

DENMARK TOWNSHIP
LOCAL BOARD OF APPEAL AND EQUALIZATION

April 14, 2020

This meeting was conducted via telephone conferencing pursuant to the Chairperson's statement issued under Minnesota Statutes, section 13D.021.

Supervisors Present: Kathy Higgins, Bob Rucker, Shawn Racine, John Strohfus
Supervisors Absent: Ron Simon
Supervisors Certified: K Higgins
Washington County Assessor's Office: Ann Miller, Lynn Freezy, Jason Langer

Board of Appeal and Equalization (LBAE) called to order by Chair Higgins at 4:32 PM
Purpose of the meeting is to hear appeals to current valuations and/or classifications. Sales information on home and land sales for the period 10/01/18 through 09/30/19 was provided to Board.

Michael Chambers- Chambers Self-Storage...12119 Margo Ave

PID 06.026.20.22.0008 Property owner believes valuation too high. Land value \$198,200. remains same as in 2019. Building value 2019 \$663,200. Increased for 2020 to \$1,127,100.

PID 06.026.20.22.0009 Property owner believes valuation too high. Land value \$198,100. remains same as in 2019. Building value 2019 \$90,000. Increased for 2020 to \$245,200. Combined value for both parcels \$1,768,600 (includes land value).

Owner has been in contact with the assessor's office. Owner requested information as to how the value was derived and asked for the mass appraisal model that was used. Has not received requested information from the assessor. Assessor requested that owner fill out a pertinent data request for income and expense information. Pertinent Data Request goes out to all commercial/industrial property owners who are appealing. Owner noted to assessor that he would be calling into the LBAE but would not be providing the requested information. Owner submitted a formal discovery request to the County Administrator, which was forwarded to the County Attorney to address.

Owner stated that he did not complete the pertinent data request, because the form states that it is recommended, but does not state that it is required. Believes county should provide him with the information for the valuation procedure, so he can look at it to see how it relates to the information he has, to determine if information should be disclosed. Assessor noted that this information is not normally provided to owners because the government assessment of real property is prima facie valid (prevails in the absence of evidence involved (factual evidence that an owner has).

J Strohfus asked if owner had any information contrary to the assessed valuation or what he believes the value is. Owner noted that he believes the combined value of both parcels is between \$1,500,000-\$1,650,000 using own financial information and typical cap rate of 8.5% .

A Miller- Without having the requested information from the owner to review, and that the County Attorney's office needs time to respond, the matter should be carried over to the County Board of Appeal.

Motion J Strohfus/2nd B Rucker to recommend no change for Chambers Self-Storage- PID's 06.026.20.22.0008 & 06.026.20.22.0009, allowing owner to proceed to the County Board of Appeal & Equalization for further review. Voting Yes- K Higgins, S Racine, B Rucker, J Strohfus.

Voting No- None. Abstaining- None. Motion Carried 4-0-0.

Potential changes made by the Assessor's Office prior to the LBAE, for Board review.

David & Susan Swanlund- 12111 Morgan Ave S (PID 06.026.20.11.0004) Owner believes building value is too high, as the house would be a tear down if the property were sold. Assessor presented a \$126,200 decrease to the value at the owner's statements. Assessor not able to do an on site visit at this time due to the Covid-19 guidelines. Board consensus that no change be made and that when possible, the assessor should

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perform an on-site visit to the property and review for the next year's valuation. **Motion S Racine/2nd B Rucker to recommend no change for Swanlund parcel PID 06.026.20.11.0001, allowing owner to proceed to the County Board of Appeals & Equalization for further review.** Voting Yes- K Higgins, S Racine, B Rucker, J Strohfus. Voting No- None. Abstaining- None. Motion Carried 4-0-0.

Joseph Engler- 12184 120th St S (PID 31.027.20.33.0002) Owner believes building value is too high, as the house would be a tear down if the property were sold. Assessor presented a \$126,200 decrease to the value at the owner's statements. Assessor not able to do an on-site visit at this time due to the Covid-19 guidelines. Board consensus that no change be made and that when possible, the assessor should perform an on-site visit to the property and review for the next year's valuation. **Motion B Rucker/2nd S Racine to recommend no change for Engler parcel PID 31.027.20.33.0002, allowing owner to proceed to the County Board of Appeals & Equalization for further review.** Voting Yes- K Higgins, S Racine, B Rucker, J Strohfus. Voting No- None. Abstaining- None. Motion Carried 4-0-0.

5:16 PM **Motion B Rucker/2nd S Racine to adjourn the 2020 Local Board of Appeal & Equalization.** Voting Yes- K Higgins, S Racine, B Rucker, J Strohfus. Voting No- None. Abstaining- None. Motion Carried 4-0-0.

Becky Herman
Denmark Township Clerk/Treasurer

Denmark Township Chair