

Wadena County, MN Board Action Form



Action Requested	
<input checked="" type="checkbox"/> Action/Motion <input type="checkbox"/> Discussion <input type="checkbox"/> Information Item	<input type="checkbox"/> Report <input type="checkbox"/> Resolution <input type="checkbox"/> Other
<input type="checkbox"/> Consent Agenda Item	

Housing Tax Abatements

Date of Meeting: February 3rd, 2026 Total time requested:

Department Requesting Action: Auditor/Treasurer

Presenting Board Action/Discussion at Meeting: Heather Olson, Auditor/Treasurer

Background Supporting Documentation enclosed

Please see attached application and documentation for a Housing Tax Abatement for parcels:
14-026-3050

Options Supporting Documentation enclosed

Recommendation The Wadena County Board of Commissioners approves the following by Motion:

Approve the Housing Tax Abatement for parcel listed above for a new home to be built.

Financial Implications: \$	Comments
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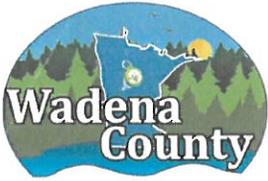
Funding Source:	
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Budgeted: <input type="checkbox"/> Yes <input type="checkbox"/> No	
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Action	Voting in Favor	Voting Against
Motion:	<input type="checkbox"/> Noon	<input type="checkbox"/> Noon
Second:	<input type="checkbox"/> Kreklau	<input type="checkbox"/> Kreklau
<input type="checkbox"/> Passed	<input type="checkbox"/> Stearns	<input type="checkbox"/> Stearns
<input type="checkbox"/> Failed	<input type="checkbox"/> Winkels	<input type="checkbox"/> Winkels
<input type="checkbox"/> Tabled	<input type="checkbox"/> Kangas	<input type="checkbox"/> Kangas

Signatures
 STATE OF MINNESOTA }
 COUNTY OF Wadena }
 I, Heather Olson, County Auditor/Treasurer, Wadena County, Minnesota hereby certify that I have compared the foregoing copy of the proceedings of the County Board of said County with the original record thereof on file in the Administration Office of Wadena County in Wadena, Minnesota as stated in the minutes of the proceedings of said board and that the same is a true and correct copy of said original record and of the whole thereof, and that said motion was duly passed by said board at said meeting. Witness my hand and seal:

Seal



WADENA COUNTY - MINNESOTA HOUSING TAX REBATE APPLICATION

Property Owner / Applicant: Mark Wohler
Current Address: 14161 County Road 1
Telephone: 218-371-7400 E-Mail: mwohler@yahoo.com

Are property taxes current? Yes No Anticipated Construction Start Date (as defined below): July 1 2025
Proposed Project: New Construction Replacement on same parcel *(was NOT told about this when getting permit!!)*
Project Type: Single Family Two Family

Project Address (if available): ~~14141~~ 14141 County Road 1
Parcel Number: 14-026-3050 Estimated Project Valuation: \$ 170,000

Inflation + Taxes are already Bad. Also have lost significant amount of money to State Fraud.
Applicant Statement: (Please provide a statement as to why you are requesting an abatement of property taxes.)

Attach site plan with location of house, parcel information and parcel number. (Include letter of consent from property owner if subject to purchase agreement.)

We as applicant(s) for the Housing Tax Rebate certify that no construction has begun or will begin prior to the submission of the application. For the purposes of this provision, construction shall include the installation of footings, slab, foundation, posts, walls or other portions of a building. Site preparation, land clearing, or the installation of utilities shall not constitute construction.

We as applicant(s) for the Housing Tax Rebate submit this application having read the policy and understand the provisions as outlined including, but not limited to, the potential of a partial abatement in year one, construction must commence within one year of the approval, assessors cannot be refused access to the property for assessment purposes, and the abatement is awarded following full payment of real estate taxes due annually.

[Signature] 1-11-2026
Construction & Provisions Certification Signature Date

I understand that checking this box constitutes a legal signature confirming that I acknowledge and agree to the above Terms of Acceptance.

FOR OFFICE USE ONLY: ELIGIBLE / APPLICABLE APPROVALS

Wadena County _____ Date: _____
 City or Township of _____ Date: _____
School District of _____ Date: _____

Disclaimer: Each taxing entity makes its own decision on approval or denial of application for tax rebate. Applications must comply with all requirements of the policy/program as outlined in the policy/program guidelines and build within allotted timeframe or tax rebate offer will be automatically terminated. Building cannot start until such a time as all taxing entities have approved and written authorization is provided.

Please submit completed application with attachments to:

Wadena County Auditor/Treasurer
415 Jefferson St S, Wadena, MN 56482 or:
Heather.Olson@wcmn.us



CAMA400 Summary Sheet

Assessment 2025 Payable 2026

WADENA COUNTY

14-026-3050 14 2155 0 0 1 0

THIS DATA IS SUBJECT TO CHANGE

TX # 11389

MARK D WOHLERT
14161 CNTY 1
WADENA MN 56482

Sales Information

CRV #	Date	Rejection Description	Buyer	Seller	Price	Deed	MP
4722	10/04/2021	RELATIVE SALE - RELATED BUS	WOHLERT/MARK D	WOHLERT/TIMOTHY	\$208,000 WD		P

TAX BILLING NOTES

11/01/21 001 FINAL PARCEL RECORD SAVED
11/01/21 001 FINAL PARCEL RECORD SAVED

CAMA/LC NOTES PN

6/21/23 C CBAE REDUCED VALUE \$16,900 FROM \$291,900 TO 275,000
5/05/23 C LBOR NO CHANGE 4/13/23
10/15/21 C HMSTD APP ON FILE 10/13/2021
8/20/18 C DIS APP ON FILE 08/20/18
8/14/18 C PICKED UP DIS APP 08/14/18
8/13/18 C 10% STATE INCREASE ON SRR & RES LAND FOR 18/19
3/27/18 C ENTERED PER SLB NOTES;ADDED BARN GARAGE AND RESIDED GAR

Permit Information

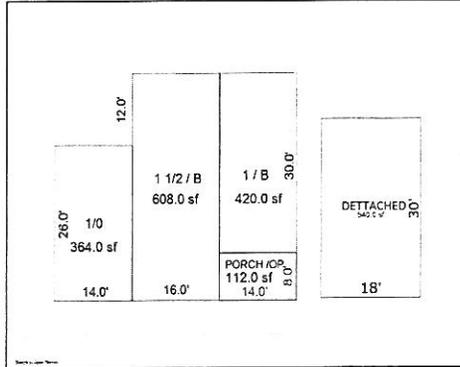
Date Permit Building Desc
06/15/17 178370 DET. GAR. 12X24 GARAGE; 20X24 HORSE BARN
10/29/09 96924 SPLIT OF A PARCEL 2ND SPLIT OF A 40 ACRE

S/T/R 26-134-35
25.33 AC - S1/2 OF SW1/4 **EXC THE S 660' OF THE W 330' THEREOF*& EXC THAT PT OF THE S1/2 SW1/4 DESC AS FOLLOWS:COMM AT THE NW

14161 CO RD 1

Chg Dt	Chg	Asmt	Ins Dt	R#	Multi	Pr#	Code	Estimated Market Value			New Improvements				Taxable Market Value			1 Acre H/G				
								Land	Bldgs	Mach	Total	Acres	House	Other	Land	GA/RP	TOH/Plat	Vet/TE/JZ	Hst Exc	Total	EMV	TMV
		2023	08/18/22.Y.	01	14-026-3050	201.1.000	46,400	194,300		240,700	10.00							15,577-	225,123			
		2023	08/18/22.Y.	02	14-026-3050	119.0.099	34,300		34,300	15.33												
		2023			TOTALS		80,700	194,300	275,000	25.33												
		2024	08/18/22.Y.	01	14-026-3050	201.1.000	55,900	200,600	256,500	10.00									23,465-	233,035		
		2024	08/18/22.Y.	02	14-026-3050	119.0.099	41,000		41,000	15.33												
		2024			TOTALS		96,900	200,600	297,500	25.33									23,465	274,035		
		2025	08/18/22.Y.	01	14-026-3050	201.1.000	57,000	189,500	246,500	10.00									24,365-	222,135		
		2025	08/18/22.Y.	02	14-026-3050	119.0.099	43,100		43,100	15.33												
		2025			TOTALS		100,100	189,500	289,600	25.33									24,365	265,235		

Item	Description	St Cls	CPI	Multi	Ind	Acre/Unit	Base Rate	F6	Neighborhood 14000		Net Rate	Land Value	Lake	GA Multi	GA Base	GA Land Value	Zoning	F8 Adjustment Desc
									F8	F8 Exc								
Record	01 of 02																	
NPTILL	NONPRODUCTIVTILL	2b			A	4.67	2,450.00				2,450.00	11,400						
ROAD	ROAD	2b			A	.33	.00				.00	0						
RESSTT	RES SITE TAR	2b			A	1.00	26,400.00				26,400.00	26,400						
ST AC1	SITE AC 1 TO 5	2b			A	4.00	4,800.00				4,800.00	19,200						



Record 01 Of 02

House Summary

Grade D5.5
 Condition NORMAL
 Type 1 1/2 / B
 # Of Units
 Total Sq Ft 1,392
 Year Built 1910
 Year Remdl
 Air Cond Y

Garage Summary

Grade D5
 Condition NORMAL
 Type DETACHED
 Sq Ft 540
 Year Built 1975

Building Adjustment 90.00% Sales Ratio Adjustment

Item	Type	Grp #	Year Blt	Eff Year	Grade/2nd Cat	Height	Length	Width	Quan/ Sq Ft	Base Rate Adj	Adj Amt	Base Rate	Phy	Fnc	Eco	Pct Comp	Line Adj	Net Rate	Value
HOUSE	1 1/2 / B		1910	1975					608			206.72	35					120.93	73,500
HOUSE	1 / B		1988	1975					420			142.95	35					83.63	35,100
HOUSE	1/0			1975					364			133.45	35					78.07	28,400
PORCH	PORCH /OP			1975					112			23.00	35					13.46	1,500
GARAGE	DETTACHED		1975	1975					540	LINE/IN-DB HEAT -DB	7.00 2.00	41.50	35					24.28	13,100
GARAGE	DETTACHED			1985	D5.5		24	12	288			33.50	25					22.62	6,500
GARAGE	DETTACHED		2017	2017	D6.5		24	20	480			35.50	3					31.00	14,900
STABLE	D / A AVER		2017				8		480			41.47	8					34.34	16,500
Building Total																			189,500