

CITY OF HENDRUM

Local Board of Appeal & Equalization Meeting

April 27, 2023

CALL TO ORDER

Mayor Johannsen called to order the local board of appeal & equalization meeting at 6:17 pm on April 27, 2023, in the Professional Building boardroom located at 308 Main Street East in Hendrum, Minnesota. The Pledge of Allegiance was recited.

ROLL CALL

The following board members were present: Mike Smart, Paul Baukol, and Curt Johannsen

The following city personnel were present: Keri Plemmons, City Clerk-Treasurer.

The following county personnel were present: Jill Murray, Norman County Assessor and Mindy Kinkade, Norman County Appraiser.

The following member of the public was present: Sarah Anderson.

PURPOSE

The purpose of the meeting was to determine whether property in the City of Hendrum has been properly valued and classified by the assessor and to provide a public forum for property owners to appear and voice their appeal.

DISCUSSION

The 2023 property assessment is coming off a year of unprecedented increases county-wide in the residential sector and a rising agricultural market. Significant increases in interest rates have seemed to slow down the residential market but the lack of supply kept properties appreciating in value. Commercial and apartment sales remained stable. Overall, this year was another year of real estate trending upwards. The county-wide total estimated market value grew 21% between the 2022 and 2023 assessments.

Appeals must be based on facts. The property owner must present supporting evidence to convince the board that the current year valuation or classification is incorrect. The supporting evidence can be presented either in person, through a letter or through an authorized representative.

The local board considered the appeal and any information presented by Sarah Anderson, 454 Gordon St W, regarding the value of parcel number 29-4463000.

MOTION: P. Baukol moved; seconded by *M. Smart* to vote “no change” regarding the appeal by Sarah Anderson of the value of parcel number 29-4463000.

BAUKOL: aye; JOHANNSEN: aye; LOPEZ: absent; SCHLAPKOHL: absent; SMART: aye. MOTION PASSED.

One property owner submitted their appeal to the County Assessor's office and was entered into record. Two properties appeals were heard by the board and the board voted "no change." This action also allows the property owners to have additional time to provide factual evidence before the County Board of Appeal & Equalization meeting scheduled on June 12, 2023, at 6:30 pm. The following motions document the appeals and actions taken by the board:

The local board considered the appeal and any information presented by Terry and Lisa Halvorson, 256 Herbert Street South, regarding the value of parcel number 29-4436000.

MOTION: P. Baukol moved; seconded by *M. Smart* to vote "no change" regarding the appeal by Terry and Lisa Halvorson of the value of parcel number 29-4436000.

BAUKOL: aye; JOHANNSEN: aye; LOPEZ: absent; SCHLAPKOHL: absent; SMART: aye. MOTION PASSED.

The local board considered the appeal and any information presented by Terry and Lisa Halvorson, 106 Park Ave E, regarding the value of parcel number 29-4463000.

MOTION: P. Baukol moved; seconded by *M. Smart* to vote "no change" regarding the appeal by Terry and Lisa Halvorson of the value of parcel number 29-4463000.

BAUKOL: aye; JOHANNSEN: aye; LOPEZ: absent; SCHLAPKOHL: absent; SMART: aye. MOTION PASSED.

ADJOURNMENT

Having no further business, *P. Baukol* moved, seconded by *M. Smart*, to adjourn the meeting at 7:02 pm.

Minutes submitted by: Keri Plemmons, Clerk-Treasurer