



**FRAZEE CITY BOARD OF EQUALIZATION REVIEW
MINUTES**

Tuesday, April 24th, 2018

4:00 p.m.

Frazee Fire Hall

The meeting was called to order at 4:00 p.m.

Present:

Council Members – Hank Ludtke, Ken Miosek, Mike Sharp, and mark Flemmer
Frazee Residents – Ceecil Hensel, Roger Boe, Shirley Olson, Steve Radloff, and James Nelson

Also Present – Steve Skoog - Becker County Assessor, Lisa Will-Becker County, Wes Hegna – Frazee City Assessor, David Johnson – Frazee City Assessor and Denise Anderson-City of Frazee Administrator

Cecil Hensel – Parcels 50.0462.601 and 50.0462.602 1117-1123 Red Willow Circle
Currently assessed at \$196,000.00

Comparisons in the area sold recently for less. City Assessors have not yet researched that area and are going off earlier assessments.

A motion was made by Miosek to set the valuation of Parcel 50.0462.601 at \$180,000.00, seconded by Sharp. All in favor, motion passed.

A motion was made by Miosek to set the valuation of Parcel 50.0462.602 at \$180,000.00, seconded by Flemmer. All in favor, motion passed.

Roger Boe – Parcel 50.0234.231 - 406 Walnut Avenue

Current assessment is at \$63,400.00 previously assessed at \$56,900.00. Discussion of cost to construct building and recent improvements. The building is 24'X80' with a 24'X24' area finished. In 2016 parcel 50.0234.234 sold for \$54,000.00.

A motion was made by Miosek to set the valuation of Parcel 50.0234.231 at \$56,900.00, seconded by Sharp. All in favor, motion passed.

Roger Boe – Parcel 50.0115.000 – 207 West Main Avenue

Current assessment \$32,000.00 and was told by prior assessor that the value was to be reduced to \$27,000.00.

A motion was made by Sharp to set the valuation of Parcel 50.0115.000 at \$29,000.00, seconded by Miosek. All in favor, motion passed.

Roger Boe – Parcel 50.0109.001 - 113 Main Avenue West
Current assessment is at \$51,100.00 previously assessed at \$46,400.00 for the past 4 years. Discussion of cost to build building in 2001 and recent improvements. The building is 22'X48'. The County Assessors said that they have not raised any values on Commercial properties in 2018.

A motion was made by Miosek to set the valuation of Parcel 50.0115.000 at \$46,400.00, seconded by Flemmer. All in favor, motion passed.

Shirley Olson & Steve Radloff – Parcel 50.0432.001 – 807 West Main Street
Currently the Assessed value is set at \$202,400.00. Wes Hegna and David Johnson said that they have not inspected this area of the City yet however; prior to the Review Hearing they did stop and do an inspection.

Their recommendation is – This property is a modular built and should be graded as a 4 not a 3. The County assessor then said that would place the value at \$163,300.00

A motion was made by Flemmer to set the valuation of Parcel 50.0432.001 at \$163,300.00, seconded by Sharp. All in favor, motion passed.

Mark Flemmer – Parcel 50.0190.000 408 - Fir Avenue West

The property was just appraised for a re-finance and the appraisal came in at \$195,000.00.

The City Assessors did inspect the property prior to the hearing and has recommended:

The property be graded at very good as opposed to above normal

Garage should be graded as 4-normal

Accessory Building valued at \$2900.00

Basement footage be changed to 975 finished square footage not 1200 square feet.

Storage shed is not there , it should be deleted

The County Assessor said based on those recommendations the value would be \$206,100.00.

A motion was made by Miosek to re-evaluate the valuation of Parcel 50.0190.000 at \$206,100.00, seconded by Sharp. All in favor, motion passed.

James Nelson – Voiced his concerns about the 5 zones that the City has been assigned for property evaluations due to age of structures. He feels the City should have 3 zones instead of 5 for more correct values of ages of existing structures. The City Assessor's feel they need to be granted more time to complete their evaluations and track sales of homes sold in the City due to depreciation or appreciation of properties. The County Assessor said that this concept is not indicative to Frazee and is a process in every city due to the deprecation, appreciation and tear downs and new construction in older areas of cities. The Council members said they will watch how this process proceeds and will re-evaluate again next year.

A motion to keep the zoning map as is in tack for further evaluation was made by Flemmer, seconded by Miosek. All in favor the motion carried.

City Assessor Wes Hegna – Parcel 50.0462.666 939 Red Willow Drive on behalf of Susan Mayfield.

Assessors recommendation Place at a grade 4 plus 5 from a 4 plus 10

Current value is assessed at \$186,000.00 and the recommendation would change that value to \$179,800.00

A motion was made by Sharp to set the valuation of Parcel 50.0462.666 at \$179,800.00, seconded by Flemmer. All in favor, motion passed.

City Assessor Wes Hegna – Parcel 50.8005.120 on behalf of Todd Johnson.

Recommendation of no change of assessed value.

A motion was made by Miosek for no change of the valuation of Parcel 50.8005.120, seconded by Flemmer. All in favor, motion passed.

A motion to adjourn the meeting at 5:15 p.m. was made by Flemmer, seconded by Sharp.

Respectfully Submitted



Denise Anderson