

**Yellow Medicine County Board of Appeal and Equalization Minutes
June 15, 2010**

County Board Chair Jane Remiger called this Board of Appeal and Equalization meeting to order at 7:00 p.m. with the following Board of Equalization members present: County Commissioners Ron Antony, Jane Remiger, Gary Johnson and Louis Sherlin; Auditor/Treasurer Lois Bonde. County Commissioner Dick Wambeke was absent. Also present were County Administrator Ryan Krosch, County Attorney Keith Helgeson and County Assessor Connie Erickson.

Oath The County Commissioners and Auditor/Treasurer Lois Bonde each took an oath to fairly and impartially perform their duties as a member of the Board of Appeal and Equalization.

Appeals and Equalization Course Certification The members were each asked to sign a certification acknowledging who has attended the mandatory appeals and equalization course training. County Commissioner Ron Antony and Auditor/Treasurer Lois Bonde certified their completion of the training.

Parcel #10-022-3010, Doug & Kathryn Sik, Norman Township 06-15-10-01 Doug and Kathryn Sik were present to request a valuation reduction to parcel #10-022-3010. Mr. and Mrs. Sik feel the odor and dust from a feedlot located across the road from their property is creating a lower value for their property and that the increase to their value was not comparable to other similar properties. County Assessor Erickson presented several comparable sales that included both potential negative outside influences from feedlots and comparable sales that had no outside influences on them. The comparable sales information showed that the Sik's property value was correctly valued by the County. County Assessor Erickson reviewed a summary of the Sik's property valuation since 2008 including an \$11,000 reduction in their property value made by the Norman Township Board of Appeal in April 2010. County Assessor Erickson also noted that an error was made in the 2010 valuation as three outbuildings were omitted from the tax rolls due to a data entry error so \$21,500 for the omitted property was put back on the tax rolls. The 2010 estimated market value prior to the Norman Township Local Board change was \$170,200. With the Norman Township Local Board reduction of \$11,000 the 2010 estimated market value was now \$159,200. Motion by Commissioner Antony and seconded by Commissioner Sherlin to make no change to the estimated market value of parcel #10-022-3010 owned by Doug and Kathryn Sik with the 2010 estimated market value to remain at \$159,200. Motion carried with all voting in favor.

Parcel #09-015-1040, David Pichaske, Minnesota Falls Township 06-15-10-02 David Pichaske was present to request a valuation reduction to parcel #09-015-1040. Mr. Pichaske's explained that his property is located in the 100-year floodplain and that it is no longer being occupied. County Assessor Erickson stated that there was no comparable sales data for property in the 100-year floodplain to prove Mr. Pichaske's property should be valued for less than other comparable properties not located in the floodplain. County Assessor Erickson did note that there appeared to be structural deficiencies in the roof

and rafters that were not considered in the assessment and that these deficiencies could warrant a decrease in the value of the property. Motion by Commissioner Sherlin and seconded by Commissioner Antony to approve a reduction in the estimated market value of parcel #09-015-1040 owned by David Pichaske to a new 2010 estimated market value of \$97,600. Motion carried with all voting in favor.

Parcel #09-003-4040, Dennis Smith, Minnesota Falls Township 06-15-10-03 Dennis Smith was present to request a valuation reduction to parcel #09-003-4040. Mr. Smith explained that he felt that the age and condition of his house and the fact that it only had a cistern for water made the property value less than the 2010 estimated market value of \$70,300. County Assessor Erickson noted that Mr. Smith currently has the property for sale at a price of \$79,900. The Board discussed that having an outdoor cistern as the only water source for the home could impact the value of the property. Motion by Commissioner Antony and seconded by Commissioner Johnson to approve a reduction in the estimated market value to parcel #09-003-4040 owned by Dennis Smith to a new 2010 estimated market value of \$67,800. Motion carried with all voting in favor.

Adjourn 06-15-10-04 Motion by Commissioner Johnson and seconded by Auditor/Treasurer Bonde to adjourn at 9:00 p.m. Motion carried with all voting in favor.

Witness:

Date:



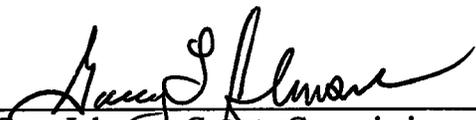
Jane Remiger, County Board Chair

June 15, 2010



Ron Antony, County Commissioner

June 15, 2010



Gary Johnson, County Commissioner

June 15, 2010



Louis Sherlin, County Commissioner

June 15, 2010



Lois Bonde, Auditor/Treasurer

June 15, 2010
