



**FRAZEE CITY BOARD OF EQUALIZATION REVIEW
MINUTES**

Tuesday, April 9th, 2019

4:00 p.m.

Frazee Fire Hall

Mike Sharp called the meeting was called to order at 4:00 p.m.

Present:

Council Members – Mike Sharp, Mark Flemmer and Mark Kemper

Frazee Residents – Karen Gray

Burlington Township Resident – Roger Klem

Also, Present – Steve Carlson - Becker County Assessor, Lisa Will-Becker County, Wes Hegna – Frazee City Assessor, Denise Anderson-City of Frazee Administrator and Tyler Trieglaff - Frazee Police Chief

Concerns to be addressed as follows:

Karen Gray – Parcels 50.0094.000 -301 West Juniper Avenue

Currently assessed at \$91,000.00 for 2019

2018 - \$78,000 assessed value

2017 - \$78,000 assessed value

2020 - \$84,500 projected assessed value

Hegna stated that he inadvertently chanced due to residential change, commercial did not change. Carlson stated this value was lowered 8% for this year from .6 to .55 for the commercial neighborhood. Gray stated she feels the highs and lows of the variations of the assessment value is extremely confusing. Sharp agreed with Gray stating that there seems to be too much volatility throughout the entire City. Gray asked why Baumgart property has not experienced the same value variations. Hegna could not recall the formula used. Carlson stated that there was a 10% increase across Becker County. It was determined that in 2020 Baumgart property will have a \$86,900 valuation and Gray property will have a \$84,500 valuation based on if the school bond referendum passes.

Roger Klem – Burlington Township

Wished to set up an appointment to discuss his property in Burlington Township. He was informed that the meeting for his property will be held on May 6th at 5:00 p.m.

Linda Riebe – Parcel 50.0127.000 – 204 4th Street SE

Current 2018 assessment \$41,300.00 and 2019 assessed value is \$87,900.00

Ms. Riebe sent a letter stating she could not attend the meeting but wished to have her concerns addressed. (correspondence attached)

Hegna stated that the increase is due to the following factors

1. The property's rating was revised from 5-5 to 4-5 and increase of one grade
2. Increase of the Building Schedule
3. Neighborhood value increase
4. Based on current home sales

Hegna stated he doesn't believe it is too strong of an increase however he will review again before the next meeting, also the homeowner could furnish a current appraisal of the property. Hegna stated the property around the corner recently sold for twice the assessed value.

The Board had a brief discussion of home owner neighborhoods and rental neighborhoods. Flemmer asked Hegna to return to the property for a re-evaluation. Sharp asked if there was a list available of comparable sales to review.

Cecil Hensel – Parcels 50.0462.601 & 50.0462.602 – 1117 & 1123 Red Willow Circle
These parcels were addressed due to communication received by the Becker County Assessor's Office.

Currently the Assessed value is set at \$220,250.00. In 2018 the property was re-assessed from \$196,000 to \$180,000. It was noted again that the County levied a 10% increase and also current sales were taken into factoring the assessed value. Flemmer asked for a re-evaluation before the next meeting.

Mark Flemmer – Parcel 50.0190.000 408 - Fir Avenue West

Currently assessed at \$277,000.00 in 2018 the assessed value was \$211,000.00.

Flemmer stated that he had an appraisal approximately 9 months ago and the appraisal stated the value of his property is around \$212,000.00. The structure was built in 1976. Flemmer will bring his appraisal to the next scheduled meeting for further discussion and review.

Sharp asked for a motion to recess the meeting at 4:52 p.m. and resume on Monday, April 29, 2019 at 4:00 p.m. A motion was made by Flemmer, seconded by Kemper to recess.

Respectfully Submitted



Denise Anderson
City Administrator