

WAITE PARK BOARD OF APPEAL & EQUALIZATION**APRIL 8, 2019**

The annual Waite Park Board of Appeal and Equalization meeting was held at the Waite Park City Hall on Monday, April 8, 2019 beginning at 6:30 PM.

MEMBERS PRESENT

Members present were Mayor Miller, Councilmembers Linquist, Schmitt, Schulz and Theisen

CITY REPRESENTATIVES PRESENT

City Representatives present were City Administrator Johnson, Deputy Clerk-Treasurer Virnig, Chief of Police Benrud

COUNTY ASSESSORS PRESENT

Don Ramler, Scott Hemmesch, John Springer

OTHERS PRESENT

R. Thienes

INTRODUCTION

Don Ramler and Scott Hemmesch from the Stearns County Assessor's Office first gave an overview of the city's assessments. Mr. Hemmesch stated there were 92 residential sales in Waite Park from October 1, 2018 to September 30, 2018 with a median ratio of 94% after time adjustments. The residential property values increased an average between 7% and 14%. Property on water also increased an average between 7% and 14%. Agriculture increased between 3% and 9%. Commercial and Industrial property values increased an average of 1% to 2% and apartment property values increased an average of 3% to 4%. Mr. Ramler stated the total construction added to the City for the year was \$18,354,400.

PID NO. 98.61601.0118 – RICK THIENES JR

Estimated Market Value of \$108,300. Mr. Thienes Jr. stated the Estimated Market Value went up from \$93,600 to \$108,300, which is a 15.7% increase. Mr. Thienes Jr. feels this is too much of an increase. Mr. Thienes also mentioned the auction sale of the property previously. Mr. Ramler stated that is not considered an arms-length transaction. Mr. Ramler also stated he found similar properties in close proximity to Waite Park with wetlands on them, but they were 10-acre parcel. Mr. Thienes has a 20-acre parcel. The 10-acre parcels were valued at a price per acre close to the 20-acre parcel. With more acres, the less per acre will be seen. The Assessors recommend no change in the proposed Estimated Market Value of \$108,300.

Motion by Member Theisen, second by Member Schmitt, to no change in the Estimated Market Value of \$108,300. The motion carried unanimously.

PID NO. 98.61445.0000 – ED BAUER

Estimated Market Value of \$15,100. The proposed Estimated Market Value was increased from \$10,000 to \$15,100 to match the other vacant lots in the area. Ed Bauer called the Assessor's office stating his lot does not have water and sewer access and that he was told it would cost upwards of \$30,000 or more to run lines to this property. Due to the difference between this vacant lot and other lots in the area, the Assessors and Ed Bauer came to an agreement that a \$-5,000 adjustment was fair to get the correct valuation of the property.

Motion by Member Schulz, second by Member Linquist, to decrease the total valuation of PID 98.61445.0000 from \$15,100 to \$10,100. The motion carried unanimously.

PID NO. 98.60574.0160 – LEANDER & LISA LAHR, 2653 GRANITEVIEW ROAD

Estimated Market Value of \$277,300. A letter was received stating they are protesting the Estimated Market Value increase to \$277,300 and asking why it is going up. Mr. Ramler stated he went out to the property. There were some out-buildings that were taken down. Also, the value was not matching up with other properties in the area. The Assessors are proposing a decreased in Estimated Market Value to \$267,300.

Motion by Member Theisen, second by Member Schmitt, to decrease the total valuation of PID 98.60574.0160 from \$277,300 to \$267,300. The motion carried unanimously.

PID NO. 98.61113.0000 – DAVID HERNANDEZ, 157 9TH AVENUE NORTH

Estimated Market Value of \$94,400. The owner stated an appraisal was done on the home. The Assessors reviewed the appraisal and viewed the property. The Assessors feel the appraisal is a good value for the home and are proposing the Estimated Market Value decrease to \$82,000 and the owner agreed to this.

Motion by Member Theisen, second by Member Schmitt, to decrease the total valuation from \$94,400 to \$82,000. The motion carried unanimously.

PID NO. 98.60543.0006 – WESTCHESTER LLC

Estimated Market Value of \$5,968,200. Rodney, one of the partners of the apartment building, contacted Mr. Ramler and he was questioning the increase of 4.28%. Mr. Ramler told him apartment values increased 3-4%. The management company did return an apartment rental survey to the Assessors Office and Mr. Ramler reviewed that with Rodney over the phone. Everything matched up to where the Assessors were at in terms of vacancies and rent collected. Rodney indicated that the expense ratio was underestimated by the management company. Rodney also stated they had very high plumbing expenses on the property. The Assessors did look at the income and expense statements on the property. The proposed Estimated Market Value is \$5,968,200. The reconstructed income and expense statements would support a value between \$6 million and \$6.1 million. The Assessors recommendation is no change.

Motion by Member Schulz, second by Member Theisen, to no change in the Estimated Market Value of \$5,968,200. The motion carried unanimously.

PID NO. 98.61448.0519 – KATHRYN RASMUSSEN, 1031 DIAMOND WILLOW CIRCLE

Estimated Market Value of \$190,600. A letter was received requesting that the Estimated Market Value be re-considered. The proposed value increased 2.5%, which is the same as others in that area. She stated a financial burden of the taxes. She also stated the assessed value when they bought the property in 2016 was \$165,900 and for 2019 it was \$185,800 and she believes the market value is too high and there are repairs that need to be made on the property. The Assessors recommend no change to the Estimated Market Value as they feel the property is similar to other properties in the area.

Motion by Member Linquist, second by Member Theisen, to no change in the Estimated Market Value of \$190,600.

Ayes: Mayor Miller, Members Linquist, Schmitt, Theisen

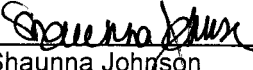
Nays: None

Abstained: Member Schulz

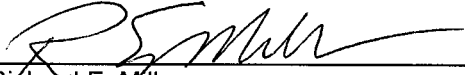
The motion carried.

MEETING ADJOURNED

Mayor Miller adjourned the meeting at 6:55 p.m.



Shaunna Johnson
City Administrator-Clerk-Treasurer



Richard E. Miller
Mayor