

CITY OF MONTEVIDEO
BOARD OF EQUALIZATION
April 23, 2018

The Board of Equalization meeting was called to order by President Garbe at 6:00 P.M. in the council chambers at city hall.

Members present: Marvin Garbe, Sandra Hodge, Todd Hay and Bryce Curtiss. Absent: Nathan Schmidt.

Also present were: City Manager Steven C. Jones, City Clerk Glennis A. Lauritsen, County Assessor Bonnie Crosby and Montevideo Assessor Miranda Gilbertson.

A memorandum had been provided by the Chippewa County Assessor's Office which discussed changes made to the 2018 assessment values. Changes throughout the city included normal depreciation, equalization and new construction. In addition to those changes, neighborhood factors were also increased between 1% and 10% due to the sales in each of the neighborhoods. The area reviewed this year was from Ashmore Avenue south to Black Oak Avenue.

The total estimated market value for Montevideo for the 2018 assessment was \$237,809,300, which is an increase of \$7,294,200 (3.067%). The total new construction in Montevideo for 2018 was \$1,892,300, new sales were 57, and the median ratio was 91.2%.

Gilbertson stated she had received a phone message from one property owner regarding their proposed 2018 Estimated Market Values. She had returned the call, left a message for the property owner but did not receive a call back.

Some discussion was held regarding garage valuations. County staff informed the Board that these values are based on size, condition and age.

Additional discussion was held on the value(s) of properties within the River Overlay District, noting that a number of these properties are unbuildable due to their location within the flood plain. Staff will provide the assessor's office with a copy of the flood plain map for their consideration in valuing these properties.

Meeting adjourned at 6:30 P.M.

Glennis A. Lauritsen, Secretary

Approved by council May 7, 2018:

Marvin Garbe, President