

**UNOFFICIAL MINUTES
COUNTY BOARD OF APPEALS & EQUALIZATION
LYON COUNTY GOVERNMENT CENTER, MARSHALL, MN
June 15, 2010**

Meeting was called to order by Chairman Stensrud at 7:00 p.m.

Members present: Fenske, Nelson, Ritter, Stensrud and Auditor/Treasurer VanOverbeke.

Members absent: Goodenow

Others present: Assessor Champine, Assistant Assessor Runholt.

Pledge of Allegiance.

VanOverbeke gave the oath of office.

Stensrud turned the meeting over to Assessor Champine.

Champine went over the valuation data, sales data, local board of appeals and equalization changes.

Eugene Heinis – local board made no changes – concerns with 175.23 acres in section 8 of Coon Creek Township. Heinis – property value has increased 400%. Champine 2009 value was 520,000; the 2010 value is 557,100 that is an increase of 37,100. Discussion on this property belonging to his wife and her brother and now in his wife's name only. Heinis then discussed 149 acres of property in section 5.

Barak Bjorge – section 4 Vallers Township, 24 acres. Bjorge purchased the property in 2008 for \$249,000 the value now is \$320,000. Bjorge gave information on his concerns at how many times he approached staff about the value, classification, grainery, garage, remodel older house and had the property appraised. Assessor Champine stated that the classification was changed to ag-land and that would increase of value. Bjorge – the value should be between \$249,000 and \$278,000.

Ron Schilling – section 12 of Lake Marshall Township. This property has 2 houses, one is no longer livable. The value should be reduced. We are also losing our homestead status because our son moved out.

No action will be taken on this property – Schilling did not appear at the local board because of being out of town. Assessor Champine will have the local assessor view this property this fall.

Assessor Champine read information on property in Ghent belonging to Ron Sussner. The value reflects the wrong square footage for the finished basement. Assessor Champine recommended that the local board defer the change to the County Board of Appeals and Equalization due to the conflict of interest since Sussner is the Mayor of Ghent. Assessor Champine recommends that the value of the basement be lowered to \$6,200 from \$13,000.

Assessor Champine read information on property in Ghent belonging to Degalson Development (Kenneth DeVries) Bluebird Addition for 22 bare lots. Assessor Champine recommended that the local board defer the change to the County Board of Appeals and Equalization due to the fact that the City of Ghent is working with a surveyor and FEMA to resolve the issue that according to the new FEMA maps a good portion of Bluebird Addition is now in the flood plain and that this addition is in a TIF district. Assessor Champine recommends that the bare lots be lowered to \$7,500 from \$15,000 and to \$8,000 from \$16,000.

Discussion on TIF money and lots being able to have a basement or even buildable.

Ritter moved, seconded by Fenske to lower the assessments for the lots valued at \$15,000 to \$7,500 and the lots valued at \$16,000 to \$8,000 for 1 year and if the lots are not in the flood plain the County Assessor is to raise the value back up. All voted in favor.

Fenske moved, seconded by Ritter to lower the value of the Sussner property from \$129,300 to \$122,500. All voted in favor.

Discussion on the Bjorge property, local board lowered from \$320,000 to \$318,500. Discussion on the value of the machine sheds, other sheds, garage, out building, house and land value.

Stensrud moved, seconded by Nelson to lower the property to \$292,000. All voted in favor.

No action was taken on Heinis property. Assessor Champine will contact Heinis and discuss further what Heinis's concerns are.

Stensrud moved, seconded by Nelson to adjourn the meeting at 8:50 p.m. All voted in favor.

**UNOFFICIAL MINUTES
COUNTY BOARD OF APPEALS & EQUALIZATION
LYON COUNTY GOVERNMENT CENTER, MARSHALL, MN
June 15, 2010**

Rodney Stensrud, Chairman of the Lyon County
Board of Commissioners

Attest: _____

Paula VanOverbeke
Lyon County Auditor/Treasurer