

WAITE PARK BOARD OF APPEAL & EQUALIZATION**APRIL 12, 2021**

The annual Waite Park Board of Appeal and Equalization meeting was held via teleconference on Monday, April 12, 2021 beginning at 6:00 PM.

ROLL CALL

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

CITY REPRESENTATIVES PRESENT

City Representative present was Deputy Clerk-Treasurer Virnig

COUNTY ASSESSORS PRESENT

Don Ramler, Jonathan Springer

OTHERS PRESENT

Jud Zellner

INTRODUCTION

Stearns County Appraiser Jonathan Springer reviewed the procedures of the meeting and a Roll Call was taken. Mr. Springer stated the purpose of the Board of Appeal and Equalization is to provide a fair and objective form for property owners to appeal their valuation or classification. The Local Board often serves as the first formal step in the appeals process for taxpayers. One of the most important duties placed by law upon the governing body of a township, city or county is to serve as the Board of Appeal and Equalization. Effective actions taken by the Board may potentially make a direct contribution to obtaining assessment quality. The goal of the Board of Appeal and Equalization should be to attempt to address the property owner's issues efficiently, fairly and objectively. Requirements in the Statute for a virtual meeting is all the participating members can hear one another, all votes are taken by role call and that the meeting is open for the public to monitor the meeting.

PID NO. 98.60568.0370 & 98.60568.0371- JUD ZELLNER

Property owner Jud Zellner, 2831 Meadow Lane, Waite Park, MN, stated he had requested to combine the two properties. He was surprised to get two valuation notices instead of just one with the two properties combined. The Council asked the County Assessors what they knew of this.

County Assessor Jonathan Springer stated the one parcel is that is just under 9 acres with a shed on it was valued at \$110,500 and the other parcel that is just over an acre with a house on it was valued at \$262,000. The issue is two separate parcels versus one combined parcel.

County Assessor Don Ramler stated he is not sure if all of the paperwork was completed yet to combine the parcels. They are recommending no change in value at this time and that Mr. Zellner can contact the County to see where the paperwork is at to combine the two properties.

Motion by Member Schulz, seconded by Member Schmitt, for no change in the valuations. Member Theisen does not agree with this motion as he would like to find out where the paperwork is at to combine the two properties.

Ayes: Members Linqvist, Miller, Schmitt, and Schulz

Nays: Member Theisen

Abstain: None

Absent: None

Motion passed (4-1).

PID NO. 98.60665.0400 & 98.60665.0401 – JVJ PROPERTIES LLC

An email was sent to County Assessor Don Ramler from Donna Shore. The email sated JVJ Properties, LLC became the owner on February 11, 2020. This property had an empty building except for one tenant. The space had been seriously neglected for years. In addition, the previous owner was in bankruptcy and had not paid his mortgage for several years. The price of \$586,434.56 was determined, considering the money and work that will be necessary in order to get the property into decent rentable

and market condition. This may take several years to clean up given the serious state of neglect. The property is not currently for sale and they have received no offers for purchase.

County Assessor Don Ramler stated this appeal was received earlier in the day and he did not have enough time to review. He is recommending no change to the valuation with the opportunity to appeal to the County Board.

Motion by Member Theisen, second by Member Linquist, for no change in the valuation.

Ayes: Members Linquist, Miller, Schmitt, Schulz and Theisen

Nays: None

Abstain: None

Absent: None

Motion passed unanimously.

PID NO. 98.60574.0150 & 98.60575.0140 – ROBERT SIS ESTATE

Chris Sis, Executor of the Robert J. Sis Estate, emailed his appeal to County Assessor Jonathan Springer and this email was presented to the Board. The email stated Mr. Sis wanted to protest the assessed property value on PID 98.60574.0150. It also stated he had put the two properties up for auction in September 2020 and March 2021. The auction results were significantly lower than the Assessed Value. He would like to have the property value more precisely mirror the Fair Market Value of the property that was shown through auctions and listings. The two pieces of property are connected, and Mr. Sis was attempting to sell them as a single piece of property. The 2021 EMV of PID 98.60574.0150 that Mr. Sis is appealing is \$159,500. This is vacant low land of about 60 acres. The highest bid for purchase was \$82,000. Mr. Sis would like to see the value in-between the bid and the Estimated Market Value. County Assessor Jonathan Springer stated the appeal was received earlier in the day and he did not have enough time to review, so he is recommending no change in the valuation with option to appeal to the County Board.

Motion by Member Theisen, second by Member Linquist, for no change in the valuation.

Ayes: Members Linquist, Miller, Schmitt, Schulz and Theisen

Nays: None

Abstain: None

Absent: None

Motion passed unanimously.

REVIEW

Don Ramler and Jonathan Springer from the Stearns County Assessor's Office gave an overview of the city's assessments. The overview is as follows:

For the 2021 assessment there were a total of 76 residential/seasonal sales used in the state study, which uses sales from October 1, 2019 through September 30, 2020. These sales resulted in a median ratio of about 91.6% after time adjustment. The sales ratio is calculated by taking the estimated market value divided by the sale price, and then adjusting it for time to January 2, 2021.

The total EMV for Waite Park is \$822,270,000, just under a 2% increase from last year not including any new construction. There was about \$882,000 residential new construction, \$2,198,000 commercial/industrial new construction, and about \$325,000 apartment new construction.

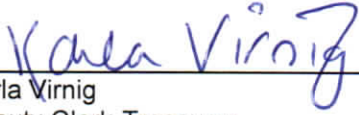
Below are the average market value changes for properties in Waite Park for the 2021 assessment for taxes payable in 2022.

- Residential 0 - 4%
- Patio Homes 4 - 8%
- Agricultural 0 - 2%
- Commercial -5 - 2%
- Apartments 2 - 5%
- Industrial 2 - 6%

Please keep in mind that these are only averages. Some properties may have changed more or less than the average depending on the characteristics of the property, if it was viewed/updated during the assessment cycle, and if new construction was added to the parcel.

MEETING ADJOURNED

Mayor Miller adjourned the meeting at 6:33 pm.



Karla Vinnig
Deputy Clerk-Treasurer



Richard E. Miller
Mayor