

FILLMORE COUNTY COMMISSIONERS' MINUTES

June 14, 2011

This is a preliminary draft of the June 14, 2010 minutes as interpreted by the Clerk of the Board for use in preparing the official minutes. It is expected that there will be corrections, additions, and/or omissions before the final minutes are reviewed and officially approved by the County Board.

The Fillmore County Board of Appeal and Equalization, Minnesota met this 14th day of June, 2011 at 6:30 p.m. in the Commissioners' Board Room, Fillmore County Courthouse, in the City of Preston.

The following members were present: Marc Prestby, Thomas Kaase, Chuck Amunrud, Duane Bakke and Randy Dahl. Also present were: Karen Brown, Coordinator/Clerk; Shirl Boelter, Auditor/Treasurer; and Karen Reisner, Fillmore County Journal; and Lisa Brainerd, Republican-Leader.

The meeting was called to order.

The Pledge of Allegiance was recited.

Shirl Boelter, Auditor/Treasurer, administered the oath of office to the following Board of Appeal and Equalization members: Marc Prestby, Thomas Kaase, Chuck Amunrud, Randy Dahl and Duane Bakke.

Chair Prestby convened the Board of Appeal and Equalization.

Cynthia Blagsvedt, Assessor; Ron Vikre, Fred Horihan and Brian Hoff, Property Appraisers; Monica Griffin and Allen Dahl were present.

Assessor Blagsvedt reviewed the role of the Board, gave an overview of the County which reflects a 4% increase in total market value in the period ending September 30, 2010, sales study results and new construction data which shows about an \$11,000,000 decrease in the last two years. Blagsvedt reported on a State Board order for an increase of 5% on A&B tillable soil in Amherst Township. Although not appealable, this will be discussed further with the Department of Revenue.

The sales summary was reviewed with adjustments needed for house square footage rates for the City of Harmony (+5%), Cities of Preston and Spring Valley (-5%); and City of Wykoff (-10%). No changes were made to commercial properties. Countywide agricultural properties received an increase of 8%/6% for A&B/C soils respectively. It was noted that Amherst Township would receive another 6% increase due to the State Board order.

Average house rates and site values remained the same as 2011 payable while most taxing jurisdiction's levy rates were reduced, except in the Townships of Harmony and Beaver and the Cities of Harmony and Lanesboro.

Farm land values per acre changes from 2010 were reviewed. Both A&B tillable soils values increased while C soils, pasture, woods, and waste land remained the same in value. Values for seasonal recreational land with a building also were unchanged from the 2010 assessment. In comparison, regional values for agricultural land with 100% crop equivalency ratings remain higher than those in Fillmore County. The range is from \$6,160 in Goodhue County to \$4,000 (\$4,200 in Amherst Township) in Fillmore County.

Information was presented about valuations in each taxing jurisdiction. The total value increased by 3.77% from the 2010 assessment. Estimated market value increased by 4.83% in townships, and .53% in cities with an overall increase of 3.76%.

A total of \$13,480,900 of new construction occurred in the county: \$9,771,600 in townships and \$3,709,300 in cities. Detail information on each jurisdiction was presented.

Allen Dahl presented documents related to commercial property in the City of Harmony. Dahl stated that a correction has been made as the acreage was incorrect on the original notice. He expressed concerns about the significant increase in value and was present to request a reduction. Appraiser Horihan stated that revaluations of similar properties had been completed since they needed to be equalized. All are now valued at the same rate. There was discussion about use of the property and City of Harmony zoning.

Board consensus was that no change in valuation be made to Parcel #15.0225.010.

Monica Griffin was present regarding Geoff and Monica Griffin properties. Griffin first acknowledged that there is now an agreement on Parcels #25.0019.070 and #26.0156.000.

The first appeal was regarding the Donahoe Subdivision regarding purchase and unplatting of 27 platted lots into four (4) outlots. Griffin explained that the lots are not developed and are currently not buildable. They are requesting that the properties be valued as agricultural land, the same as adjacent land, since that is the best use of the property when properties are not selling.

Appraiser Hoff explained the formulas for valuations on Chatfield residential properties and unplatted outlots. Both formulas have a base square footage rate, require discounting excess lot up to one acre to be factored at a 30% rate and land in excess of one acre is valued at \$2,900/acre. It was also noted that the current valuation has been reduced by \$243,100 due to unplatting since the purchase in 2010.

Ms. Griffin stated that these lots are not connected to infrastructure and that it is unlikely that an appraisal has been done for the highest and best use of property. Appraiser Hoff agreed that in discussions with Geoff Griffin, this has not been done. There was discussion about the recessed housing market.

Information was presented about Chatfield Hilltop Estates property which is near agricultural land. According to Ms. Griffin, the lot is not platted and the access is an unfinished road. The Griffins are requesting that the properties be valued as agricultural land. Appraiser Hoff stated the property is listed as platted and that the taxable market value is \$23,000 due to plat law which compares to the estimated market value of \$79,500. Griffin reported that only four (4) Chatfield Hilltop Estates properties have sold.

The final property presented was the Lonestone Subdivision which consists of 31 parcels that have not sold. Griffin requested that the valuation be reduced by 25% since no lots have sold in four (4) years. These properties are assessed in accordance with Chatfield residential lot values with a 30% discount on excess lot over 10,000 square feet. There was discussion about the ratio of the assessed value to the listed value and the drainage easement.

Board consensus was that the assessments for the 31 parcels in Lonestone Subdivision were fair and that no change would be made.

Board consensus was that no value change should be made for Parcel #26.0723.010 in Chatfield Hilltop Estates, LLC since the taxable market value is reduced due to plat laws.

Board consensus was that no value change should be made for Parcel Numbers 26.0752.000, 26.0753.000, 26.0754.000 and 26.0755.000 in Donahoe Subdivision since the properties had received a significant value decrease since 2010 due to unplatting.

On motion by Bakke and seconded by Kaase, the Chair adjourned the meeting at 8:37 p.m.