

CITY OF MONTEVIDEO  
BOARD OF EQUALIZATION  
April 28, 2014

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: Bryce Curtiss, Karen Nieuwebeerta, Todd Hay and Marvin Garbe. Absent: Nathan Schmidt.

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

A memorandum had been provided by the Chippewa County Assessor's Office which discussed changes made to the 2014 assessment values. The total estimated market value for Montevideo for the 2014 assessment was \$220,968,400.00, which is an increase of \$3,648,800.00.

The total new construction in Montevideo for 2014 was \$3,477,500, with a breakdown as follows: 49 residential sales - \$1,401,200 and 5 commercial sales - \$2,076,300.

Robert Kruse and John Sellner were present to address the Board regarding the estimated market values of two parcels he recently purchased - the former Runnings building/land known as P.I.D. Nos. 70-058-0125 and 70-058-0130, currently valued at \$874,400 and \$99,500 respectively. The purchase price for both parcels was \$550,000 and, therefore, they requested that the 2015 estimated market values reflect that price. They were not requesting any adjustment to the 2014 EMV.

County Assessor Crosby stated that all of the land within Montevideo has been re-evaluated/equalized and, therefore, she would have an issue with adjusting the value for just one property. Both Crosby and Gilbertson discussed how they arrived at the proposed values, using the Marshall/Swift Cost Schedule. The difficulty with this particular property was that there is no similarly constructed property or sales in the community for comparison.

It was noted that this property had been marketed for a number of years prior to the purchase by Kruse and had even been considered by the city for a public works facility. The Board agreed that it is a benefit to the community that the property has now sold and that it will be maintained/improved rather than continue to sit empty.

Following further discussion, it was moved by Hay, seconded by Nieuwebeerta and unanimously passed to adjust the tax base for both parcels based on lack of maintenance/deteriorated condition to reflect a total estimated market value for 2015 of \$550,000, with the understanding that the land values established will remain the same and that only the building value will be adjusted/decreased.

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**70-360-1250 - Brad & Laura Sjolander, 1307 North 4<sup>th</sup> Street.** Gilbertson explained that this is a residential property currently valued at \$108,000. The property was purchased for \$104,000. After physical review of the property, Gilbertson recommended reducing the total EMV to \$106,200 (a difference of \$1,800.)

It was moved by Hay, seconded by Curtiss and unanimously passed to accept the recommendation and lower the estimated market value of the property, from \$108,000 to \$106,200.

**Northdale Community/Mobile Home Park Properties.** Gilbertson distributed information showing the assessed value and the property owner's requested adjustments (decreases) in the assessed value for 12 mobile homes ranging in age from 1973-2013 models. She stated that their office uses NADA information to determine mobile home valuations and that she is not comfortable with lowering the values to what is being requested. Gilbertson recommended that the assessed value remain as determined.

Following discussion, it was moved by Curtiss, seconded by Hay and unanimously passed to accept the recommended valuations of the mobile homes, totaling \$302,700 as follows:

Lot #2 - \$39,200	Lot 5 - \$38,500	Lot #17 - \$5,000
Lot #22 - \$8,600	Lot #29 - \$25,900	Lot #31 - \$38,500
Lot #51 - \$4,900	Lot #58 - \$38,500	Lot #66 - \$25,900
Lot #69 - \$25,900	Lot #108 - \$25,900	Lot #109 - \$25,900

Meeting adjourned at 6:35 P.M.

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Glennis A. Lauritsen, Secretary

Approved by council May 5, 2014:

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Marvin Garbe, President