

**MINUTES OF THE MEETING OF THE
LOCAL BOARD OF APPEAL AND EQUALIZATION
OF THE CITY OF MOORHEAD, MINNESOTA
WEDNESDAY, APRIL 18, 2018**

The annual meeting of Local Board of Appeal and Equalization of the City of Moorhead, Clay County, Minnesota, was duly held in the Council Chambers, City Hall, the 18th day of April, 2018, commencing at 6:30 p.m.

Members Present: Del Rae Williams, Steve Gehrtz, Brenda Elmer, Mike Gunter, Bryce Huotari and Jessica Cassady

Members Absent: Wilhelmine Jacobson

Assessment Personnel Present: Peter Doll, Nathan Aakre, Lori Lewis, Jana Wagner and Gretchen Osborne

Appeal by: John Hough

Address: (1) 905 Belsly Blvd, (2) 3403 10th St S, (3) 3401 10th St S
Parcel: (1) 58.610.0010, (2) 58.610.0020, (3) 58.610.0025

Statements:

Mr. Hough stated that he has owned properties in Moorhead for 25 years and feels values are getting out of line. He feels vacancy rates should be part of the equation when determining assessed values. He talked about the private versus public sector and the gap between “appraisal” and “assessment”.

Board Decision:

Steve Gehrtz moved, seconded by Brenda Elmer to reduce each of the 3 apartment buildings by 7%. The motion passed by unanimous vote.

Board Order:

- (1) Reduce parcel 58.610.0010 building value by \$78,800 which will lower the overall value for Assessment 2018 from \$1,126,200 to \$1,047,400.
- (2) Reduce parcel 58.610.0020 building value by \$190,200 which will lower the overall value for Assessment 2018 from \$2,717,600 to 2,527,400.
- (3) Reduce parcel 58.610.0025 building value by \$290,200 which will lower the overall value for Assessment 2018 from \$2,717,600 to 2,527,400.

Formal Appeals Made Prior To Meeting

Mayor Williams asked for approval of all the value changes submitted by formal appeal and reviewed by the Assessor’s Office prior to the meeting by property owners disputing

the value of their properties. Details of such formal appeals were listed in the BOE informational binders and made known to the Board.

Board Decision:

Bryce Huotari motioned, seconded by Steve Gehrtz and passed by unanimous vote to approve the appeals submitted to the Assessor's Office prior to the Local Board of Appeal and Equalization meeting as was addressed and handled by the Assessor's Office. Such appeals included the following:

Appeal by: Gregory & Pamela Moll

Address: 6809 2nd St N

Parcel: 58.571.0106

Board Decision:

No change.

Board Order:

Land will remain at \$60,000 and building \$178,500 for an overall Assessment 2018 value of \$238,500.

Appeal by: Charles & Kim Larson

Address: 3720 41st Ave S

Parcel: 58.231.0010

Board Decision:

Adjust the overall value of the property from \$430,900 to \$419,600.

Board Order:

Reduce land value by \$73,600 which will lower the overall value for Assessment 2018 from \$430,900 to \$419,600.

Appeal by: Dean Foods North Central

Address: 2103 5th Ave N

Parcel: 58.307.0130

Board Decision:

Adjust the overall value of the property from \$295,800 to \$277,800.

Board Order:

Reduce building value by \$18,000 which will lower the overall value for Assessment 2018 from \$295,800 to \$277,800.

Appeal by: Kyle & Marguerite Walter
Address: 1222 15th St S
Parcel: 58.461.0200

Board Decision:

Adjust the overall value of the property from \$238,400 to \$233,200.

Board Order:

Reduce building value by \$5,200 which will lower the overall value for Assessment 2018 from \$238,400 to \$233,200.

Appeal by: Pine View First Addition Assn

Address: 302 30th St N
Parcel: 58.603.0010

Board Decision:

Adjust the overall value of the property from \$100 to \$0.

Board Order:

Reduce land value by \$100 which will lower the overall value for Assessment 2018 from \$100 to \$0. This is a common area parcel. Value of common area is already attributed to the condo units.

Appeal by: Joseph Thorman

Address: 6 37th Ave S
Parcel: 58.656.1400

Board Decision:

Adjust the overall value of the property from \$283,100 to 255,700.

Board Order:

Reduce building value by \$27,400 which will lower the overall value for Assessment 2018 from \$283,100 to \$255,700.

Appeal by: Gina Sandgren & Ross Solwold

Address: 4821 3rd St SW
Parcel: 58.791.0160

Board Decision:

Adjust the overall value of the property from \$574,300 to \$600,700.

Board Order:

Increase building value by \$26,400 which will increase the overall value for Assessment 201 from \$574,300 to \$600,700.

Appeal by: Jeffrey & Debra Frider

Address: 3602 Westmoor Drive

Parcel: 58.839.0280

Board Decision:

Adjust the overall value of the property from \$341,300 to \$336,100.

Board Order:

Reduce building value by \$5,200 which will lower the overall value for Assessment 2018 from \$341,300 to \$336,100.

Appeal by: Roberts Street Square LLC

Address: 6204 Broadway St NW

Parcel: 58.883.0261

Board Decision:

Adjust the overall value of the property from \$291,200 to \$289,100.

Board Order:

Reduce the dwelling value by \$2,100 which will lower the overall value for Assessment 2018 from \$291,200 to \$289,100.

Appeal by: Jesse Doschadis

Address: 3721 10th St S

Parcel: 58.429.0060

Board Decision:

Adjust the overall value of the property from \$238,900 to \$229,600.

Board Order:

Reduce the dwelling value by \$9,300 which will lower the overall value for Assessment 2018 from \$238,900 to \$229,600.

Appeal by: Steven & Kay Frenzel

Address: 2922 Village Green Dr

Parcel: 58.812.2420

Board Decision:

Adjust the overall value of the property from \$262,000 to \$254,000.

Board Order:

Reduce building value by \$8,000 which will lower the overall value for Assessment 2018 from \$262,000 to \$254,000.

Appeal by: Angela & Jason Searls

Address: 3768 41st Ave S

Parcel: 58.231.0070

Board Decision:

Adjust the overall value of the property from \$446,000 to \$428,100.

Board Order:

Reduce building value by \$17,900 which will lower the overall value for Assessment 2018 from \$446,000 to \$428,100.

The meeting of the 2018 Board of Appeal and Equalization recessed at 7:22 PM.