

CITY OF HENDRUM

Local Board of Appeal & Equalization Meeting

April 28, 2022

CALL TO ORDER

Mayor Johannsen called to order the local board of appeal & equalization meeting at 6:05 pm on April 28, 2022, 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: Steve Jeffery, Brian Schlapkohl, Michael 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; Mindy Kinkade, Norman County Appraiser; and Marti Sip, Assessor Technician.

The following members of the public were present: Tom Brownlee, Arlan Lang, Edward and Jo Ann Bergseid, Abby Harthun and Lues Lopez, and Paul and Heather Luoma.

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

Over the past year, the real estate market in Norman County has seen significant gains, greater than experienced in recent history. Substantially increased sale prices being paid for properties across the county has directly resulted in significantly increased estimated market valuations. The City of Hendrum had a reassessment review in 2021 and Norman County had a time trend adjustment which created a situation where the property owners in Hendrum saw a significant increase in their assessed property values.

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.

One property owner submitted their appeal with the County Assessor's office and was entered into record. All the members of the public in attendance appealed to the Local Board of Appeal & Equalization along with two of the board members. All appeals were heard by the

board and in every case 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 13, 2022. The following motions document the appeals and actions taken by the board:

The local board considered the appeal and any information presented by Edward and Jo Ann Bergseid, 264 Herbert Street South, regarding the value of parcel number 29-4440000.

MOTION: M. Smart moved; seconded by *P. Baukol* to vote “no change” regarding the appeal by Edward and Jo Ann Bergseid of the value of parcel number 29-4440000.

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

The local board considered the appeal and any information presented by Arlen Lang, 366 Rice Street South, regarding the value of parcel number 29-4446000.

MOTION: P. Baukol moved; seconded by *S. Jeffery* to vote “no change” regarding the appeal by Arlen Lang of the value of parcel number 29-4446000.

BAUKOL: aye; JEFFERY: aye; JOHANNSEN: aye; SCHLAPKOHL: aye; SMART: aye. MOTION PASSED.

The local board considered the appeal and any information presented by Tom Brownlee, 514 Hancock Street East, regarding the value of parcel number 29-4414000.

MOTION: P. Baukol moved; seconded by *M. Smart* to vote “no change” regarding the appeal by Tom Brownlee of the value of parcel number 29-4414000.

BAUKOL: aye; JEFFERY: aye; JOHANNSEN: aye; SCHLAPKOHL: aye; SMART: aye. MOTION PASSED.

The local board considered the appeal and any information presented by Paul and Heather Luoma, 140 Great Northern Drive, regarding the value of parcel numbers 29-4355000 and 29-4356000.

MOTION: P. Baukol moved; seconded by *B. Schlapkohl* to vote “no change” regarding the appeal by Paul and Heather Luoma of the value of parcel numbers 29-4355000 and 29-4356000.

BAUKOL: aye; JEFFERY: aye; JOHANNSEN: aye; SCHLAPKOHL: aye; SMART: aye. MOTION PASSED.

The local board considered the appeal and any information presented by Abegail Harthun, 357 Rice Street South, regarding the value of parcel number 29-4409000.

MOTION: P. Baukol moved; seconded by *B. Schlapkohl* to vote “no change” regarding the appeal by Abegail Harthun of the value of parcel number 29-4409000.

BAUKOL: aye; JEFFERY: aye; JOHANNSEN: aye; SCHLAPKOHL: aye; SMART: aye. MOTION PASSED.

The local board considered the appeal and any information supplied by Orville Gunderson, 458 Todd Street South, regarding the value of parcel number 29-4406000.

MOTION: M. Smart moved; seconded by *P. Baukol* to vote “no change” regarding the appeal by Orville Gunderson of the value of parcel number 29-4406000.

BAUKOL: aye; JEFFERY: aye; JOHANNSEN: aye; SCHLAPKOHL: aye; SMART: aye. MOTION PASSED.

The local board considered the appeal and any information presented by Steven Jeffery, 262 Herbert Street South, regarding the value of parcel number 29-4439000.

MOTION: P. Baukol moved; seconded by *M. Smart* to vote “no change” regarding the appeal by Steven Jeffery of the value of parcel number 29-4439000.

BAUKOL: aye; JEFFERY: abstain; JOHANNSEN: aye; SCHLAPKOHL: aye; SMART: aye. MOTION PASSED.

The local board considered the appeal and any information presented by Paul Baukol, 112 Park Avenue East, regarding the value of parcel number 29-4464000.

MOTION: M. Smart moved; seconded by *B. Schlapkohl* to vote “no change” regarding the appeal by Paul Baukol of the value of parcel number 29-4464000.

BAUKOL: abstain; JEFFERY: aye; JOHANNSEN: aye; SCHLAPKOHL: aye; SMART: aye. MOTION PASSED.

ADJOURNMENT

Having no further business, *M. Smart* moved; seconded by *P. Baukol* to adjourn the meeting at 7:04 pm.

Minutes submitted by: Keri Plemmons, Clerk-Treasurer