100 to \$183,300

**Board Order:**

Reduce building value by \$5,800 which will lower the overall value for Assessment 2019 from \$189,100 to \$183,300.

**Appeal by: Christopher and Rikka Brandon**  
**Address: 3813 22<sup>nd</sup> Avenue South**  
**Parcel: 58.338.0460**

**Board Decision:**

Adjust the overall value of the property from \$213,500 to \$382,800.

**Board Order:**

Increase building value by \$169,300 which will raise the overall value for Assessment 2019 from \$213,500 to \$382,800.

**Appeal by: MDW Investments**  
**Address: 1601 41<sup>st</sup> Street South**  
**Parcel: 58.350.0040**

**Board Decision:**

Adjust the overall value of the property from \$295,900 to \$283,000.

**Board Order:**

Reduce building value by \$12,900 which will lower the overall value for Assessment 2019 from \$295,900 to \$283,000.

**Appeal by: Kent and Grace Arneson**  
**Address: 728 43<sup>rd</sup> Ave South**  
**Parcel: 58.379.0050**

**Board Decision:**

Adjust the overall value of the property from \$353,900 to \$328,400.

**Board Order:**

Reduce land value by \$5,300 and building value by \$20,200 which will lower the overall value for Assessment 2019 from \$353,900 to \$328,400.

**Appeal by: Linda Laske**

**Address: 881 30<sup>th</sup> Street South**

**Parcel: 58.458.0080**

**Board Decision:**

Adjust the overall value of the property from \$365,500 to \$344,400.

**Board Order:**

Reduce building value by \$21,100 which will lower the overall value for Assessment 2019 from \$365,500 to \$344,400.

**Appeal by: Brad Cossette**

**Address: 1903 18<sup>th</sup> Street South**

**Parcel: 58.466.0050**

**Board Decision:**

Adjust the overall value of the property from \$159,000 to \$158,200.

**Board Order:**

Reduce building value by \$800 which will lower the overall value for Assessment 2019 from \$159,000 to \$158,200.

**Appeal by: Stuart Ystebo**

**Address: 2424 16<sup>th</sup> Avenue South**

**Parcel: 58.501.0030**

**Board Decision:**

Adjust the overall value of the property from \$479,200 to \$310,700.

**Board Order:**

Reduce building value by \$168,500 which will lower the overall value for Assessment 2019 from \$479,200 to \$310,700.

**Appeal by: John Hough**

**Address: 905 Belsly Blvd**

**Parcel: 58.610.0010**

**Board Decision:**

Adjust the overall value of the property from \$1,085,700 to \$1,047,400.

**Board Order:**

Reduce building value by \$38,300 which will lower the overall value for Assessment 2019 from \$1,085,700 to \$1,047,400.

**Appeal by: John Hough**

**Address: 3403 10<sup>th</sup> Street South**

**Parcel: 58.610.0020**

**Board Decision:**

Adjust the overall value of the property from \$2,625,700 to \$2,527,400.

**Board Order:**

Reduce building value by \$98,300 which will lower the overall value for Assessment 2019 from \$2,625,700 to \$2,527,400.

**Appeal by: John Hough**

**Address: 3401 10<sup>th</sup> Street South**

**Parcel: 58.610.0025**

**Board Decision:**

Adjust the overall value of the property from \$2,625,700 to \$2,527,400.

**Board Order:**

Reduce building value by \$98,300 which will lower the overall value for Assessment 2019 from \$2,625,700 to \$2,527,400.

**Appeal by: Dirk and Cinthia Bichsel**

**Address: 1208/1210 32<sup>nd</sup> Street Circle South**

**Parcel: 58.646.0020**

**Board Decision:**

Adjust the overall value of the property from \$289,800 to \$287,000.

**Board Order:**

Reduce building value by \$2,800 which will lower the overall value for Assessment 2019 from \$289,800 to \$287,000.

**Appeal by: Dale and Sheri Larson**

**Address: 2920 35<sup>th</sup> Street South**

**Parcel: 58.809.0760**

**Board Decision:**

Adjust the overall value of the property from \$198,600 to \$191,800.

**Board Order:**

Reduce building value by \$6,800 which will lower the overall value for Assessment 2019 from \$198,600 to \$191,800.

**Appeal by: Charles and Evie Ulven**

**Address: 2828 30<sup>th</sup> Street South**

**Parcel: 58.814.1260**

**Board Decision:**

Adjust the overall value of the property from \$265,700 to \$255,600.

**Board Order:**

Reduce building value by \$10,100 which will lower the overall value for Assessment 2019 from \$265,700 to \$255,600.

**The meeting of the 2019 Board of Appeal and Equalization adjourned at 7:00 PM.**