

CITY OF MONTEVIDEO
BOARD OF EQUALIZATION
April 26, 2010

The Board of Equalization meeting was called to order by President Hodge at 6:30 P.M. in the council chambers at city hall.

Members present: Sandra Hodge, Bryce Curtiss, Karen Nieuwebeerta, Marvin Garbe and Al Johnsrud. Absent: None.

Also present were: City Manager Steven C. Jones, City Clerk Glennis A. Lauritsen, County Assessor Carol Schutz and Deputy Assessor/Appraiser Bonnie Crosby.

Information had been provided by the Chippewa County Assessor's Office which discussed how their office arrived at values for the 2010 assessment. The overall estimated market value increased 2.8%. Because of residential sales in one particular area, an increase of 5% was made in that neighborhood, which resulted in a 5-6% increase in values throughout that area. This neighborhood was also a part of the selected viewing area; therefore, there may have been adjustments made after viewing as well. Other changes throughout the city were in equalization and new construction. The parts of Montevideo that were viewed for the 2010 assessment included the area south of Park Avenue, Mills East Side Estates and Lauritsen Addition (which are located east of 17th Street and on Sheridan Avenue), in addition to all exempt properties. New construction throughout the city was also viewed.

The total estimated market value for Montevideo for the 2010 assessment is \$224,339,900, which is an increase of \$6,232,300. This total includes the new construction, but does not include personal property, utilities, railroad or state values.

The total new construction in Montevideo in 2009 was \$1,044,100, with a breakdown as follows: Residential - \$849,200 and Commercial/Industrial - \$194,900.

In 2009, the City of Montevideo had a total of 46 residential sales with a median ratio of 98.7% and 2 commercial sales with a median ratio of 85.3%. The assessors explained that only two commercial sales occurred in 2009 which did not provide enough information for a sales study. However, based on current and previous sales, changes were made to the commercial land in Montevideo for 2010, which resulted in significant increases on many commercial parcels.

Minutes/Board of Equalization
April 26, 2010
Page No. 2

70-817-3350 - Ralph Anderson Property at 919 South 12th Street. A letter from Anderson had been submitted to the city offices which requested that the lot valuation of his property be reduced or restored to its original status. The letter indicated that the value of the property had been raised from \$94,000 to \$126,000.

Crosby stated that she had visited with Mr. Anderson personally to explain the rationale behind the valuation. She also stated that she had been denied access to the inside of the dwelling by the property owner. Crosby noted that Anderson's letter does not accurately reflect the valuation, inasmuch as the value of the land had actually been reduced, not raised. She stated she would be willing to follow-up with Mr. Anderson to determine specifics.

It was moved by Garbe, seconded by Johnsrud and unanimously passed that unless access to the property is granted, in accordance with State Statute, no changes will be made in the valuation.

70-808-2430 - Ron Larson, 1215 North 17th Street. Crosby explained that this property owner had contacted their office to request an increase in valuation. After review, it is her suggestion that the value be raised from \$109,200 to \$113,500.

It was moved by Johnsrud, seconded by Nieuwbeerta and unanimously passed to accept the recommendation and raise the estimated market value of the property by \$4,300, from \$109,200 to \$113,500.

Meeting adjourned at 7:00 P.M.

Glennis A. Lauritsen, Secretary

Approved by council May 3, 2010:

Sandra Hodge, President