

WAITE PARK BOARD OF APPEAL & EQUALIZATION**MAY 9, 2016**

The annual Waite Park Board of Appeal and Equalization meeting was held at the Waite Park City Hall on Monday, May 9, 2016 beginning at 6:30 PM.

MEMBERS PRESENT

Members present were Mayor Miller, Councilmembers Linquist, Schneider, Schulz and Theisen

CITY REPRESENTATIVES PRESENT

City Representative present were City Administrator Johnson, Deputy Clerk-Treasurer Virnig

COUNTY ASSESSORS PRESENT

Don Ramler, Kathy Korte, Michelle Hinnenkamp

OTHERS PRESENT

David Dropp, David N. Dropp, Ervin Scherer

INTRODUCTION

Don Ramler, Kathy Korte and Michelle Hinnenkamp from the Stearns County Assessor's Office first introduced themselves. Mr. Ramler then gave an overview of the city's assessments. He stated Commercial property values increased by about 1-2% from last year, Industrial property increased by about 0-1% from last year and Apartments increased by about 2-3% from last year. Ms. Hinnenkamp stated Residential properties increased by about 0-2% from last year, with the exception of the Angus/Cloud Park areas of the city increasing over 8% and the Old Townsite Residential area of the city increasing over 3%.

PID NO. 98.60710.0000 – DAVID N. DROPP

Estimated Market Value of \$295,100.00

PID NO. 98.60711.0000 – DAVID & SUSAN DROPP

Estimated Market Value of \$302,400.00

PID NO. 98.60712.0005 – DAVID & SUSAN DROPP

Estimated Market Value of \$390,400.00

PID NO. 98.60713.0000 – DAVID & SUSAN DROPP

Estimated Market Value of \$372,500.00

PID NO. 98.60714.0000 – DAVID & SUSAN DROPP

Estimated Market Value of \$193,000.00

David Dropp stated he and his son own five parcels by Crossroads Center and he does not like the heavy tax liabilities that are being proposed on his properties. He stated he can't even hire people to do maintenance work for him because the taxes are too heavy

Mr. Ramler stated the Estimated Market Value of all of these properties together is \$1,553,400.00 or \$12.38 per square foot. Mr. Dropp stated he talked to a realtor about what he could sell the properties for and he was told anywhere between \$1,200,000 to \$1,325,000. He also stated he sold the photography business a few years ago and the people who bought it have now closed the business. Mr. Ramler stated the values of the property stayed the same as last year. The total value of all the properties is \$1,553,400. Mr. Ramler stated that the properties in the past have been looked at as highest and best use and as commercial land value, with the exception of the parcel with the photography business, which was looked at with a land value and building value. Because the photography building is now vacant, they could now look at it as a commercial land value, which could drop the value slightly. It would drop the value from \$1,553,400 to \$1,400,800.

PID NO. 98.60735.0000 - ERV SCHERER

Mr. Scherer stated his property is zoned B-1 and the taxes are high. The property across the street from him is also zoned B-1 and their taxes are low. He was told the most he could get for his property is \$185,000. The property is valued at \$221,700. He made an offer for Crossroads to buy it for \$200,000 and they won't even talk with him. Mr. Ramler stated they look at the path of development when valuing properties that the path of development in this area will grab Mr. Scherer's property first before jumping across the street. City Administrator Johnson stated that from the City's perspective, the real challenge is the whole area will need to develop collectively. Crossroads has spent money on improvements to their own property, so they do not feel they could purchase Mr. Scherer's property at this time. Mr. Ramler compared Mr. Scherer's property to the future Kwik Trip site located by 10th Avenue South and 1st Street South in Waite Park. The three parcels for that site sold at \$21.08 per square foot, \$16.55 per square foot, and \$15.78 per square foot. The third parcel sold for 25% less than the first parcel. Comparing that with Mr. Scherer's property, his property is the third parcel in from a corner. If you apply the 25% comparison from the Kwik Trip site, Mr. Scherer's property value would decrease from \$221,700 to \$180,100.

PID NO. 98.60655.0705 – Home Depot Property

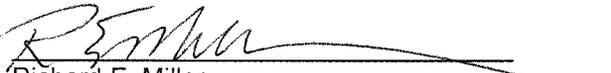
A letter was received from representatives from Home Depot stating they wanted to go on record that they will be appealing at the local level to continue to the County level.

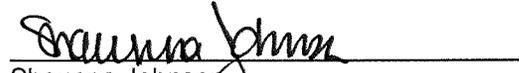
Motion by Member Schneider, second by Member Schulz, to decrease the total valuation of PID No. 98.60710.0000, 98.60711.0000, 98.60712.0005, 98.60713.0000 and 98.60714.0000 from \$1,553,400 to \$1,400,800 and to decrease the value of PID No. 98.60735.0000 from \$221,700 to \$180,100. The motion carried unanimously.

Mr. Ramler stated it is early in the season for the sales ratio study, but he is anticipating an upward movement in commercial land values. Ms. Hinnenkamp stated in residential, she is anticipating possibly staying the same.

MEETING ADJOURNED

Mayor Miller adjourned the meeting at 7:03 p.m.


Richard E. Miller
Mayor


Shaunna Johnson
City Administrator-Clerk-Treasurer