

**OFFICIAL PROCEEDINGS
PENNINGTON COUNTY BOARD OF APPEAL AND EQUALIZATION
COURTHOUSE, COUNTY BOARD ROOM
JUNE 11, 2012, 5:30 P.M.**

The Pennington County Board of Appeal and Equalization met in the Board Room of the Pennington County Courthouse in Thief River Falls, Minnesota, on Monday, June 11th, 2012 at 5:30 p.m.

Members present: Commissioner Donald Jensen, Commissioner Cody Hempel, Commissioner Oliver "Skip" Swanson, Commissioner Neil Peterson, Commissioner Darryl Tveitbakk and County Auditor Kenneth Olson. Members absent: None. Also present: County Assessor Adeline Olson and the following property owners or their representatives: Ole and Ruth Tweet, Chad Broadwell, Roy Lunde, David Arveson, Darrin Arveson, Myles Olson, Allan Paulson, Tonya Klemetson, Ben Kuznia, Marvin and Eileen Hutchinson, Andrew Hart and Raymond Nelson.

The members of the Board of Appeal and Equalization signed the Official Oath of Office which is on file in the County Auditor's Office. Commissioner Swanson was appointed Chairman of the meeting.

Myles Olson, Darrin Arveson and David Arveson, representing Hickory Township met with the Board regarding the Ag Value Increase. Myles noted that in his calculations of the Ag sales it showed a 10.8% average increase in Ag Values. But some parcels in Hickory Township show increases of 12% to 24.9%. The County Assessor noted that the 24% increase was on tillable acres only. It was also mentioned that Ag Sales were pushing the Ag values higher. No action was taken on this request.

Ole and Ruth Tweet met with the Board to discuss the value placed on their property (parcel #R25.09400710). They felt that higher valued homes should be decreased because there is no market for them. Mr. Tweet presented ten sales of homes valued at over \$200,000 that sold for less than their estimated market value. Mr. Tweet requests that their home value be decreased to a value of \$369,000. Current estimated market value is \$438,900.00. The Board took the information under advisement.

Chad Broadwell (parcel #R25.09400410) presented a private appraisal he had done on his home, which indicated a value of \$308,000. His concerns were much the same as Ole and Ruth Tweet's; that the high value homes are selling for less than the estimated market values. Current value is \$378,800. The Board took the information under advisement.

Roy Lunde (parcel #R25.09201060) also discussed sales of higher valued homes and is appealing his value of \$355,500. He also stated that it is difficult to come up with an estimated market value with no sales or not knowing the asking price. He is requesting a value of \$325,000. The Board took the information under advisement.

Allan Paulson (parcel #R07.02712100 and R07.02712101) discussed the value placed on his property in Highlanding Township. He stated he does not own the driveway into his building site or have a county road going by it. The value of the land should be \$200 per acre less than currently valued because of this. The County Assessor stated that he has an easement for his driveway and the option of a cartway. The County Board took the information under advisement.

Tonya Klemetson appealed the amount of her taxes (parcel #R12.02509200) in the NE1/4 of Section 25, Numedal Township. She stated that her hayshed had been destroyed by fire in September 2011 and that the garage is not insurable. The County Assessor stated they would look at the hayshed value. The County Board took the information under advisement.

Ben Kuznia (parcel #R25.10000610) appeals his value of \$346,800 and requests that it remains at the 2011 value of \$325,000. He states his house is big, but that there is nothing that warrants the current valuation. The Board took this information under advisement.

Marvin and Eileen Hutchinson met with the Board to discuss the classification of the property known as DW's in rural Goodridge Township. They had appeared before the Township Board of Appeal and they agreed to reclassify it as residential. They are requesting that it be allowed to remain a residential classification. The Board took this information under advisement.

The County Assessor then reviewed the actions taken by the Township and City Board of Appeal and Equalization meetings. The County Board of Appeal and Equalization can only act on those property owners that presented appeals to the Township or Cities Board of Appeal meetings.

Andrew Hart (parcel #R25.05500610) appeals the value on his home. Current valuation is \$139,400 and he is requesting it to be lowered to \$127,500 or \$130,000. Mr. Hart states it is a modular home and is not worth the value placed on it. The Board took the information under advisement.

Raymond Nelson appeals the value of his home (parcel R#25.02001410) located on Martha Avenue North. Estimated market value is currently at \$122,400 and he feels it should be \$80,000 because of its less than desirable location, no curb and gutter and the neighborhood is poorly maintained.

Ray Nelson also is appealing the value of, his property (parcel #R25.00310350), which he uses as his office for selling cars. He states that the neighboring businesses cause a lot of dust which collect on his cars. The Board took both these requests under advisement.

After further discussion the County Board of Appeal and Equalization took the following actions. If no action was taken the values remain as received from the City and Township Board of Appeal and Equalization meetings.

Motioned by Commissioner Hempel, seconded by Commissioner Jensen, to reduce the value of, the Raymond Nelson home (parcel #R25.02001410) by \$12,400 to a remaining value of; \$110,000. Motion carried.

No motion was made on Tonya Klemetson's appeal but the County Assessor stated she will remove any value associated with the hayshed that burned down.

Motioned by Commissioner Hempel, seconded by Commissioner Tveitbakk, to reduce the value of, the Chad Broadwell home (parcel #R25.09400410) by \$28,800 to a remaining value of; \$350,000. Motion carried.

Motioned by Commissioner Hempel, seconded by Commissioner Tveitbakk, to reduce the value of the Roy Lunde home (parcel #R25.09201060) by \$5,500 to a remaining value of ; \$350,000. Motion carried.

Motioned by Commissioner Hempel, seconded by Commissioner Jensen, that the remaining real and personal values as returned by the Local Board of Appeal and submitted by the County Assessor be accepted and approved. Motion unanimously carried.

Motioned by Commissioner Hempel, seconded by Commissioner Jensen, to adjourn the County Board of Appeal and Equalization meeting. Motion carried.

ATTEST:

Kenneth Olson, Auditor
Pennington County

Oliver "Skip" Swanson
Board of Commissioners