

**WAITE PARK BOARD OF APPEAL & EQUALIZATION****APRIL 10, 2017**

The annual Waite Park Board of Appeal and Equalization meeting was held at the Waite Park City Hall on Monday, April 10, 2017 beginning at 6:30 PM.

**MEMBERS PRESENT**

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

**CITY REPRESENTATIVES PRESENT**

City Representative present were City Administrator Johnson, Deputy Clerk-Treasurer Virnig

**COUNTY ASSESSORS PRESENT**

Don Ramler, Scott Hemmesch, Kathy Korte

**OTHERS PRESENT**

Gene Poser

**INTRODUCTION**

Don Ramler, Scott Hemmesch and Kathy Korte from the Stearns County Assessor's Office first introduced themselves. Mr. Ramler stated he assesses commercial, industrial and apartment properties. Mr. Hemmesch stated he assesses residential properties and Ms. Korte stated she helps with all the properties in the City of Waite Park.

**PID NO. 98.60688.0000 – SGP PROPERTIES**

Estimated Market Value of \$119,100.00

Gene Poser, who owns this parking lot, along with three other properties on 4<sup>th</sup> Avenue NE, which include Gruber's Quilt Shop (98.60679.0000, 98.60680.0000, 98.60689.0000), stated in 2003 the parking lot (98.60688.0000) was assessed at \$49,900, the 2017 assessment is \$124,100. He questioned why a parking lot would be assessed so high.

Mr. Ramler stated commercial property saw a land increase of fifty cents per square foot this year and when you apply that to a vacant land parcel you will see a 6-10% increase in the assessment. Mr. Ramler stated the 2016 assessed value of this property was \$119,100, so the increase to the 2017 assessment was \$5,000.

**PID NO. 98.60671.0018 & PID NO. 60671.0021 – GARY STANG**

Mr. Ramler presented a letter from Gary Stang who indicated he recently purchased two 8-unit townhomes in November of 2016. The purchase price was \$1,736,000. Personal property was valued at \$63,000, which gave a net value of \$1,713,000. The 2017 Estimated Market Value for 98.60671.0018 is \$1,001,500. The 2017 Estimated Market Value for 98.60671.0021 is \$772,000. The total 2017 Estimated Market Value for the two properties is \$1,773,500. Mr. Stang reported the appraised value of the two properties was \$1,800,000, which included personal property. Mr. Ramler stated he could recommend the appraised value of \$1,800,000 minus the personal property value of \$63,000, which would then give a 2017 Estimated Market Value of \$1,737,000 and Mr. Stang was in agreement of that.

Motion by Member Schneider, second by Member Schulz, to decrease the total valuation of PID No. 98.60671.0018 & 98.60671.0021 from \$1,773,500 to \$1,737,000. The motion carried unanimously.

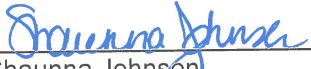
Mr. Ramler then gave an overview of the 2017 Assessment. He stated there was an Estimated Market Value of the properties in Waite Park to be \$14,000,055 and of that \$13,000,000 was commercial and industrial properties, which included the redevelopment of the Kmart property, the expansion of FedEx and Mick Welding, and the Luther Honda, Kwik Trip, and Family Dentistry additions to name a few. Overall, Residential saw a 4-7% increase in values, Agricultural a 0-3% increase in values and Commercial a 3-6% increase in values. He is anticipating values going up again next year.

Mr. Hemmesch stated residential is selling pretty quickly, so values may go up again next year. On-site assessments for residential are completed every five years, but now are being done in blocks of areas.

**MEETING ADJOURNED**

Mayor Miller adjourned the meeting at 6:40 p.m.

  
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Richard E. Miller  
Mayor

  
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Shaunna Johnson  
City Administrator