

WAITE PARK BOARD OF APPEAL & EQUALIZATION**APRIL 9, 2018**

The annual Waite Park Board of Appeal and Equalization meeting was held at the Waite Park City Hall on Monday, April 9, 2018 beginning at 6:30 PM.

MEMBERS PRESENT

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

CITY REPRESENTATIVES PRESENT

City Representatives present were City Administrator Johnson, Deputy Clerk-Treasurer Virnig, Public Works Director Schlunz & Planning and Community Development Director Noerenberg

COUNTY ASSESSORS PRESENT

Don Ramler, Scott Hemmesch

OTHERS PRESENT

Al Karls, Kandace Hartneck Graunke

INTRODUCTION

Don Ramler and Scott Hemmesch from the Stearns County Assessor's Office first gave an overview of the city's assessments. Mr. Hemmesch stated the residential property values increased an average between 8% and 16%. Mr. Ramler stated commercial property values increased an average of 2.5% and apartment property values increased an average of 3.5%. Mr. Ramler also reviewed the 2017 sales ratios.

PID NO. 98.60574.0110 – ALFRED KARLS

Approximately 40 acres with an Estimated Market Value of \$94,300

PID NO. 98.60670.0701 – ALFRED KARLS

Approximately 57 ½ acres with an Estimated Market Value of \$174,100

Mr. Karls questioned how the taxes were calculated on his property. Mayor Miller explained that tonight's meeting is regarding valuation, not taxes. Mr. Karls feels he does not receive any benefits for his property. The 40-acre parcel is not accessible, so it is being valued 40% less than other land around the area. With the 57 ½-acre parcel, some of that property has a pond with part of the land not accessible, so part of that parcel is also valued 40% less than other land around the area. After evaluating the 57 ½-acre parcel they are recommending decreasing the estimated market value to \$145,100. Mr. Karls was still wondering what he would be paying in taxes. The assessors are also recommending changing the 57 ½-acre parcel to a classification of 211 as is the smaller parcel. The assessors will meet with Mr. Karls and will come back with the final recommendations.

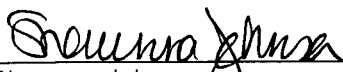
PID NO. 98.60575.0098 – MARGARET HARTNECK

Estimated Market Value of \$293,800

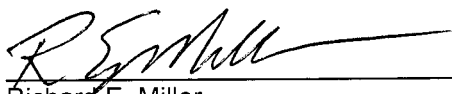
Kandace Hartneck Graunke and two other representatives are working with their attorney to transfer the property into their names. Ms. Graunke stated the proposed valuation is increasing from \$93,200 to \$293,800, which is a drastic increase. They are asking what determined the drastic increase in market value of the property. They are also asking to reconsider the value of the non-working well and barn on the parcel. Because of this, the assessors are now looking at a recommended market value of \$286,100. The properties in the area are being valued from \$3.50 per square foot to \$8.00 a square foot. In prior years, the area parcels were being valued on a per acre basis. It is being valued at highest and best use as commercial. Ms. Graunke and the other representatives feel it should be valued as residential. Ms. Graunke stated she has information from an appraiser that it states other comparable properties in the area sold at 40 cents per square foot and their property was appraised at \$129,890. The assessors will meet with Ms. Graunke and the other representatives to review the comp studies and make a recommendation.

MEETING RECESS TO 4/23/18

Mayor Miller recessed the meeting at 6:55 p.m. and stated the Board of Appeal and Equalization will reconvene at a future date at which time the assessors' findings of appeals presented this date will be considered. No new appeals will be considered at the 4/23/18 meeting.



Shaunna Johnson
City Administrator-Clerk-Treasurer



Richard E. Miller
Mayor