

Cottonwood County Board of Commissioners
Board of Equalization Meeting
June 14, 2005

The Cottonwood County Board of Commissioners met for the annual Board of Equalization meeting on Tuesday, June 14, 2005 at 1:00 p.m. at the Cottonwood County Courthouse in Windom, MN. Present were: Commissioners Chuck Severson, Ron Kuecker, Norm Holmen, John Oeltjenbruns and Gary Sorenson; Administrative Assistant Kelly Thongvivong; Auditor/Treasurer Jan Johnson; County Assessor Gale Bondhus and Appraisers Donna Torkelson and Kathy Kretsch. Also present were: Stan Wendland, Jerry Haberman, Lee Erickson and Kenton Stoesz.

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County Assessor Gale Bondhus presented the recommended changes to the board and reported on the 2005 estimated market values for Cottonwood County and changes within classes. Bondhus reported that the total real estate EMV for 2005 assessment (before board of review changes) was \$1,205,093,600. The total value change from 2004 to 2005 assessment was \$148,138,200, which is an overall countywide increase of 14.01%. Value changes were made based on qualifying sales that took place in the county from 10/1/03 to 9/30/04.

2005 assessment changes overall were as follows: Ag Land & Buildings - +15.90%; City of Bingham Lake Residential - +3.90%; City of Jeffers Residential - +7.90%; City of Mt. Lake Residential - +3.7%; City of Storden Residential - +7.8%; City of Westbrook Residential - +25.0%; City of Windom Residential - +8.40%; and Commercial/Industrial (Countywide) - +.90%.

Total new construction countywide was \$9,795,900 (Ag - \$3,792,200; Residential & Apartments - \$4,862,100; Commercial/Industrial - \$1,141,600)

Total Local Board of Review changes were \$122,600 (Ag Land - \$69,400; Residential Buildings - \$40,000; Commercial Buildings - \$13,200).

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Stan Wendland appeared before the board to discuss Parcel 25.820.1110 relating to his business on the square in Windom. Wendland believes that the market value should be less than the current estimated market value.

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Discussion was held in regards to a letter received from Virgil Bauer to discuss Parcel 24.828.0340, which is owned by Jean Kapp Bauer. Bauer was unable to attend the meeting. Pictures of the property were available to view and Commissioner Sorenson gave an update in regards to the property.

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Bondhus gave an update in regards to Parcel 22.421.0010, which is owned by James Sneer. It was noted that part of the parcel contains a retention pond.

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Discussion was held in regards to Parcel 22.520.0070 and Parcel 22.033.1100, which were purchased by JLJR Midway. Jerry Haberman, owner,

stated that he purchased both properties for \$125,000 and with the sales to Bluestem Farm Supply and Kenton Stoesz, he currently would have \$86,000 remaining investment in the properties.

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Lee Erickson, owner of Bluestem Farm Supply, appeared before the board in regards to his portion of Parcel 22.033.1100. He has purchased his portion for \$5,000 and is currently using it for a seed warehouse. Erickson mentioned that the fertilizer tower would be taken down, as it was not a part of the original sale.

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Motion by Holmen, second by Sorenson, unanimous vote to make no value changes on Parcels 25.820.1110 and 25.820.1112 owned by Stan Wendland.

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Motion by Sorenson, second by Kuecker, unanimous vote to reduce value of house on Parcel 24.828.0340 to \$5,000.

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Motion by Oeltjenbruns, second by Sorenson, unanimous vote to reduce property value on Parcel 22.421.0010 to \$15,000.

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Motion by Sorenson, second by Kuecker, unanimous vote to make no adjustments to the JLJR Midway portion of Parcel 22.033.1100.

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Motion by Oeltjenbruns, second by Holmen, unanimous vote to make no adjustments to the Kenton Stoesz portion of Parcel 22.033.1100.

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Motion by Holmen, second by Kuecker to reduce value on fertilizer tower to \$100 and office to \$10 on Bluestem Farm Supply portion of Parcel 22.033.1100 bringing the total value to \$25,500. Voting aye: Holmen, Kuecker, Severson, Sorenson. Voting nay: Oeltjenbruns. Motion carried.

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Motion by Oeltjenbruns, second by Sorenson to take no action on Parcel 22.520.0070, which is known as JLJR Midway, LLC. Voting aye: Oeltjenbruns, Sorenson, Severson, Holmen. Voting nay: Kuecker. Motion carried.

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Total County Board of Review changes were \$31,700 (Ag Land - \$17,000; Residential Buildings - \$5,000; Industrial Buildings - \$9,700).

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Motion by Holmen, second by Kuecker, unanimous vote to approve remainder of the assessments as presented.

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There being no further business, the meeting adjourned at 2:50 p.m.

Jan Johnson, Auditor/Treasurer

Chuck Severson, Board Chairman

Kelly Thongvivong, Bd. Adm. Assistant