

**WADENA COUNTY BOARD OF EQUALIZATION MEETING**  
**JUNE 16, 2008/9:00 A.M.**

The Wadena County Board of Equalization Meeting was held on Monday, June 16, 2008, 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 Vice Chairman Dave Schermerhorn and the Pledge of Allegiance was said.

Also present were Commissioners Mary Harrison, Lane Waldahl; absent Commissioners Orville Meyer and William Stearns. Also present were Lee Brekke, County Assessor, Monica Sanford, Assessment Tech, Shaun Beck, Appraiser, Jo Dooley, Appraiser and Dave Selisker, Appraiser.

Chairman Schermerhorn informed the audience that the purpose of the Meeting was to give taxpayers an opportunity to discuss their 2008 Estimated Market Values (EMV). He turned the meeting over to County Assessor Lee Brekke.

Jack Arnold - 06.035.3020: stated EMV had gone up 58% and questioned whether sales in Lyons Township reflected such an increase.

Mr. Brekke pointed out that the 2008 assessment year could only be considered, Mr. Arnold's EMV had decreased \$21,000 and he and his neighbors EMV were increasing at the same rate.

Richard Sorgert – 13.017.1030: comment on the MinnCann Pipeline, questioned why he should have to pay equivalent to property without restrictions, felt the valuation should be reduced but his increased.

Mr. Brekke explained that his main increase was due to limited market value and informed him that the Legislature did not renew this beyond 2008.

Dale Salge – 22.300.1840: stated concern of EMV increase from \$108,700 to \$144,100 (reduced at City of Wadena Board of Review Meeting).

Mr. Brekke stated that the property consisted of a restaurant, radio station upstairs and basement for storage. He added that CAMA was used for the first time this year and if he did not increase the value this year the State would have.

Thayer Nolte – 15.006.1060: stated concern of EMV increase from \$61,200 to \$114,800 in one year.

Mr. Brekke recommended reduction of \$12,500 from \$114,800 to \$102,300

Lavonne Piepkorn – 22.370.0480: stated concern of EMV going up \$8,100 in one year and it had previously increased \$6,700. She felt this was not fair. Ms. Piepkorn's Daughter stated that the chimney in the basement leaked, there were cracks and the floor was sunken.

Ms. Piepkorn's Niece stated sales did not reflect this increase and that she did not see a \$72,400 value from that home.

Rudolph Rolfs 13.129.4010, 13.128.4010, 13.128.2020: stated concern over EMV as the property was swamp land.

Mr. Brekke pointed out that on 13.128.2020 the land did not change and the building went down. He added that the other parcels had reduced. Mr. Brekke pointed out that Mr. Rolfs had a lot of limited market value. He questioned whether Mr. Rolfs had a Forest Management Plan as there was new legislation that may benefit him.

Irvin and Elona Fransen 12.022.3010: requested the review of value and classification breakdown.

Mr. Brekke reviewed the information and recommended reducing the EMV by \$50,200.

Lee Jenkins – 13.241.0050 Vintage Villas: stated concern over EMV of Vintage Villas; completion square footage, 12 buildings and every house same but values different.

The Board recessed at 10:30 a.m.

The Board reconvened at 10:40 a.m.

Bill Smith 03.002.1020 and 03.002.1010: stated concern over EMV and land breakdown as it was on the Crow Wing River but most of it was in a flood plain.

Mr. Brekke stated that two parcels were on the river and both were assessed \$49,500.

Mr. Smith stated that he could combine them and have one parcel, but then there may be a problem to subdivide them in the future.

Ron Schleper 12.027.3010, 12.027.3020, 12.028.4010: Mr. Brekke stated that this property will be returned back to the ag classification, that the property had been viewed and changes in the valuation would be made. He recommended a \$35,000 EMV reduction for parcel 12.028.4010.

Harold and Gladys Metteer – 09.034.1010: stated concern for the EMV of their property and hadn't seen an assessor for a while. They added that they have some swamp and trees.

Mr. Brekke stated that the property would be viewed this year.

Jim Swanson – 06.031.3010: questions why classification changed.

Mr. Brekke explained that Mr. Swanson lived in Ottertail County and has contiguous property in Wadena County but that in July 2007 the Department of Revenue changed the law and that the Wadena County property lost the ag classification as it could not qualify for the classification on its own.

Daniel and Sherrie Wilken – 03.014.1210, 03.014.1180, 03.014.1020: stated concern over EMV, they had three lots in Bullard Township with river frontable, but they were unbuildable. They will check into combining the parcels.

Kevin Paulson 22.006.2010: Mr. Brekke explained that the City of Wadena reduced the EMV \$12,200 from \$282,400 \$270,200 but Mr. Paulson felt it should be reduced more.

Mr. Brekke explained the Open Book Equalization process that was used by several entities.

Motion by Waldahl, seconded by Harrison, to accept the following recommendations and changes;

Jack Arnold - 06.035.3020 – No Change

Richard Sorgert – 13.017.1030 – No Change

Dale Salge – 22.300.1840 – No Change

Lavonne Piepkorn – 22.370.0480 – No Change

Rudolph Rolfs 13.129.4010, 13.128.4010, 13.128.2020 – No Change

Bill Smith 03.002.1020 and 03.002.1010 – No Change

Jim Swanson – 06.031.3010 – No Change

Harold and Gladys Metteer – 09.034.1010 – reduce \$6,600 from \$160,700 to \$154,100

<b>Parcel Number</b>	<b>Name</b>	<b>Recommendations</b>		
<b>Aldrich Township</b>				
01.025.1060	Ross J. & Lori L. Miller	Reduce \$38,800	from \$209,200	to \$170,400
<b>Blueberry Township</b>				
2.300.0410	Daniel Schneider	Reduce \$13,100	from \$85,500	to \$72,400
		No drainfield.		
<b>Bullard Township</b>				
03.012.1010	Harold J. Thompson	Reduce \$1,900	from \$81,500	to \$79,600
03.012.1020	Harold J. Thompson	Reduce \$15,200	from \$105,800	to \$90,600
03.012.1030	Harold J. Thompson	No Change		
03.011.2010	Donald G. & Barbara L. Jones	No Change		
03.014.3045	Kevin Brown	Increase \$20,000	from \$5,600	to \$25,600
		6/16/08-pg. 3		
03.035.1010	Anthony Kloeckl	Reduce \$33,100	from \$156,500	to \$123,400

**Huntersville Township**

04.300.0130	Wayne Holden	Reduce \$11,100	from \$213,200	to \$202,100
04.300.0100	William Opheim	Reduce \$13,700	from \$137,000	to \$123,300

**Leaf River Township**

05.014.4020	Wallace H. Cosen	Reduce \$3,000	from \$263,900	to \$260,900
05.003.3010	James T. & Charlotte I. Rohr	Reduce \$27,900	from \$253,700	to \$225,800
05.032.1030	Donald B. & Delores Schwartz	Reduce \$8,900	from \$236,600	to \$227,700
05.032.2012	James D. & Jodi L. Wegscheid	Reduce \$14,300	from \$97,300	to \$83,000
05.300.0130	Oliver H. & Violet M. Haugo	Class Change	RES to AG	
05.029.2020	Paul & Deborah Neitzke	Class Change	SRR to AG	
05.029.2030	Beverly D. Neitzke	Class Change	SRR to AG	
05.029.2040	Beverly D. Neitzke	Class Change	SRR to AG	
05.009.3015	Ricky Schwartz	Reduce \$3,600	from \$58,800	to \$55,200

**Lyons Township**

06.008.1040	Adrian R. Hames	Reduce \$13,800.00	from \$43,200	to \$29,400
06.008.1010	Adrian R. Hames	Reduce \$21,600.00	from \$82,200	to \$60,600
06.008.1060	Adrian R. Hames	No Change		
06.026.2010	Maynard Benson	Reduce \$20,600.00	from \$26,500	to \$5,900

**Meadow Township**

07.021.1020	Myrtle Pickar	Reduce \$500	from \$135,100	to \$134,600
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**North Germany**

08.034.3010	William H. Kern	Reduce \$12,600	from \$191,300	to \$178,700
08.025.3030	Darrell & Debbie Anderson	Reduce \$9,000	from \$33,500	to \$24,500

**Orton Township**

09.009.3020	Timothy Magnan	No Change		
09.031.1010	Richard Swenson	No Change		
09.014.4040	James R. & Marcia M. Olson	No Change		
09.007.1010	Mark S. & Denise M. Boelte	Reduce \$10,800	from \$205,900	to \$195,100
09.021.4020	Marlyn & Grace H. Horton	No Change		
09.021.1020	Marlyn & Grace H. Horton	No Change		
09.012.1010	MKD Properties LLC	Reduce \$24,000	from \$48,000	to \$24,000
09.012.1020	MKD Properties LLC	Reduce \$10,800	from \$54,000	to \$43,200
09.012.1030	MKD Properties LLC	Reduce \$9,000	from \$54,000	to \$45,000
09.012.4020	MKD Properties LLC	Reduce \$16,200	from \$51,000	to \$34,800
09.001.1020	Joyce M. & Ralph R. Limanen	Reduce \$9,700	from \$339,300	to \$329,600
09.008.1010	Elaine M. Lindell	Reduce \$8,200.00	from \$269,200 to	\$261,000

**Red Eye Township**

10.002.2030	Jon McElmury	Reduce \$9,600	from \$118,900	to \$109,300
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**Thomastown Township**

13.241.0050	Vintage Villa Holding LLP	Reduce \$300	from \$58,700	to \$58,400
13.241.0060	Vintage Villa Holding LLP	Reduce \$300	from \$58,700	to \$58,400

13.241.0070	Vintage Villa Holding LLP	Reduce \$400	from \$64,700	to \$64,300
13.241.0130	Vintage Villa Holding LLP	No Change		

**Shell River Township**

12.022.3010	Elona Fransen	Reduce \$50,200	from \$466,100	to \$415,900
12.009.1010	Victor Laney	Reduce \$14,400	from \$464,000	to \$449,600
12.009.4015	Joseph Samuelson	Reduce \$4,800	from \$52,000	to \$47,200
12.029.2030	Gary Rogers	Reduce \$400	from \$204,000	to \$203,600
12.028.4010	Ronald Schleper	Reduce \$35,000	from \$224,200	to \$189,200
12.027.3010	Ronald Schleper	Reduce \$6,100	from \$103,100	to \$97,000
12.027.3020	Ronald Schleper	No Change		

**Wing River Township**

15.009.1030	Dieter Meister	Reduce \$22,300	from \$307,400	to \$285,100
15.009.1010	Dieter Meister	No change		
15.006.1060	Thayer Nolte	Reduce \$12,500	from \$114,800	to \$102,300
15.020.1030	Brent Gjersvig	No change		
15.028.2010	Scott Rude	Reduce \$11,900	from \$284,700	to \$272,800
15.029.1020	Scott Rude	No Change		

**Menagha City**

17.390.0070	Tim Bloomquist	No changes		
17.730.0020	Jeffrey Schindeldecker	Reduce \$31,700	from \$270,700	to \$239,000

**Nimrod City**

18.300.0750	Timothy & Robin Klinker	Reduced \$12,500	from \$29,700	to \$17,200
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**Sebeka City**

19.450.0060	Joseph Carlson Reduced	Reduce \$9,100	from \$22,500	to \$13,400
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**Staples City**

20.300.0120	Craig & Vicki Helling	Recommend no change		
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**Verndale City**

21.030.5070	Louis Randall	Reduced \$13,200	from \$54,900	to \$41,700
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**Wadena City**

22.006.2010	Kevin Paulson	No Change		
22.300.2010	First National Bank in Wadena	Reduce \$10,000	from \$17,500	to \$7,500

Motion carried.

Motion by Harrison, seconded by Waldahl, moved to approve the following EMV changes for Daniel and Sherrie Wilken;

03.14.1210	Reduce \$24,500 from \$35,000 to \$10,500
03.14.1020	Reduce \$24,500 from \$29,500 to \$5,000
03.14.1180	No Change

if the Wilken's submit a request to combine the parcels into one before close of business that day and if not come in that day there will be no change, motion carried.

Motion by Waldahl, seconded by Harrison, to recess at 12:30 p.m., motion carried.

Board reconvened at 12:42 p.m.

The Board discussion their concern on trying to educate the senior citizens on various tax relief programs available to them. They discussed whether it was the responsibility of the County to provide this education or whether someone could be brought in to do such, such as the Central MN Council on Aging.

Mr. Gibson updated the Board on the safety equipment system at the Transfer Station. He stated that he had contacted Waste Management as the contract was clear that they needed to provide safe trucks to the Transfer Station. Mr. Gibson added that the County may not have to provide safety equipment if Waste Management abides by their contract.

Motion by Waldahl, seconded by Harrison, to adjourn the Board of Equalization Meeting at 2:00 p.m., motion carried.