

OFFICIAL PROCEEDINGS
PENNINGTON COUNTY BOARD OF APPEAL AND EQUALIZATION
COURTHOUSE, COUNTY BOARD ROOM
JUNE 15th, 2015, 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 15th, 2015 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/Treasurer Kenneth Olson. Members absent: None. Also present: County Assessor Adeline Olson and property owner Lynn Vad.

The Pledge of Allegiance was recited.

The members of the Board of Appeal and Equalization were sworn in by County Recorder Ken Schmalz and signed the Official Oath of Office, which is on file in the County Auditor/Treasurer’s Office. Commissioner Darryl Tveitbakk was appointed Chairman of the meeting.

Lynn Vad asked that the value on his parcel in the NE ¼ Section 19 of Highlanding Township be reduced from the value of \$50,200. He states that there is a U.S. Fish & Wildlife easement on this parcel and he is unable to do anything with this land. The County Assessor stated this parcel is 59 acres of mostly non-tillable land and that the Highlanding Township Board of Appeal had reduced it to \$50,200. The County Assessor states she was unable to find the U.S. Fish & Wildlife easement and asked Lynn Vad if he could get a copy to the Assessor’s Office.

The Board then reviewed a letter of appeal from Hilary Stoltman (parcel # R25.08800210) requesting his value be lowered to \$190,000 which is the price the other half of this duplex sold for. The County Assessor reviewed two comparable sales of duplexes but both will be in the next 12 month study as they were recent sales. The County Assessor also reviewed three home sales in that area that are in the 12 month study and feels the estimated market value of \$221,600 is fair. The Board took the information under advisement.

The Board then reviewed a letter of appeal from David Vosbeck and Errol Hauser (parcel # R09.02308000) requesting that the value on this 310 acre parcel in Section 23 of Mayfield Township be lowered to \$363,900 which was the market value of the property for taxes payable in 2015. They also state they have had the property for sale for almost two years. The County Assessor noted that there is 210 acres of tillable land in this parcel and she has placed a value of \$431,100 as the sale price of farm land continues to climb in our area. 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 owner appeals that have first been presented to the Township and City Board of Appeals meetings, unless they held open book meetings which would allow them to appeal directly to the County Board of Appeal and Equalization.

After discussion, the County Board of Appeal and Equalization took no actions to reduce the value of the appeals presented today.

Commissioner Hempel motioned, seconded by Commissioner Swanson, that the 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 7:01 p.m. Motion carried.

ATTEST:

Kenneth Olson, Auditor-Treasurer
Pennington County

Darryl Tveitbakk, Chairman
Board of Commissioners