

**MINUTES OF THE MEETING OF THE
LOCAL BOARD OF APPEAL AND EQUALIZATION
OF THE CITY OF MOORHEAD, MINNESOTA
WEDNESDAY, APRIL 19, 2017**

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 19th day of April, 2017, commencing at 6:30 p.m.

Members Present: Del Rae Williams, Steve Gehrtz, Brenda Elmer, Wilhelmine Jacobson, Mike Gunter, Bryce Huotari and Jessica Cassady

Members Absent: None

Assessment Personnel Present: Peter Doll, Lori Lewis, Nathan Aakre, Jana Wagner and Gretchen Noraker

Appeal by: Linda Larson
Address: 3219 22nd St S
Parcel: 58.811.0720

Larson Statements:

Ms. Larson stated Jana had recently visited her property and felt she had been fair. She described her grievances with Clay County and hardships she has and is currently experiencing. She asked for a break on her value to reduce her taxes.

Board Decision:

Brenda Elmer moved, seconded by Wilhelmine Jacobson to accept the recommendation given by the Assessor's Office adjusting the overall value from \$197,600 to 186,900. The motion passed by unanimous vote.

Board Order:

Reduce building value by \$10,700 which will lower the overall value for Assessment 2017 from \$197,600 to 186,900.

Appeal by: Guy Johnson
Address: 1017 13th St N
Parcel: 58.494.0460

Johnson Statements:

Mr. Johnson stated he felt the property's value is only in the land and there should be no value in the building.

Board Decision:

After some discussion, Steve Gehrtz moved, seconded by Mike Gunter, to reduce the overall value of the property to only the value of the land of \$28,100. The motion passed by a unanimous vote.

Board Order:

Reduce the building value from \$14,300 to \$0 which will lower the overall value for Assessment 2017 from \$42,400 to \$28,100.

Appeal by: Paul Davidson

Address: 1816 27th St S

Parcel: 58.506.0040

Davidson Statements:

Paul was unable to attend the meeting due to illness. He asked Nathan Aakre to express to the Board his desire to have the property value lowered more than what is recommended by the Assessor's Office.

Board Decision:

Steve Gehrtz moved, seconded by Bryce Huotari, to accept recommendation by the Assessor's Office of lowering the overall valuation from \$128,700 to \$113,900. The motion was passed by a unanimous vote.

Board Order:

Reduce the building value by \$14,800, which will lower the overall value for Assessment 2017 from \$128,700 to \$113,900.

Appeal by: Menard Inc

Address: 3000 27th Ave S

Parcel: 58.470.0030

Peter Doll discussed the current status of the Menard Inc appeal and requested the Board deny making any changes at this time.

Board Decision:

Brenda Elmer moved, seconded by Steve Gehrtz to accept recommendation. The motion was passed by unanimous vote.

Board Order:

No change.

Formal Appeals Made Prior To Meeting

Mayor Williams 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.

Board Decision:

Wilhelmine Jacobson motioned, seconded by Mike Gunter 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 was addressed and handled by the Assessor's Office. Such appeals included the following:

Appeal by: David & Lori Kinskey

Address: 4218 2nd St S

Parcel: 58.016.1020

Board Decision:

Adjust the overall value of the property from \$297,300 to \$284,400.

Board Order:

Reduce building value by \$12,900, which will lower the overall value for Assessment 2017 from \$297,300 to \$284,400.

Appeal by: Kenneth & Lois Lucier

Address: 1222 19th St N

Parcel: 58.125.0320

Board Decision:

Adjust the overall value of the property from \$171,400 to \$164,100.

Board Order:

Reduce building value by \$7,300 which will lower the overall value for Assessment 2017 from \$171,400 to \$164,100.

Appeal by: John & Beth Vanderlinden

Address: 4872 Abby Way

Parcel: 58.279.0080

Board Decision:

Adjust the overall value of the property from \$335,400 to \$316,100.

Board Order:

Reduce building value by \$19,300 which will lower the overall value for Assessment 2017 from \$335,400 to \$316,100.

Appeal by: Target Corporation

Address: 3301 Highway 10 E

Parcel: 58.304.0035

Board Decision:

Adjust the overall value of the property from \$4,750,400 to \$4,000,000.

Board Order:

Reduce building value by \$750,400 which will lower the overall value for Assessment 2017 from \$4,750,400 to \$4,000,000.

Appeal by: Chris Hames

Address: 1540 Johnson Drive

Parcel: 58.357.0560

Board Decision:

Adjust the overall value of the property from \$318,200 to \$314,400.

Board Order:

Reduce land value by \$3,800 which will lower the overall value for Assessment 2017 from \$318,200 to \$314,400.

Appeal by: Larry Bosma

Address: 121 6th Ave S

Parcel: 58.565.0320

Board Decision:

Adjust the overall value of the property from \$650,900 to \$633,300.

Board Order:

Reduce building value by \$17,600 which will lower the overall value for Assessment 2017 from \$650,900 to 633,300.

Appeal by: David Alnes

Address: 2919 13th Ave S

Parcel: 58.643.0110

Board Decision:

Adjust the overall value of the property from \$143,800 to \$141,000.

Board Order:

Reduce building value by \$2,800 which will lower the overall value for Assessment 2017 from \$143,800 to \$141,000.

Appeal by: Jalon & Katie Martinson

Address: 318 48th Ave SW

Parcel: 58.790.0110

Board Decision:

Adjust the overall value of the property from \$685,300 to \$656,500.

Board Order:

Reduce building value by \$28,800 which will lower the overall value for Assessment 2017 from \$685,300 to \$656,500.

Appeal by: Chad McCaslin

**Address: 2619 Country Club Parkway
Parcel: 58.803.0010**

Board Decision:

Adjust the overall value of the property from \$421,300 to \$406,100.

Board Order:

Reduce the land value by \$21,700 and increase building value by \$6,500 which will lower the overall value for Assessment 2017 from \$421,300 to \$406,100.

Appeal by: Hutch Johnson

**Address: 3208 22nd St S
Parcel: 58.811.1370**

Board Decision:

Adjust the overall value of the property from \$210,500 to \$201,800.

Board Order:

Reduce the land value by \$5,400 and reduce the building value by \$3,300 which will lower the overall value for Assessment 2017 from \$210,500 to \$201,800.

Appeal by: Joe Welsch

**Address: 3616 Westmoor Dr
Parcel: 58.839.0350**

Board Decision:

Adjust the overall value of the property from \$379,600 to \$364,200.

Board Order:

Reduce the building value by \$15,400 which will lower the overall value for Assessment 2017 from \$379,600 to \$364,200.

Appeal by: Noah Hommerding Ent.

**Address: 111 8th St S
Parcel: 58.575.0780 & 58.575.0790**

Board Decision:

Adjust the overall value of the property from \$1,020,000 to \$935,000.

Board Order:

Reduce the building value by \$85,000 which will lower the overall value for Assessment 2017 \$1,020,000 to \$935,000.

Appeal by: Phillip & Kristen Lundberg

Address: 1209 7th St N

Parcel: 58.092.0330

Board Decision:

Adjust the overall value of the property from \$308,600 to \$296,900.

Board Order:

Reduce the building value by \$11,700 which will lower the overall value for Assessment 2017 from \$308,600 to \$296,900.

Appeal by: Dawn Carey

Address: 509 43rd Ave S

Parcel: 58.378.0110

Board Decision:

Adjust the overall value of the property from \$446,000 to \$433,500.

Board Order:

Reduce the building value by \$12,500 which will lower the overall value for Assessment 2017 from \$446,000 to \$433,500.

Appeal by: PSJ Acquisition LLC

Address: 2925 20th St S

Parcel: 58.617.0215

Board Decision:

Adjust the overall value of the property from \$441,300 to \$419,600.

Board Order:

Reduce the building value by \$21,700 which will lower the overall value for Assessment 2017 from \$441,300 to \$419,600.

The meeting of the 2017 Board of Appeal and Equalization recessed at 7:13 PM.