

**MINUTES
BOARD OF APPEAL AND EQUALIZATION**

MAY 8, 2012

Jeff Thompson called the meeting to order at 6:00 p.m. Other Board members present were Jeff Bertram (6:02 p.m.) Gene Beavers, Dennis Zimmerman, and Jean Soine. Others present were Jennifer Welling, Administrative Assistant; Renee Eckerly, City Administrator; Kathy Korte, Stearns County Assessor's Office; Randy Lahr, Stearns County Assessor's Office; Stephanie Hormann, Cable Coordinator; Sharon McCarney Fuchs, Rick Fuchs, Peter Ampe, Paul Ampe, Mike Meagher, Elliot LaBeau, Jim Guenther, Ellen Guenther

Kathy Korte and Randy Lahr introduced themselves.

Korte and Lahr stated that the City is divided into the following types of properties for assessment changes:

Residential:	1% to -1%↓ average adjustment -.05↓
Commercial:	decrease 0% - -2%↓ average adjustment -1%↓
Apartment:	increase 0% - 3% average adjustment 2%

The intent of the meeting was to bring facts forward and present them to the Board of Appeal & Equalization to determine adjustments. This board has the final say. After the Board has made its decision each property owner will receive a letter stating the outcome. If a property owner does not like the outcome they are welcome to present their case to the County Board of Appeal and Equalization.

The Board will hear testimony and then make a decision.

Elliot LaBeau 592 River Street 70.39458.0000

LaBeau explained that he recently had his property appraised for a refinance and the property was appraised at \$85,000.00. The estimated market value for 2012 is \$92,000.00 and is requesting that it be reduced to \$85,000.00.

Korte stated she had visited with LaBeau and viewed the house. The structure has issues and there seems to be room for adjustment.

Thompson announced that all would be heard before any decisions would be made.

Peter Ampe & Paul Ampe Representing Ampe Properties outlined the following as well as Marilyn C. Ampe Schestak appealed her value via written letter:

AMPE MORNINGSIDE 4

<u>Parcel #</u>	<u>Plat</u>	<u>Size (SF)</u>	<u>2009 EMV</u>	<u>2010 EMV</u>	<u>2011 EMV</u>	<u>2012 EMV</u>
70.38649.0351	Ampe Morningside 4	12,314	\$32,000	\$32,000	\$28,000	\$28,000
70.38649.0352	Ampe Morningside 4	13,658	\$32,000	\$32,000	\$28,000	\$28,000
70.38649.0353	Ampe Morningside 4	11,700	\$32,000	\$32,000	\$28,000	\$28,000
*70.38649.0354	Ampe Morningside 4	11,700	\$32,000	\$32,000	\$28,000	\$28,000

70.38649.0359	Ampe Morningside 4	15,687	\$35,000	\$35,000	\$31,000	\$31,000
70.38649.0360	Ampe Morningside 4	14,100	\$33,000	\$33,000	\$29,000	\$29,000
70.38649.0361	Ampe Morningside 4	15,753	\$33,000	\$33,000	\$29,000	\$29,000
*70.38649.0362	Ampe Morningside 4	12,750	\$32,000	\$32,000	\$28,000	\$28,000
*70.38649.0363	Ampe Morningside 4	12,750	\$32,000	\$32,000	\$28,000	\$28,000
*70.38649.0364	Ampe Morningside 4	12,300	\$32,000	\$32,000	\$28,000	\$28,000
*70.38649.0365	Ampe Morningside 4	12,300	\$32,000	\$32,000	\$28,000	\$28,000
70.38649.0366	Ampe Morningside 4	12,300	\$32,000	\$32,000	\$28,000	\$28,000
70.38649.0367	Ampe Morningside 4	12,300	\$32,000	\$32,000	\$28,000	\$28,000
70.38649.0368	Ampe Morningside 4	15,041	\$33,000	\$33,000	\$29,000	\$29,000
70.38649.0369	Ampe Morningside 4	12,000	\$32,000	\$32,000	\$28,000	\$28,000
70.38649.0370	Ampe Morningside 4	12,000	\$32,000	\$32,000	\$28,000	\$28,000
70.38649.0371	Ampe Morningside 4	12,000	\$32,000	\$32,000	\$28,000	\$28,000
70.38649.0372	Ampe Morningside 4	12,000	\$32,000	\$32,000	\$28,000	\$28,000
70.38649.0373	Ampe Morningside 4	12,000	\$32,000	\$32,000	\$28,000	\$28,000
70.38649.0374	Ampe Morningside 4	12,000	\$32,000	\$32,000	\$28,000	\$28,000
70.38649.0375	Ampe Morningside 4	12,000	\$32,000	\$32,000	\$28,000	\$28,000
70.38649.0376	Ampe Morningside 4	13,728	\$33,000	\$33,000	\$29,000	\$29,000
Totals:		282,381	\$711,000	\$711,000	\$623,000	\$623,000
Value Reduction:			0%	0%	-14%	0%

* Letter Appeal From Marilyn Ampe

Peter Ampe explained that the estimate market value is more than the asking price and none of the lots have sold. The total collective listing prices are \$394,300.00 and the County's value is \$483,000.00. Market Value is defined as "the usual selling price at the place where the property to which the term is applied shall be the time of assessment: being the price which could be obtained at a private sale, if it is determined by the assessor that the price from the auction sale represents an arm's-length transaction. The price at a forced sale shall not be considered." Korte believes there is room for adjustments. Peter Ampe would like the value to match his asking price.

Meagher reported on real estate sales in the City versus Township on vacant lots versus built on lots.

Korte further explained that the plat deferrals have also expired on this plat. She further explained that a 20% decrease could be obtained.

Jim & Ellen Guenther

915 Mill Street

70.39515.000

Jim and Ellen Guenther asked their estimated market value be decreased. The property has been for sale for 5 years and there have been no offers near the estimated market value of \$197,700.00.

Lahr stated he visited the property and the building is valued at \$98,600.00 and land at \$44,000.00; however, after further evaluation they own less land than what is on record. Lahr recommended the value be decreased to \$167,000.00.

Sharon McCarney Fuchs Representing Tom Jacobs

**512 Lake Avenue South
70.39264.0000**

Fuchs stated that this property was purchased in November of 2011 for \$44,900.00. The property was only on the market for three weeks. The estimated market value is \$91,500.00. She tried to pull comps, but was unsuccessful. Lahr stated that this property was sold in 2005 for \$106,500.00.

Meagher interjected that the average listing time is six months.

There was some discussion regarding reject sales versus distress sales.

Sharon McCarney Fuchs Representing Richard Fuchs

**608 Koronis Avenue
70.39297.0000**

Fuchs stated that last year the estimated market value was \$53,400.00. She was unable to find a comp in a 25 mile radius. This property is considered lipstick on a pig. She would appreciate any consideration on a decrease on this property.

Korte stated that the values:

2011 \$53,400.00

2012 \$52,600.00

Fuchs would like to see the value between \$35,000.00 - \$40,000.00.

Marilyn C. Ampe Schestak appealed her value via written letter. Korte read the letter.

Council Determinations:

Elliot LaBeau

592 River Street

70.39458.0000

Motion was made by Bertram to reduce the estimate market value from \$92,000.00 to \$88,500.00. Seconded by Soine and passed 4:1 (Beavers, yes; Soine, yes; Zimmerman, yes; Bertram, yes; and Thompson, no).

Peter Ampe & Paul Ampe Representing Ampe Properties and Marilyn C. Ampe Schestak

AMPE MORNINGSIDE 4									
Parcel #	Plat	Size (SF)	<u>2009</u> EMV	<u>2010</u> EMV	<u>2011</u> EMV	<u>2012</u> EMV	<i>Adjusted</i> <u>2012</u> EMV	Value/SF	<i>Adjusted</i> <u>2012</u> EMV
70.38649.0351	Ampe Morningside 4	12,314	\$32,000	\$32,000	\$28,000	\$28,000	\$22,400	\$2.27	\$1.82
70.38649.0352	Ampe Morningside 4	13,658	\$32,000	\$32,000	\$28,000	\$28,000	\$22,400	\$2.05	\$1.64
70.38649.0353	Ampe Morningside 4	11,700	\$32,000	\$32,000	\$28,000	\$28,000	\$22,400	\$2.39	\$1.91
*70.38649.0354	Ampe Morningside 4	11,700	\$32,000	\$32,000	\$28,000	\$28,000	\$22,400	\$2.39	\$1.91
70.38649.0359	Ampe Morningside 4	15,687	\$35,000	\$35,000	\$31,000	\$31,000	\$24,800	\$1.98	\$1.58
70.38649.0360	Ampe Morningside 4	14,100	\$33,000	\$33,000	\$29,000	\$29,000	\$23,200	\$2.06	\$1.65
70.38649.0361	Ampe Morningside 4	15,753	\$33,000	\$33,000	\$29,000	\$29,000	\$23,200	\$1.84	\$1.47
*70.38649.0362	Ampe Morningside 4	12,750	\$32,000	\$32,000	\$28,000	\$28,000	\$22,400	\$2.20	\$1.76
*70.38649.0363	Ampe Morningside 4	12,750	\$32,000	\$32,000	\$28,000	\$28,000	\$22,400	\$2.20	\$1.76
*70.38649.0364	Ampe Morningside 4	12,300	\$32,000	\$32,000	\$28,000	\$28,000	\$22,400	\$2.28	\$1.82
*70.38649.0365	Ampe Morningside 4	12,300	\$32,000	\$32,000	\$28,000	\$28,000	\$22,400	\$2.28	\$1.82
70.38649.0366	Ampe Morningside 4	12,300	\$32,000	\$32,000	\$28,000	\$28,000	\$22,400	\$2.28	\$1.82
70.38649.0367	Ampe Morningside 4	12,300	\$32,000	\$32,000	\$28,000	\$28,000	\$22,400	\$2.28	\$1.82
70.38649.0368	Ampe Morningside 4	15,041	\$33,000	\$33,000	\$29,000	\$29,000	\$23,200	\$1.93	\$1.54
70.38649.0369	Ampe Morningside 4	12,000	\$32,000	\$32,000	\$28,000	\$28,000	\$22,400	\$2.33	\$1.87
70.38649.0370	Ampe Morningside 4	12,000	\$32,000	\$32,000	\$28,000	\$28,000	\$22,400	\$2.33	\$1.87
70.38649.0371	Ampe Morningside 4	12,000	\$32,000	\$32,000	\$28,000	\$28,000	\$22,400	\$2.33	\$1.87
70.38649.0372	Ampe Morningside 4	12,000	\$32,000	\$32,000	\$28,000	\$28,000	\$22,400	\$2.33	\$1.87
70.38649.0373	Ampe Morningside 4	12,000	\$32,000	\$32,000	\$28,000	\$28,000	\$22,400	\$2.33	\$1.87
70.38649.0374	Ampe Morningside 4	12,000	\$32,000	\$32,000	\$28,000	\$28,000	\$22,400	\$2.33	\$1.87
70.38649.0375	Ampe Morningside 4	12,000	\$32,000	\$32,000	\$28,000	\$28,000	\$22,400	\$2.33	\$1.87
70.38649.0376	Ampe Morningside 4	13,728	\$33,000	\$33,000	\$29,000	\$29,000	\$23,200	\$2.11	\$1.69
Totals:		282,381	\$711,000	\$711,000	\$623,000	\$623,000	\$498,400	\$2.21	\$1.76
Value Reduction:			0%	0%	-14%	0%	-20%		

* Letter Appeal- Marilyn Ampe

Korte suggested reducing each parcel by 20%.

Motion was made by Bertram to reduce the 17 lots owned by Peter & Paul Ampe, Ampe Properties by 20% as indicated above. Seconded by Zimmerman and unanimously carried.

