

**WAITE PARK BOARD OF APPEAL & EQUALIZATION****APRIL 17, 2023**

The annual Waite Park Board of Appeal and Equalization meeting was held on Monday, April 17, 2023, beginning at 6:00 PM.

**ROLL CALL**

Members present were Mayor Miller, Councilmembers Blackburn, Linquist, Schmitt and Theisen

**CITY REPRESENTATIVES PRESENT**

City Representatives present or on the call were City Administrator Johnson, Public Works Director Schluenz, Chief of Police Benrud, Planning and Community Development Director Noerenberg, City Clerk Brenny, SEH Engineer Blommel and City Attorney Storm

**COUNTY ASSESSORS PRESENT**

Don Ramler, Jonathan Springer

**OTHERS PRESENT****INTRODUCTION**

Stearns County Appraiser Jonathan Springer reviewed the procedures of the meeting and a Roll Call was taken. Mr. Springer stated the purpose of the Board of Appeal and Equalization is to provide a fair and objective form for property owners to appeal their valuation or classification. The Local Board often serves as the first formal step in the appeals process for taxpayers. One of the most important duties placed by law upon the governing body of a township, city or county is to serve as the Board of Appeal and Equalization. Effective actions taken by the Board may potentially make a direct contribution to obtaining assessment quality. The goal of the Board of Appeal and Equalization should be to attempt to address the property owner's issues efficiently, fairly and objectively. Requirements in the Statute for a virtual meeting is so all the participating members can hear one another, all votes are taken by roll call and that the meeting is open for the public to monitor the meeting.

**PID NO. 98.60568.0374 - JUD ZELLNER**

Property owner Jud Zellner, 2831 Meadow Lane, Waite Park, MN. Assessor Springer presented the appeal. Springer said he met Zellner at the property and Zellner's biggest complaint was the blasting causing foundation cracks. At this time Springer is recommending no change to the property value.

Motion by Member Schmitt, second by Member Blackburn, to accept the recommendation not to change the value to parcel 98.60568.0374.

Ayes: Mayor Miller, Members Blackburn, Linquist, Schmitt and Theisen

Nays: None

Abstain: None

Absent: None

Motion passed unanimously.

**PID NO. 98.60815.0050 – RODENWALD PROPERTIES LLC**

Property owner Mark Rodenwald, 24 Division Street, Waite Park, MN is requesting to appeal the value of the stated property. Assessor Rambler provided the information for the appeal. Ramler stated that he provided Rodenwald with sales of office buildings in the surrounding areas. Ramler briefly went through some price per square foot buildings that compared to the subject property, which justified the subject property's valuation. Rodenwald had made it clear to Ramler that he was appealing at the City level so he could further appeal at the County level. At this time, Ramler recommended no change to the property value.

Motion by Member Linquist, seconded by Member Schmitt, to accept the recommendation not to change the value of parcel 98.60815.0050.

Ayes: Mayor Miller, Members Blackburn, Linquist, Schmitt and Theisen

Nays: None

Abstain: None

**PID NO. 98.60815.0050 – RODENWALD PROPERTIES LLC (Cont.)**

Absent: None

Motion passed unanimously.

**REVIEW**

Don Ramler and Jonathan Springer from the Stearns County Assessor's Office gave an overview of the city's assessments. The overview is as follows:

For the 2023 assessment there were a total of 84 residential/seasonal sales used in the state study, which uses sales from October 1, 2021, through September 30, 2022. These sales resulted in a median ratio of about 89.5% after time adjustment. The sales ratio is calculated by taking the estimated market value divided by the sale price, and then adjusting it for time to January 2, 2023.

The total EMV for Waite Park is \$1,064,000,000, up about 6.8% from last assessment. This amount includes new construction. There was about \$570,000 residential new construction, and \$3,125,400 commercial/industrial new construction and another \$1,018,600 in apartments.

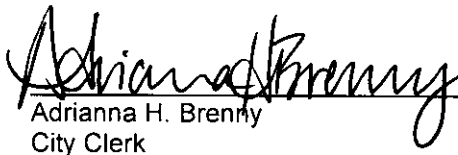
Below are the average market value changes for properties in Waite Park for the 2022 assessment for taxes payable in 2022.


- Residential +2-12%
- Patio Homes +3-10%
- Agricultural +3-5%
- Commercial +2-3%
- Apartments +12-15%
- Industrial +2-3%

Please keep in mind that these are only averages. Some properties may have changed more or less than the average depending on the characteristics of the property, if it was viewed/updated during the assessment cycle, and if new construction was added to the parcel.

**MEETING ADJOURNED**

Member Linquist moved to adjourn the Local Board of Appeal and Equalization meeting, seconded by Member Theisen. Motion carried unanimously. Meeting adjourned at 6:30pm.

  
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 Adrianna H. Brenny  
 City Clerk

  
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 Richard E. Miller  
 Mayor