

CITY OF ORONOCO
TRUTH IN TAXATION PUBLIC HEARING
TUESDAY, April 18, 2006
7:00PM

Joy Bertsinger called meeting to order at 7:02 pm .

Joy Bertsinger, Mark Krupski Director of Property Records and Licensing for Olmsted County, Julie Hackman, Senior Appraiser (Township), Penny Schmidt, appraiser in City of Oronoco.

Commercial real estate revalued in the County, not including Rochester.

Dale Wittlief

Dale said the property in question is in the flood plain next to the Junk Yard, cannot build on it. *Penny reevaluated Oronoco.* Dale pointed it out on the map. Mark will change the value back down to \$500.

Another piece jumped up from \$400 to \$11,000 on an acre and a half of land. Set up an appointment to go out and look at it.

Another piece jumped up from \$7,000 8 acres of hills and gullies. Set up an appointment to go out and look at it.

Another piece jumped up from \$8,000 to residential.

He'll type it up and email to the City.

Melody Tiedeman

She is here on behalf of herself and brother and sister. She asked, how, in two years the value jump from \$1,100 to \$59,000. Melody was at \$59,400 and other properties around her are valued around \$40,000. Its not improved land and it can't be developed because of the slope. Has steep pitch to it. It's very rocky area is not buildable. Mark said it should go back to the \$1,100.

Verdell Petty

Has a business and parking lot on separate lot. Several years, never changed. It went from \$1,200 -\$19,000 this year. Is there a time frame to make this adjustment? Marksaid yes, the county did a total revalue of commercial property and there were some definite spikes. Suppose to come around once every 5 years, but with new construction, they are around more often. This was a total revalue, and periodic correction. Next year should be leveling off. Verdell said that there are no buildings on the property, a hayfield and some woods, 2.57 acres. Access is only by crossing business property. Access questionable if the business was sold. Mark, need to back away on the value of the property. Mark will revalue it at \$25,000.

Lane Vale 405 2nd Avenue SW

Parcel in back of house went up so much, he has 2 parcels. Parcel in the back in non-buildable. You can't get down to the water frontage because it is so steep. Mark, it enhances the home a little bit, about an acre or a little smaller. The taxes went up 1,300%. Mark will correct the value. Main lot is \$32,000 and goes at 2,000 for the second lot with tax correction. Home 1976 home, split level, 1,840 square feet, separate 2 car garage, lower level being finished. Value was

at \$112,000 13 years ago. Mark said the lot value level, added additional depreciation. It went up \$40,000 in value from last year to this year. Mark will bring it back down, and down to where it was last year.

Lynette Johnson, 160 6th Lane NE

House has gone up substantially even though no work has been done to it. She asked what her home is being compared to. Mark said that sales in city of Oronoco, and state compares values getting a percentage. Oronoco home values raised 7% over last year. There were 14 sales last year. She can't sell house at market value if improvements aren't made. Mark will go out to her home and look at it.

MARK asked to set up a reconvene meeting on Wednesday May 8th at 6:30 pm. Clerk Nymann will be unable to attend.

Don Baker is from VFW

The letter sent out increase in valuation. Is it in line? It increased in value 2 years in a row. Value went up 16.5%. Old building built in 1900 and maxed out depreciation. Valued at \$21,600. Use is commercial. This is an old building that has out use it's life. The Board can make a decision on this. Building can be dropped way down by \$10,000. Value at \$32,100.

Matthew Muthuswanny Kumar

The on ramp for 12 is going to be 10-15' from the front window. Building itself is valued at \$150,000. Mark will need to go out and look at it and review.

SUMMARY:

Dale Wittlief value property 1 acre down to \$500, and going out to review 3 other properties; TIEDEMAN; decreased it back down based on slope and not enough acreage to handle water and sewer; PETTY: explanation, lack of access decreased by more than 50%. LANE VALE: value back down to \$2,000 on land; home value down previous; JOHNSON; review on site. BAKER; age and boards review brought down; KUMAR; visual inspection; BERTSINGER; explained procedure. Meeting set for May 8th at 6:30 for reconvene. **McDermott motion to adjourn, Hall; second, All in favor, motion carried at 8:10pm**

Respectfully Submitted:


Joy Bertsinger, Mayor


Cheryl Nymann, City Clerk/Treasurer