

2013 Local Board of Appeal & Equalization HELGA TOWNSHIP

MINUTES

APRIL 11TH, 2013

9:30 AM

NARY SCHOOL – 25895 COUNTY 9

ATTENDEES Township Board members Don Clay, Chairman, Dale Berglund, Mark Lawyer and Joanna Olson-Hammerstrom (came a bit late) Supervisors, Township Clerk Susan Adkins, Township Assessor David Johnson, County Assessor Bob Hansen & Deputy Assessor/Appraiser Janel Stewart

MEETING INTRO The meeting was called to order at 9:30 AM. The Board and Mr Hansen, Ms Stewart and Mr Johnson introduced themselves to all. Mr Hansen handed out and reviewed the document entitled "Small Town, Minnesota – Illustration". David Johnson indicated that he is required to view 20% of the township each year and he has devised a plan to do such.

APPEALS

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|-----------|---|---|-----------------------------|-----------------|
| 1. | | PID # 11.35.00300 | GERARD (JERRY) KUZEL | RES HSTD |
| | DISCUSSION | (Reported by David Johnson, Twp Assr, after phone call from Kuzel). Tree damage? Property owner questions value & requests LBAE review. Mr. Kuzel appeared before the board today. Property owner shared photos of lot. Concerned with the down trees. Mr Johnson reviewed similar properties and sales. Mr Johnson feels the value is there and it could sell for what we have on it. We have looked at this issue throughout the county and we have not been able to justify any adjustment on small lots. Property owner asked about combining the parcels (approx. 15 acres) and if it would affect his taxes. Mr Johnson reviewed the land tiering and possible issues of splitting at a later time. | | |
| | RECOMMENDATIONS | Mr Johnson recommends no change. | | |
| | M/S/P | BERGLUND/LAWYER/NO CHANGE. | | |
| 2. | (SEE #12 & #13)
(SAME OWNER) | PID # 11.11.00810 | SHANNON LEE BROWN | RVL |
| | DISCUSSION | Revised LL 2 & 3 – added .80 adjustment to Adj4 for "cover". Mr Tom Brown was present today. Concerned with the trees down and the valuation. Areal photo was referenced. | | |
| | RECOMMENDATIONS | Mr Johnson recommends changing LL 2 & 3 from a 1.00 to a .80 in Adj #4 for storm damage and cutover. | | |
| | M/S/P | BURGLUND/LAWYER/ACCEPT MR JOHNSONS RECOMMEDATIONS ON LL 2 & 3. | | |
| 3. | | PID # 11.11.00820 | SHANNON LEE BROWN | RVL |
| | DISCUSSION | Added .80 adjustment to Adj4 on LL1 for "cover". Parcel was reviewed. | | |
| | RECOMMENDATIONS | Mr Johnson recommends changing adj #4 on LL1 to .80 for "storm damage and cutover". | | |
| | M/S/P | BERGLUND/LAWYER/ACCEPT MR JOHNSONS RECOMMENDATION ON LL1. | | |
| 4. | | PID # 11.41.00100 | NADINE M HERRIGES | RES HSTD |
| | DISCUSSION | Revised LL1 from 152FF to 150EF. David received a call from a property owner in this plat and found that this plat was not getting the correct adjustments size ajdustments per county policy. This was explained. Mr Johnson felt he needed to adjust the entire plat not just one parcel for equalization purposes. | | |
| | RECOMMENDATIONS | Mr Johnson recommends changing LL1 from 152 FF to 150 EF per county policy. | | |
| | M/S/P | BERGLUND/LAWYER/MR JOHNSONS RECOMMENDATION. | | |

5. PID # 11.41.00200 RICHARD & S MORTENSON ETAL SRR

DISCUSSION Revised LL1 from 151FF to 150EF.
RECOMMENDATIONS Mr Johnson recommends change LL1 from 151 to 150 EF per county policy.
M/S/P BERGLUND/LAWYER/TO ACCEPT MR JOHNSONS RECOMMENDATION.

6. PID # 11.41.00300 ROBERT & PAT KLEINSCHMIDT RES HSTD

DISCUSSION Revised LL1 from FF to EF; Revised LL2 from 59FF to 50EF & changed Adj3 from .98 to .60, per current county policy.
RECOMMENDATIONS Mr Johnson recommends on LL1 from FF to EF, revise LL2 from 59 FF to 50 EF and change adj#3 from .98 to .60 per county policy.
M/S/P BERGLUND/LAWYER/TO ACCEPT MR JOHNSONS RECOMMENDATIONS.

7. PID # 11.41.00400 THOMAS & BRANDA SAND RES HSTD

DISCUSSION Revise classification from 201 (Res 1 unit) to 203 (Res 2-3 Units). Revise LL1 from FF to EF; Revise LL2 from 61.14FF to 50EF & Adj 3 from .98 to .60, per current county policy.
RECOMMENDATIONS Mr Johnson recommends Revise class from 201 to 203 and revise LL1 from ff to EF. Revise LL2 from 61.14 FF to 50 EF & Adj 3 from .98 to .60 per current county policy.
M/S/P BERGLUND/LAWYER/TO ACCEPT MR JOHNSONS RECOMMENDATIONS.

8. PID # 11.41.00500 DUANE J & LAUREL T DUMAS SRR

DISCUSSION Revise LL1 from FF to EF; Revise LL2 from 63FF to 50EF & Adj3 from .98 to .60, per county policy.
RECOMMENDATIONS Mr Johnson recommends revising LL1 from FF to EF, revise LL2 from 63 FF to 50 EF and adj 3 from .98 to .60 per county policy and LL2 change adj #2 from .85 to .65 per county policy.
M/S/P BERGLUND/LAWYER/TO ACCEPT MR JOHNSONS RECOMMENDATIONS.

9. PID # 11.41.00600 CORBY R NIETERS SRR

DISCUSSION Revise LL1 from FF to EF; Revise LL2 from 60FF to 50EF & Adj3 from .98 to .60, per county policy.
RECOMMENDATIONS MR JOHNSON RECOMMENDS LL1 from FF to EF, Revise LL2 from 60 FF to 50 EF and ajd 3 from .98 to .60 per county policy.
M/S/P BERGLUND/LAWYER/TO ACCEPT MR JOHNSONS RECOMMENDATIONS.

10. PID # 11.41.00700 KOLLER JOINT REV TR RES HSTD

DISCUSSION Revise LL1 from FF to EF; Revise LL2 from 55FF to 50ef & Adj3 from .98 to .60, per county policy.
RECOMMENDATIONS Mr Johnson recommends revise LL1 from FF to EF, Review LL2 from 55 ff to 50 EF and Ajd #3 from .98 to .60 per county policy.
M/S/P BERGLUND/LAWYER/TO ACCEPT MR JOHNSONS RECOMMENDATIONS.

11. PID # 11.41.00800 ROBERT D & MARY ANN PIERCE RES HSTD

DISCUSSION Revise LL 2 frm 143FF to 135FF; Add LL3 w/ LVAL code 95011A, 8FF w/ Adj1 - 1.00, Adj2 - .65, Adj3 - .60, Adj4 - 1.00.
RECOMMENDATIONS Mr Johnson recommends revise LL2 from 143 FF to 135 FF add LL3 with LVal Code 95011A, 8 FF w adj 1 of 1.00, adj #2 .65, adj 3 .60 adj #4 1.00 per county policy.
M/S/P BERGLUND/LAWYER/TO ACCEPT MR JOHNSONS RECOMMENDATIONS.

12. PID # 11.11.00800 OWNER SHANNON L TUFVANDER (BROWN) CLASS SRR, RVL

DISCUSSION Mr Brown attended to discuss this parcel. He was concerned with value and extensive damage to trees. Parcel was reviewed. This is a 36.25 acre parcel with the cabin. Previously the acreage across the road was not valued, nor was the cabin. This property was tiered per county policy. The three revisions added considerable value to the parcel.

RECOMMENDATIONS Mr Johnson recommends a 20% reduction on LL 2,3,4. On LL 2, 3,4 change adj #4, from 1.00 to .80 for "storm damage and cutover". And change Building Sequence from the AYB and EYB from 1990 to 1980 and the plot to 1980. Remove note "Estimated age by DJ".

M/S/P BERGLUND/LAWYER/TO ACCEPT MR JOHNSONS RECOMMENDATION.

13. PID # 11.11.00830 OWNER SHANNON LEE BROWN CLASS RVL

DISCUSSION Concerned with value and trees down. Parcel was reviewed.

RECOMMENDATIONS Mr Johnson recommends a 20% reduction on LL#1, change adj #4 to .80 for "storm damage and cutover".

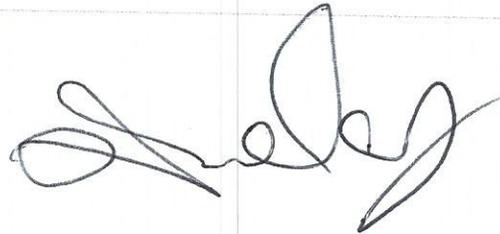
M/S/P BERGLUND/LAWYER/TO ACCEPT MR JOHNSONS RECOMMENDATION.

ADJOURNMENT

M/S/P CLAY/BERGLUND/[ADJOURNED/ AT 11:10 AM

Respectfully submitted,


Susan Adkins
Helga Township Clerk



04-23-2013