

OFFICIAL PROCEEDINGS
PENNINGTON COUNTY BOARD OF APPEAL AND EQUALIZATION
COURTHOUSE, COUNTY BOARD ROOM
JUNE 16th, 2014, 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 16th, 2014 at 5:30 p.m.

Members present: Commissioner Donald Jensen, Commissioner Cody Hempel, Commissioner Oliver “Skip” Swanson, Commissioner Neil Peterson, and County Auditor Kenneth Olson. Members absent: Commissioner Darryl Tveitbakk. Also present: County Assessor Adeline Olson and the following property owners or their representatives: Scott Hickerson, Raymond Nelson, and Allan Paulson.

The Pledge of Allegiance was recited.

The members of the Board of Appeal and Equalization were sworn in by County Attorney Alan Rogalla and signed the Official Oath of Office, which is on file in the County Auditor’s Office. Commissioner Neil Peterson was appointed Chairman of the meeting.

Allan Paulson (parcel #R07.02712100 and R07.02712101) discussed the value placed on his property in Section 7 of Highland Township. The property consists of 150.5 acres in total with 44 acres being non-tillable land. He felt his value was higher than the neighboring property. He also stated he does not own the driveway. The County Assessor noted that he has an easement for his driveway. The Board took the information under advisement.

Scott Hickerson (parcel #R25.11300200) feels Lot 2 of South Town Addition in valued too high at \$12,200. Due to utility easements a home could not be built on this lot. He feels the value should be \$3,000. The County Assessor has revalued this property and taking the utility easement information under consideration feels \$7,400 for the 2014 assessment is fair. The Board took the information under advisement.

Raymond Nelson (parcel #R25.02001410) felt the value on his home was too high at \$133,200. He stated besides shingles and siding the home has had no remodeling since being built in 1976. He also felt the location of the home keeps the value down. Mr. Nelson states the value should be \$112,500. The County Assessor provided three comparables to this home for review. The Board took the information under advisement.

The County Assessor then reviewed the actions taken by the Township and City Board of Appeal and Equalization meetings, the tillable section averages, and the Township averages. The County Board of Appeal and Equalization can only act on property owners that have presented appeals to the Township or Cities Board of Appeal meetings, unless they held open book meetings which would allow them to appeal directly to the County Board of Appeals.

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.

Commissioner Jensen motioned, seconded by Commissioner Hempel, to reduce the value of Allan Paulson’s property (parcel #R07.02712101) to \$91,600. Motion unanimously carried. No action was taken on parcel #R07.02712100.

Commissioner Hempel motioned, seconded by Commissioner Swanson, to reduce the value of Scott Hickerson's property (parcel #R25.11300200) to \$5,000 for taxes payable 2015. Motion unanimously carried.

Commissioner Hempel motioned, seconded by Commissioner Jensen, to reduce the value of Raymond Nelson's property (parcel #R25.02001410) to \$120,000 for taxes payable 2015. Motion unanimously carried.

The County Assessor noted that a meeting with Enbridge, Inc. will be held on July 9th, 2014 at 10:30 a.m. in Erskine, MN.

The Board also discussed values placed non-tillable and non-hunting land.

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

Commissioner Hempel motioned, seconded by Commissioner Jensen, to adjourn the County Board of Appeal and Equalization meeting at 7:05 p.m. Motion carried.

ATTEST:

Kenneth Olson, Auditor-Treasurer
Pennington County

Neil Peterson, Chairman
Board of Commissioners