

City of Oronoco

Board of Appeal & Equalization

Tuesday, April 15, 2008

Mayor Scott Keigley called the Board of Appeal & Equalization to order at 7:05pm.

Kathy Priebe gave an overview of the process. It's been a number of years since the city's property has been physically measured. Some values increased, some decreased.

Don Clark, 705 Timberline Drive SE

- House on Timberline Drive SE: Questioned how the estimated value is computed. His value went up \$75,000 this year. County Assessor told him it was probably undervalued before and their values reflect what it would sell for today. *Olmsted County will set up a meeting with Don Clark to view this home.*
- Lot on 2nd avenue and 6th street: Cannot build on it. Just mows grass and pays taxes on it. It's assessed as an unbuildable lot. Neighbors don't want to purchase. **Mayor Scott Keigley motioned to leave its value at \$3,000, Councilor Jackie Hall second; all in favor, motion carried.**
- 510 MN Avenue South: Old house has a tin shed on it, and brother lives in it. Purchased 3 years ago for \$124,000; and valued as \$154,000 now. (Taxable market value \$121,000 last year and \$128,000 this year). *Olmsted County will set up a meeting with Don Clark to view this home.*

Sandy & Mark Jessen, 965 Forest Lane SW

2008 property tax est. market value \$259,500 (someone has been through their house twice in the past five years). Mrs. Jessen went online and checked properties and thinks the value should remain where it is at (new siding, and roof from hail storm). The tax on the assessment is what the problem is (Step the taxes instead of putting it all at once). A current walk through with Olmsted County brought it down \$27,700 bringing the new value up \$279,800. Even though it's 2 acres, it's not a buildable 2 acres because of the drainfield on the property. Water damage on the property is why it was brought down. If it was on the market, would it bring \$279,800? May be able to get \$255,000 - \$265,000 thousand dollars is sold. There are more square feet with addition, with basement finished in 2000, and garage of 468 square foot. Properties in neighborhood already up at \$230,000-\$250,000. They have the smallest acreage on their street. Property values down. **Councilor Jackie Hall motioned to value it at \$265,000, Mayor Scott Keigley second; all in favor, motion carried.**

Dale Wittlief, 2nd Avenue NE

Dale commented that an assessor needs to know the ground and what it's worth. He commented that this is being taken care of it with his lawyer.

Dennis Siems (representing Anna), 201 1st Ave NW

They are concerned about the valuation on home and lots below it. Home jumped \$24,000 this year, and home prices are going down, not up. He would like the County to look at it. Two vacant lots down below the home, valued increase of \$7,400 but it floods every year, and they are not buildable, and the tier up is not big enough. **Mayor Scott Keigley motioned to leave the empty lots at the same value, Councilor Jackie Hall second; all in favor, motion carried.** *Olmsted County will set up a meeting with to view this home.*

Cathi & Paul Dahlman, 1st Avenue NE

- 1st Avenue NE: increase of 24% or \$44,000 to \$230,500. No one has ever been through the house to look at it. They replaced garage from 2003 has already been in their property taxes. Drainfield takes up the rest of the lot. And ditch with running water on the south of the property. *Olmsted County will set up a meeting to view this home.*

- **Building on MN Avenue North:** It hasn't been a business since 2000. Marked as a business in a residential neighborhood. That will go up 35% up from \$61,600 to \$83,800 (up \$22,000). It's just a cement building. *Olmsted County will set up a meeting to view this building.*

Steve Wittlief, Empty lot on 2nd Avenue NE

Property had a \$4,400 to \$52,000 value increase. Surrounded by farm land, no developments around it, no utilities or infrastructure into it. Valued as a buildable lot. Olmsted County stated that this property was compared to a lot in Sunny View Lane SW. But they have other services and blacktop roads. It's not fair to play catch up in one year for mistakes on misevaluation from the County in previous years. **Mayor Scott Keigley motioned to set it at \$30,000, Councilor Jackie Hall second; all in favor, motion carried.**

Charlie Fried, 140 3rd Ave SE

His concern is the vacant lot behind his house. It isn't buildable (same one as 3 years ago, \$5,000 to \$38,000). Still hasn't passed a perc test. Can't put a septic on the property. **Councilor Jackie Hall motioned to leave it at \$5,000, Mayor Scott Keigley second; all in favor, motion carried.**

Sue Spounge, 815 5th St NW

Highway took a good part of the frontage and only has a pinpoint of property. There is a ditch going to the county road and a couple of roads. 1.79 acres. The state (MnDOT has to send them the County that information). Just an access for the property. They have an easement with S & M. **Mayor Scott Keigley motioned to set the value at \$20,000, Councilor Jackie Hall second; all in favor, motion carried.**

Lee Forstie, 40 4th St NE

His concern that it is an old house, partial basement, no city services, has sand point well and house not marketable, with distressed houses in the area. \$146,400 to \$177,900. Very hard time selling it with the sand point well. Septic issues with parcel. No place to put a new septic. **Mayor Scott Keigley motioned to set the property at \$149,000, Councilor Jackie Hall second; All in favor, motion carried.**

Ruth Olson, 710 5th St NW

Her value jumped from \$134,500 to \$237,000. She sold property to the state of \$1 per foot when the state came in with the Hwy. 52 project. She asked the County why it went up \$104,000. The County responded that the land value made it go up, and it was compared to a Lake Zumbro home. Ruth said that it does get water in the basement, and that it has a sand point well. *Olmsted County will set up a meeting to view this home.*

Roger Wells, 140 6th Lane NE

Value increased from \$314,700 to \$380,400 and taxable \$361,900 for this year. Questioned increase of \$47,200. The County replied that half of it was land value increase, and was compared to a comparable lot size, and the surrounding houses all got the exact same increase. However, this lot is unbuildable with steep acreage, and a ravine, and it overlooks a junkyard that has noise and smells. No improvement to it for 20 years. Slight increases each year, but \$47,200 is a big jump this year. . Surrounding houses all got the exact same increase.

Olmsted County will set up a meeting to view this home.

Scott Keigley, 725 Treetop LN SW

\$205,900 increased to \$247,400. Tried selling in the peak of market for \$249,000 and couldn't sell. His home also flooded last summer too. Council cannot discuss this because there is not a quorum. *Olmsted County will set up a meeting to view this home*

Kevin McDermott

The value increased from \$190,600 to \$221,700. Council cannot discuss this because there is not a quorum. *Olmsted County will set up a meeting to view this home*

A follow up hearing will be set at Monday night's meeting. Available dates for Olmsted County include April 29th at 6pm tentatively set for.

Councilor Jackie Hall motioned to adjourn at 8:40pm, Mayor Scott Keigley second; all in favor, motion carried.

Respectively Submitted:

Scott Keigley, Mayor

_____ Cheryl Nymann, CMC, City Clerk/Treasurer