

2013 Local Board of Appeal & Equalization PARK RAPIDS CITY

MINUTES

APRIL 15TH, 2013

2:00 PM

HUBBARD COUNTY COURTHOUSE
BASEMENT

ATTENDEES City Council members - Pat Mikesh, Paul Utke, Rod Nordberg, Acting City Clerk Carmen Lockhart. City Assessor Loren Tolkkinen, Deputy Assessor/Appraiser - Janel Stewart and Jill Thompson. Absent was Dave Konshok and Erika Randall.

MEETING INTRO The meeting was called to order at 2:00 PM. Loren presented a handout on sales in the City of Park Rapids. Janel Stewart handed out, explained and reviewed the sales report for the entire county for water influenced and non-water influenced. This was left with the Council today.

APPEALS

1. **PID # 32.70.01400 & 32.70.01500** **OWNER: LARRY & ALICE ENGEL** **CLASS: 205-0-99 – RESIDENTIAL 4 OR MORE UNITS**

DISCUSSION: Mr. Engel asked about the increase in value in that it went up \$37,000 (which is actually for the 2012 Assessment /taxes payable in 2013), and wants to know why, and is paying more in taxes. Mr. Tolkkinen addressed his question and tried to explain what the market is bearing. Since he has a 4-plex apartment building, is wondering about the value and taxes.

RECOMMENDATIONS: **Subtract \$5,300 from parcel 32.70.01400 (reducing it's building value from \$178,100 to \$172,800) for a total of \$192,100 so that the total combined aggregate value between their 2 parcels is \$197,400. There is no change in value to 32.70.01500 (valued as a vacant lot) which is \$5,300.**

M/S/P: UTKE/NORDBERG/MOTION TO ACCEPT THE CITY ASSESSOR'S RECOMMENDATION TO REVISE THE VALUE AS STATED.

Other Items brought to the Board for Review by the County, City Assessor or City Board:

2. **PID # 32.55.01900** **OWNER: KATHLEEN OLSON** **CLASS: RESIDENTIAL HMSTD BY A RELATIVE**

DISCUSSION: Presented by the County. Property is receiving a Relative Homestead to daughter, Tracy (Horton) Odom. Tracy has gotten married, moved out and has since applied for homestead with her new husband on another parcel in Park Rapids City, which is 32.44.02300. The new application (from Tracy & Clifton Odom) was processed as a 2012 Mid-Year Homestead as their ownership and occupancy were September 12, 2012, and received in the office on November 1, 2012. She listed that she had vacated her previous address (this property) owned by her mother at 607 Second Street W., Park Rapids, MN on September 12, 2012.

Was not on the 2013 Coding Class Change List, so didn't get changed in time for the new Valuation & Classification Notices when mailed out, and by the time the error was discovered, it was too late to send a revised notice as it was less than the 10 day reporting notice before the meeting.

County staff member, Jill Thompson, has called to notify them ahead of time to let the property owner know what was happening and why, and that it would be addressed at the LBAE and would get a letter after the meeting for the 2013 assessment/pay 2014.

RECOMMENDATIONS: Remove the Homestead and reclassify the property to Residential Non-Homestead.

M/S/P: UTKE/NORDBERG MOTION TO REMOVE THE RELATIVE HOMESTEAD AND RECLASSIFY TO RESIDENTIAL NON-HOMESTEAD FOR THE 2013 ASSESSMENT.

3. PID # 32.23.02000 OWNER BRIAN & KATHRYN GRAY CLASS: SRR

DISCUSSION: Presented by City Assessor, Loren Tolkkinen. Current Value – Land - \$96,500, Buildings - \$70,000 – Total - \$166,500.

RECOMMENDATIONS: After speaking with the property owner regarding the value of the property, City Assessor, Loren Tolkkinen, has some recommendations for changes to make to lower the building value due to the condition. Changes are on the attached fieldcard, but are summarized as follows:

- Building:** Revise the Heat Type from 03 Forced Air to 05 Hot Water Baseboard
- Under SPCD, apply added physical depreciation – AP – 20.00%
 - Add the following Note: +F/air Wood Furnace. Original windows w/rot. Floor finish torn out. Some ceiling water damage. Will do a complete int/ext remodel.

Extra Features:
XFOB 3 (Plumbing Fixture) - Under ADJ1 - .01 – add to Note: Inoper after city s/w hookup.

Value after changes are – Land - \$96,500 (same), Buildings - \$52,800 – Total- \$149,300

M/S/P: NORDBERG/UTKE - VOTED TO ACCEPT THE CITY ASSESSOR’S RECOMMENDATIONS TO REDUCE THE VALUE FROM \$166,500 TO \$149,300.

4. PID # 32.23.00500 OWNER: JEREMY & SARA JENNEN CLASS: 233 COMMERCIAL & 32.23.01000

DISCUSSION: Presented by City Assessor, Loren Tolkkinen. Spoke to the property owner prior to the meeting and encouraged him to write a letter to the board, but nothing has come, so he is informing the board about their conversation. This is the former Outdoor Power property on the west edge of town on Hwy 34. Sold recently and the property owner paid considerably less than what is being valued on the books, and is wondering why the value is as high as it is, and if there is any way any reductions in the value can be made. They discussed the characteristics of the building and other buildings/businesses in town sitting vacant. 32.23.00500 is currently valued at: \$147,700 (land - \$100,800 and buildings - \$46,900). 32.23.01000 is valued at \$165,000 (land \$72,100 and buildings is \$92,900). Total combined value for the 2 parcels is \$283,600.

RECOMMENDATIONS: The Board discussed possible reasons for a value change, but decided that the current values are reasonable, and decided to leave as is.

M/S/P: NORDBERG/UTKE/MOTION – NO CHANGE.

ADJOURNMENT

M/S/P UTKE/NORDBERG ADJOURNED AT 2:55 PM

Respectfully submitted,

Carmen Lockhart
Acting Park Rapids City Clerk