

**WADENA COUNTY BOARD OF EQUALIZATION MEETING  
JUNE 11, 2007/9:00 A.M.**

The Wadena County Board of Equalization Meeting was held on Monday, June 11, 2007, at the Wadena County Courthouse in the Commissioners Room, 415 South Jefferson St., Wadena MN. The meeting was called to order at 9:00 a.m. by Chairman Bill Stearns and the Pledge of Allegiance was said.

Also present were Commissioners Lane Waldahl, Orville Meyer, Mary Harrison, and Dave Schermerhorn and County Assessor Lee Brekke.

Char West, Auditor/Treasurer, gave the Oath of Office to the Members of the Board of Equalization.

Jim White - 22.007.4020 – Stated that his valuation had been reduced during the City Board of Equalization, which he was happy with and could accept it. Local Board of Review recommended valuation reduction of \$9,200.

Bonnie and Roger Christopherson - 03.006.1010. Stated valuation had increased \$43,800 over the previous year and that they used the property only 9 days out of the year for deer hunting. Mr. Brekke informed the Board that they have 164.49 acres, their market value increased \$27,900 and their limited market value increased \$43,800. Did not attend local Board of Review.

Richard Sorgert - 13.018.1030, 13.017.1030, 13.017.2010. Stated that he had a problem with MN Pipeline Co. and had not signed the easement. He questioned why there was not a break on property values where the pipeline crossed and stated he was concerned because values increase, which was probably due to sales. Local Board of Review recommended “no change”.

Rudolph Rolfs - 13.129.4010, 13.128.4010, 13.128.2020. Stated did not have enough acres valued as waste, the City dumps sewage into the Leaf River, it's nothing but quicksand. He added that they would have to do something or else he would have to find a judge who was favorable to environment. Mr. Brekke pointed out that he had viewed the property. He informed Mr. Rolfs that he would look at it again. Local Board of Review recommended “no change”.

Randy Wenthold - 12.009.1020, 12.009.1030, 12.009.4010, 12.009.4020. Questioned why his property had changed from homestead to non-homestead. Also compare value increased over past few years with neighbors. Mr. Brekke stated reason for the removal of homestead was due to Mr. Wenthold's request to change his mailing address from Wadena County and that homestead was determined based on mailing address, driver's license and where registered to vote, which was not in Wadena County. Mr. Wenthold questioned the residential classification of his building as he now used it for a business. Mr. Brekke stated that it will probably have to changed to Commercial. Mr. Brekke stated that he will review the limited market value of the property. Local Board of Review recommended “no change”.

John Kangas - 02.015.2030. Stated concerns pertaining to classification, correct square footage of building, adjust price and percent of completion. Mr. Brekke stated that the agricultural classification could be restored if he had 10 acres or more of ag property, which he currently does not have. Mr. Brekke stated the size of the house had been corrected. Mr. Kangas stated that he will accept and was happy for the adjustment on the porch. Local Board of Review corrected the living area and garage and recommended valuation reduction from \$117,200 to \$99,000 = \$18,200 decrease.

Progressive Enterprises, Inc. - 22.007.4030. Stated could not believe property value increased \$17,000 in two months. She stated that it had been appraised in January at \$72,000. Local Board of Review recommended valuation reduction from \$95,800 to \$77,300 = \$18,500.

Neil and Karen Brownell - 06.024.7030. Stated concern with neighbor's taxes being a lot less than theirs. Mr. Brekke reviewed how the limited market value worked and stated that the legislature may not renew it next year. Discussion was held on the difference between a D7 home and a D6.5 home. Mr. Brekke will review the grade of their home. Local Board of Review recommended "no change".

Jennifer Mjoen - 07-900-0120. Cathy Mickelson (Mother) stated that the property value was too high as the trailer house her daughter lived in was not livable and was being used for storage. The Board and Mr. Brekke viewed a video tape of the trailer house. Local Board of Review recommended valuation reduction from \$2,100 to \$1,000 = \$1,100 decrease and changed homestead classification to non-homestead.

Dennis Junker - 11.005.2015, 11.005.2010, 11.006.1050. Stated concern with land and building values as it did not take into account the culverts that the County had improperly installed which causes Hay Creek to flood his property. The Board recommended the Highway Engineer review the culvert installation. Local Board of Review recommended "no change".

Dale Hausmann – 13.230.2010. Stated concern as the property was in a flood plain on the Crow Wing River and there was nothing he could do with it. Mr. Brekke stated that the property value had increased as it was on the Crow Wing River, it had been reduced for the flood plain but a travel trailer could be placed on the property. Local Board of Review recommended a valuation reduction from \$62,200 to \$37,700 = \$24,500 decrease.

Maynard Benson - 06.026.2010, 06.021.4010. Questioned his land breakdown. Mr. Brekke reported that he had reviewed the property following the Local Board of Review and would be recommending a reduction in value from \$51,000 to \$25,500 = \$24,500 decrease for 06.026.2010 and a reduction in value from \$219,600 to \$185,800 = \$33,800 decrease for 06.021.4010. Local Board of Review recommended "no change".

William Wegscheid 22.790.0110. Stated concern that valuation was too high, decks had been removed, siding falling off, no concrete drive. Local Board of Review recommended reducing valuation from \$124,300 to \$121,200.

The Board of Equalization recess at 12:00 p.m.

The Board of Equalization reconvene at 1:00 p.m.

Leo Ament - 22.881.0360. Stated concern over valuation increase. Shawn Beck, Assessor's Office, responded that the local Board of Review noted that the concrete drive, deck and porch were not included in the valuation which resulted in an increase of \$1,800. Local Board of Review recommended increase from \$122,800 to \$124,600 = \$1,800 increase.

Don Olson - 13.014.4020. Stated concern over his 70%, or \$49,000, valuation increase due to it being a river site. He added that the building was an unimproved cabin. Local Board of Review recommended reducing the valuation from \$117,400 to \$109,400 = \$8,000 decrease due to not having a well or septic system.

Ruth Hoyhtya - 15.030.1020. Stated concern over valuation increase from 2005 to 2006 and questioned why estimated market value did not reduce more when the property classification changed from commercial to residential. Mr. Brekke stated that the 2007 values were being contested today and the Board could only act on 2007 valuations. Local Board of Review recommended "no change".

Jim and Mary Pierce - 15.031.1010. Stated concern over valuation increase. Mr. Brekke stated that he would be recommending a reduction of \$12,000 due to the increase in depreciation from 7% to 17%. Ms. Pierce stated that they feel it was fair and was fine with the change. Local Board of Review recommended "no change".

James Mammer – 08.031.1020. Not in attendance. Mr. Brekke explained that this property was 148 acres in sustainable forest and the classification was hard to split. He stated that he would be recommending a reduction from \$420,700 to \$321,400 = \$99,300 decrease. Local Board of Review recommended "no change".

Barbara Jaksa - 04.018.1070. Not in attendance. Mr. Brekke reported that Ms. Jaksa had called stating her concerned over her valuation increase and that she did not own the river. Local Board of Review recommended "no change".

Robert Wells – 05.010.2010. Not in attendance. Mr. Brekke reported that Mr. Wells had stated a concern over the valuation of his double-wide mobile home and after reviewing it he would be recommending a valuation reduction from \$116,300 to \$97,800 = \$18,500 decrease. Local Board of Review recommendation "no change".

Mark Hepokoski 02.340.0130. Not in attendance. Mr. Brekke reported that the Hepokoski's stated a concern over their valuation and that after he reviewed the property he would be recommending a valuation reduction from \$337,100 to \$318,200 = \$18,900 decrease. Local Board of Review recommendation "no change".

Terrance Burkman 02.007.1020. Not in attendance. Mr. Brekke reported that Mr. Burkman had

stated that he would be removing a storage shed and requested a reduction in valuation. Mr. Brekke viewed and confirmed that shed was removed and would be recommending a valuation reduction from \$152,600 to \$152,400 = \$200 decrease. Local Board of Review recommended “no change” and requested shed to be removed.

Dave Schumacher – 10.010.2030. Not in attendance. Mr. Brekke reported that Mr. Schumacher had attended the Local Board of Review, following the Meeting they viewed his property, due to corrections he would be recommending a valuation reduction from \$752,600 to \$707,400 = \$45,200 decrease. Local Board of Review recommended “no change”.

Cherie Boen - 22.370.0640. Stated concern over valuation increase as the house had previously been appraised at \$155,000 and now the current value was \$193,100. Local Board of Review recommended “no change”.

Greg Schilling – 10.015.4010. Not in attendance. Mr. Brekke reported that Ms. Schilling had attended the Local Board of Review stating her concern over the market value increase as their home was not worth that much. Mr. Brekke stated that after viewing the home and increasing the depreciation of it, he would be recommending a valuation reduction from \$234,700 to \$216,700 = \$18,000 decrease. Local Board of Review recommended “no change”.

John Mattila - 10.024.3010. Not in attendance. Mr. Brekke reported that Dave Mattila represented the property owner at the Local Board of Review stating a concern over the property valuation of this rental property. He viewed the property following the Meeting. He would be recommending a valuation reduction from \$151,600 to \$143,000 = \$8,500 decrease. Local Board of Review recommended “no change”.

Dave Mattila - 10.023.3010, 10.023.3020, 10.026.2010. Not in attendance. Mr. Brekke reported that Mr. Mattila had stated at the Local Board of Review that his tillable acres were incorrect and after they had viewed the property he would be recommending a valuation reduction for 10.023.3010 from \$734,500 to \$730,900 = \$3,600 decrease, 10.023.3020 – “no change” and 10.026.2010 an increase in valuation from \$46,900 to \$60,700 = \$13,800 increase. Local Board of Review recommended “no change” on all three parcels.

Brian Smith - 03.001.2020. Not in attendance. Mr. Brekke reported that Mr. Smith had questioned his valuation during the Local Board of Review which he viewed following the Meeting; he removed the basement finish and would be recommending a reduction in valuation from \$182,500 to \$178,600 = \$3,900 decrease. Local Board of Review recommended “no change”.

Maynard Benson - 06.026.2010, 06.021.4010. Previously in attendance. Mr. Brekke reported that viewing both parcels will be recommending a valuation reduction from \$51,000 to \$24,500 = \$26,500 decrease for 06.026.2010 and a valuation reduction from \$219,600 to \$185,800 = \$33,800 decrease for 06.021.4010. Local Board of Review recommended “no change”.

Steven Erickson - 05.023.1010. Not in attendance. Mr. Brekke reported Mr. Erickson had stated

during the Local Board of Review that he had removed all but one pole shed, which they viewed following the Meeting. He would be recommending a valuation reduction from \$159,500 to \$155,200 = \$4,300 decrease. Local Board of Review recommended “no change”.

Mike Horstmann - 03.034.2020. Stated concern over valuation increase of river site. He stated that it is not buildable but could put a travel trailer on it. Local Board of Review recommended reducing the valuation from \$21,000 to \$15,000 = \$6,000.

Sportsman Club, Dave Bartella -13.990.0050. Did not attend Local Board of Review. Stated concern over valuation increase of the building as the land was owned by Wadena County. Also stated concern that cold storage area was the same square foot price as the rest of the building. “No change” as did not attend Local Board of Review.

Cecilia Becker - 22.310.2860. Did not attend Local Board of Review. Stated concern over valuation increase. Mr. Brekke reviewed Ms. Becker’s valuation information and informed her that the Assessor’s Office would be viewing the property in the next few months. “No change” as did not attend Local Board of Review.

Rodney Bounds 15.001.2020 and 21.300.1680. Stated concern over increase in valuation. He also pointed out that during the Local Board of Review 15.001.2020 had a split class which now was agriculture. Mr. Bounds stated that 21.300.1680 had a State decrease last year and now it increased this year. Local Board of Review recommended to change classification of 15.001.2020 from Ag/SRR to Ag and Local Board of Review recommended “no change” to 21.300.1680.

Cory Pettit - 22.550.0070. Stated concern that he had received a letter from the Local Board of Review stating that there was no change in his property value and wanted to know why. Mr. Brekke reviewed the valuation information for his home and informed him that there was 12% depreciation on the home. Comparisons were reviewed. Local Board of Review recommended “no change”.

Kevin Stevens - 11.028.2010. Questioned what the definitions of agricultural and non-agricultural was and would like it returned back to agricultural. Mr. Brekke stated that 10 acres of tillable land can be classified as agriculture and following review, his property reflected over 10 acres of tillable land. Local Board of Review recommended “no change”.

John Burns - 22.653.0050. - Did not attend Local Board of Review. Stated concern over valuation increase. Mr. Brekke reviewed his property valuation information but informed him that this Board could not make any changes as he had not attended the Local Board of Review.

John Long – 03.014.1160. Stated concern over valuation increase due to it being a river lot, it was less than one-third of an acre and in a flood plain on the Crow Wing River. He added that he had a 50 foot lot with a river site assessment of \$49,000 the same as someone with a 40 acres river site lot. Mr. Brekke reported that the Local Board of Review had decreased the river lot assessment by 50% due to the flood plain, he could park a travel trailer on it and the

shed had been removed. Local Board of Review recommended reducing the valuation from \$36,100 to \$21,000 = \$15,100.

Maurice Erickson - 03.014.1120, 03.014.1130, 03.014.1240, 03.014.1250, 03.014.1270, 03.014.1230, 03.014.1025. Stated concern over valuation increase on each lot due to river lot on Crow Wing River. Mr. Brekke reviewed valuation information for each lot. He reported that the land valuation of each lot had been decreased to \$20,000 by the Local Board of Review and that some lots had buildings on them. Local Board of Review recommended decreasing the land valuation from \$35,000 to \$20,000 = \$ 15,000.

Christopher Glasheen - 03.014.2160. Was not in attendance and did not attend Local Board of Review. Mr. Brekke reported that Mr. Glasheen had requested his letter be read; which is summarized as follows; The Local Board of Review had reduced the value of his parcel from \$49,600 to \$34,600, original value in 2006 was \$11,800 and had never received a notice that the valuation was being increased four times the original land value in one year. His question/concern was what prompted such a dramatic increase in his land value and did every other land owner within Wadena County who owns land on the Crow Wing receive the same land assessment increase? He was requesting that his letter be read at the meeting, be entered as Public Record and to send him a written transcript of the meeting minutes. He requested, in addition, to send him a list of all adjoining property owners along the Crow Wing River in Wadena County and their addresses. Mr. Brekke will mail him the information he has requested.

Tim Sly - 14.320.0100. Not in attendance – letter mailed. Mr. Brekke read Mr. Sly's letter which indicated that he felt his property valuation was too high. Mr. Brekke reviewed his valuation information. Local Board of Review recommended “no change”.

Tracy Kloeckl - 20.350.0110. Not in attendance - sent e-mail. Mr. Brekke reported that Ms. Kloeckl stated that she felt her property valuation was too high as she had just had an appraisal done which indicated a value \$17,000 less than what it was appraised at. Mr. Brekke reviewed her valuation information. Staples City Local Board of Review was an Open Book.

Sheldon Lillquist - 19.500.0300. Not in attendance. Mr. Brekke reported that Mr. Lillquist did not receive a building permit so the home had not previously been included on the 2007 assessment. He added that he had since viewed the home and will be recommending an increase in property valuation from \$5,200 to \$133,200. Sebeka City Local Board of Review was an Open Book.

Corey Talbert - 22.590.0130. Not in attendance. Mr. Brekke reported the Ms. Talbert had contacted him stated that she felt their property valuation was too high. He stated that he viewed the home and after making the property valuation changes, he will be recommending that the valuation be reduced from \$111,300 to \$103,800 = \$7,500 decrease. Local Board of Review recommended “no change”.

David Hanes - 22.460.0350. Not in attendance. Mr. Brekke reported that Ms. Hanes had contacted him stating that she felt their valuation was too high as they had gutted the house and

would be tearing it down in 2007. He stated that he viewed the home and after the property valuation changes he would be recommending that the valuation be reduced from \$36,000 to \$24,700 = \$11,300.00. Local Board of Review recommendation was “no change”.

The Board of Equalization recess at 4:50 p.m.

The Board of Equalization reconvened at 4:55 p.m.

Jim White - 22.007.4020 - No change

Richard Sorgert - 13.018.1030, 13.017.1030, 13.017.2010 - No change

Rudolph Rolfs - 13.129.4010, 13.128.4010, 13.128.2020 - No change

Randy Wenthold - 12.009.1020, 12.009.1030, 12.009.4010, 12.009.4020 - License, voter registration, and requested address change - No change

James Mammer – 08.031.1020 - Reduce value from \$420,700 to \$321,400 = 99,300 decrease.

John Kangas - 02.015.2030 – Classification to Ag considered next year if increase to 10 acres tillable land-no change. Reduce value from \$99,000 to \$95,500 = \$3,500. Percentage of completion - no change.

Progressive Enterprises, Inc. - 22.007.4030 -No change

Jennifer Mjoen - 07-900-0120 - No change

Dennis Junker - 11.005.2015, 11.005.2010, 11.006.1050 - 11.005.2015 reduce from \$158,400 to \$141,800 = \$16,600 decrease. 11.006.1050 reduce from \$74,100 to \$71,700 = \$2,400 decrease. 11.005.2010 reduce from \$71,600 to \$71,000 = \$600 decrease.

Neil and Karen Brownell - 06.024.7030 -No change

Dale Hausmann – 13.230.2010 - No change

William Wegscheid 22.790.0110 - No change

Leo Ament - 22.881.0360 - No change

Ruth Hoyhtya - 15.030.1020 - No change

Don Olson - 13.014.4020 - No change

Jim and Mary Pierce - 15.031.1010 – Reduce from \$338,700 to \$326,600 = \$12,100 decrease.

John Burns - 22.653.0050 - No change

Cherie Boen - 22.370.0640 - No change

Mike Horstmann - 03.034.2020 - No change

Sportsman Club, Dave Bartella 13.990.0050 - Did not attend Local Board of Review. Discussion on condition of building and cold storage valuation correction.

Motion by Meyer, seconded by Harrison, to reduce the valuation of the Sportsman Club 13.990.0050 from \$79,300 to \$51,500, motion carried unanimously

Cory Pettit - 22.550.0070 - Not authorized to view house interior - No change.

Rodney Bounds 15.001.2020 and 21.300.1680 - No change

Barbara Jaksa - 04.018.1070 – has not received all information at this time – may warrant an abatement - No change

Robert Wells – 05.010.2010 - Reduce from \$116,300 to \$97,800 = \$18,500 decrease.

Mark Hepokoski 02.340.0130 - Reduce from \$337,100 to \$318,200 = \$18,900 decrease.

Terrance Burkman 02.007.1020 - Reduce from \$152,600 to \$152,400 = \$200 decrease.

Dave Schumacher – 10.010.2030 - Reduce from \$752,600 to \$707,400 = \$45,200 decrease.

Greg Schilling – 10.015.4010 – Reduce from \$234,700 to \$216,700 = \$18,000 decrease.

John Mattila - 10.024.3010 – Reduce from \$151,600 to \$143,100 = \$8,500 decrease.  
Dave Mattila - 10.023.3010 – Reduce from \$734,500 to \$730,900 = \$3,600 decrease.  
Dave Mattila - 10.023.3020 – Increase from \$46,900 to \$60,700 = \$13,800 increase.  
Dave Mattila - 10.026.2010 – No Change  
Brian Smith - 03.001.2020 - Reduce from \$182,500 to \$178,600 = \$3,900 decrease.  
Maynard Benson - 06.026.2010 – Reduce from \$51,000 to \$26,500 = \$24,500 decrease.  
Maynard Benson - 06.021.4010 - Reduce from \$219,600 to \$185,800 = \$33,800 decrease.  
Steven Erickson - 05.023.1010 – Reduce from \$159,500 to \$155,200 = \$4,300 decrease.  
Christopher Glasheen - 03.014.2160 - No change  
Tim Sly - 14.320.0100 - No change  
Tracy Kloeckl - 20.350.0110 - No change  
Sheldon Lillquist - 19.500.0300 - Increase from \$5,200 to \$133,200 = \$128,000 increase.  
Corey Talbert - 22.590.0130 - Reduced from \$111,300 to \$103,800 = \$7,500 decrease.  
David Hanes - 22.460.0350 - Reduce from \$36,000 to \$24,700 = \$11,300 decrease.  
Cecilia Becker - 22.310.2860 - No Change  
Kevin Stevens - 11.028.2010 – Change classification from Residential to Agriculture.  
Bonnie and Roger Christopherson - 03.006.1010 - No change  
John Long – 03.014.1160 - No change  
Maurice Erickson - 03.014.1120, 03.014.1130, 03.014.1240, 03.014.1250, 03.014.1270, 03.014.1230, 03.014.1025 - No change

Motion by Schermerhorn, seconded by Waldahl, to adjourn the Board of Equalization Meeting at 6:25 p.m., motion carried.

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Charleen West, Auditor/Treasurer

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William Stearns, Chairman