

**City of Park Rapids
2019 Local Board of Appeal & Equalization
Wednesday, April 10th, 2019
10:00AM**

Call to Order

The meeting was called to order at 10:03 AM and the Pledge of Allegiance was said by all.

Roll Call

Mayor - Ryan Leckner; City Council Members – Erika Randall & Bob Wills; City Administrator John McKinney, Jr.; City Clerk - Margie Vik; City Assessor – Loren Tolkkinen; County Assessor - Ginger Woodrum; County Staff - Carice Golberg-Cummins, Amanda Holte; Press - Robin Fish, Park Rapids Enterprise

Appeals were heard in the order of sign-up (beginning with parties present).

1. a) Parcel ID - 32.56.51400
b) Property Owner - Mary Lou Murray
c) Classification - Residential Homestead

Discussion

Murray purchased the property 4/1/19; appealing value. Murray feels the value is overstated compared to neighboring properties. Tolkkinen conducted an interior inspection 4/8/19 and recommends revisions below.

Murray stated other properties in her neighborhood are valued \$15,000-\$20,000 below hers. The former owner used to operate a beauty shop in a portion of the home where the laundry is currently located. She intends to move the laundry. She was concerned about how much square footage is considered finished living space, particularly the basement and laundry areas.

Current EMV is \$151,400. Tolkkinen stated compared to neighboring homes, hers has more heated living area. He inspected the property 4/8/19 and recommends revisions that reduce the EMV to \$142,200. It was listed October 2018 and the sale closed 4/1/19. Murray explained the home wasn't going to be listed until May and she was able to purchase it because she didn't have a place to live; She feels she paid more considering the circumstances.

Recommendation

Reduce the EMV to \$142,200 via the following revisions:

Revise BLDG characteristics: FLR2 06 @ 20%, EYB from 1990 to 1985

Revise PLOT sunarea from GEP1977 to AEP1977

Revise XFOB Seq 1 from 204 to 203, EYB from 1990 to 1985

Revise XFOB Seq 2 EYB from 1990 to 1985

Revise XFOB Seq 3 EYB from 1990 to 1985

Revise XFOB Seq 4 EYB from 1990 to 1985

Revise XFOB Seq 5 from 2406 to 2405, EYB from 1990 to 1985

Revise XFOB Seq 6 from 2406 to 2405, EYB from 1995 to 1985

DELETE XFOB Seq 7

Revise XFOB Seq 8 EYB from 1990 to 1985

Revise XFOB Seq 9 EYB from 1990 to 1985

Revise XFOB Seq 10 note to add “, apron” at the end

Action

Motion to reduce the value from \$151,400 to \$142,200 after the recommended revisions - Lecker/Randall/Motion Carried.

2. a) Parcel ID - 32.43.90300
- b) Property Owner - NRFC Park Rapids Holding LLC
- c) Classification - Residential 4 or More Units

Discussion

This property is Diamond Willow Assisted Living. The property value increased \$407,900; they are appealing the value. No one appeared to represent the appellant.

Tolkkinen explained multi-residence properties are valued on the income approach and cited recent sales. Analysis of those sales triggered changes in how the land is valued on such properties. The subject property is 6.34 acres; it was purchased in 2006 for significantly more than the EMV. Randall asked why the building value increased so much. Tolkkinen explained this property was part of the quintile this year. The structure was previously drawn in the CAMA system in two sequences; when it was added to the new integrated sketch software, it lost the size adjustment that had been applied when it was previously drawn in the old sketch application.

Recommendation

Tolkkinen recommended merging the sketch into a single sequence to accurately apply the overall size adjustment for the next assessment.

Action

Motion to correct the PLOT sketch by merging the two building sequences into one for the current assessment - Randall/Leckner/Motion Carried.

Adjournment

Motion to adjourn at 10:35 AM - Randall/Wills/Motion Carried.

Respectfully submitted,
Carice Golberg-Cummins
Hubbard County Assessor's Office