

OFFICIAL PROCEEDINGS
PENNINGTON COUNTY BOARD OF APPEAL AND EQUALIZATION
COURTHOUSE, COUNTY BOARD ROOM
JUNE 17, 2013, 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 17th, 2013 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: Allan Paulson, Ila Anderson, Mike Anderson, Jack Srnsky, Dean Philipp, Arlene Tanem and Greg Tanem 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 Hempel was appointed Chairman of the meeting.

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. He felt the value of his parcel should be \$85,000. The County Assessor stated that he has an easement for his driveway and the option of a cartway. The Board took the information under advisement.

Ila Anderson (parcel #R11.06201500) discussed the value on her property which she states is a double-wide mobile home. Ila has compared her value to recent residential and mobile home sales and feels it is too high. She also compared her property to the property owned by Michael Anderson. North Township did reduce the value of this parcel to \$112,200. The Board took the information under advisement.

Jack Srnsky (parcel #R01.01004600) discussed the value placed on his property explaining that some of this land is unable to be farmed or used for hunting. The land is next to DNR land. He felt the land value was too high. The Board took the information under advisement.

Mike Anderson (parcel #R11.06201100) noted that he has a double-wide mobile home and presented an appeal to the North Township Board of Appeal and Equalization where the estimated market value was reduced to \$106,000. He presented the property appraisal he had done for refinancing purposes. Mr. Anderson was not requested any action.

Arlen Tanem and her Representative Greg Tanem (parcel# R06.00603001) made a request that this property classification be changed to seasonal recreational residential. It was currently classified as residential non homestead. The County Assessor office did an onsite inspection of the property and had reduced the value to \$50,900. The Board took the information under advisement.

Dean Philipp (parcel #R25.04700100) recently purchased this property from the State of Minnesota Northland Community College for \$570,000. He noted that it was most recently used as part of the college and needed renovations to return it back into a residential homestead property. Dean Philipp is requesting that the value be placed at \$570,000. The Board noted the

property value would increase in future years as improvements are made and housing values increase. The Board took the information under advisement.

Raymond Nelson (parcel #R25.00310350) felt that the estimated market value of \$29,500 was too high and requests a value of \$25,000. He stated that the location is not ideal for a car sales lot as there is a lot of construction equipment and dust from the business across the street. 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.

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

Motioned by Commissioner Peterson, seconded by Commissioner Jensen to reduce the value of Jack Snsky's property (parcel #R01.01004600) to \$210,000. Motion carried.

There was a discussion held on the value of non-tillable and non-hunting land.

Motioned by Commissioner Peterson, seconded by Commissioner Jensen to set the value of property owned by Dean Philipp (parcel #R25.04700100) at \$570,000 for taxes payable 2014. Motion carried.

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

ATTEST:

Kenneth Olson, Auditor
Pennington County

Cody Hempel
Board of Commissioners