

CITY OF MONTEVIDEO
BOARD OF EQUALIZATION
April 26, 2021

The Board of Equalization meeting was called to order by President Schmidt at 6:00 P.M. in the City Hall Council Chambers. Due to the COVID-19 pandemic, the meeting was held both in person and via TEAMS (Meeting I.D. #195789336).

The following Board members were present in the council chambers: President Nathan Schmidt, Dan Sanborn, Steve Sulflow and Beverly Olson. Board member(s) present via TEAMS: Bryce Curtiss.

Also present in the council chambers were City Manager Robert Wolfington, Mayor Erich Winter, County Assessor Bonnie Crosby, Montevideo Assessor Tammy Mortenson and City Clerk Glennis Lauritsen.

A memorandum had been provided by the Chippewa County Assessor's Office which discussed changes made to the 2021 assessment values. Changes throughout the city included normal depreciation, equalization and new construction.

The total estimated market value for Montevideo for the 2021 assessment was \$284,292,400, which is an increase of \$12,080,600 (4.44%). The total new construction in Montevideo for 2021 was \$2,686,153, the number of sales was 67, and the median ratio was 94.91%.

Wayne Tannenbaum, Pivotal Tax Solutions, was present via TEAMS, to present a request on behalf of CAVCO Industries, Inc. (Friendship Homes) for a decrease to the estimated market values for PID #'s 70-912-1400, 70-912-4100, 70-912-4101, 70-912-4103, 70-912-4376, 70-912-4420, 70-912-4430, 70-912-4467, 70-901-4402 and 70-912-1102. EMV's for the properties total \$3,412,700 and reflect a square foot cost of \$10.82. Tannenbaum stated that the properties are developed with lower end, metal construction industrial buildings located in meadow/open type areas. He presented comparable sales information which showed square footage costs ranging from \$1.77-\$8.93/square foot and noted that the information supports a lower square foot calculation.

Crosby reminded the Board that State Statute provides that no change can be made in the valuation(s) without allowing the assessor to physically review the properties. Because of that and because this request was submitted to the assessor's office so close to the meeting, Crosby recommended the Board make a motion for "no change" and refer Pivotal Tax to the County Board of Appeal and Equalization meeting in June. This will allow their office to review the request more thoroughly and inspect the properties so that a comprehensive report and response can be prepared.

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It was moved by Sanborn, seconded by Olson and unanimously passed by roll call vote to deny the request submitted by Pivotal Tax Solutions and refer them to the County Board of Equalization Meeting scheduled for Tuesday, June 15th, 6:30 P.M. at the Chippewa County Court House.

There were no other individuals present to be heard, either via TEAMS or by personal appearance; therefore, President Schmidt declared the meeting adjourned at 6:30 P.M.

Glennis A. Lauritsen, Secretary

Approved by council May 3, 2021:

Nathan Schmidt, President