

THE CITY OF



OWATONNA

Kris M. Busse, City Administrator

540 West Hills Circle
Owatonna, MN 55060-4794
Ph. (507) 774-7341
FAX: (507) 444-4394

Board of Appeal & Equalization Meeting

***Tuesday, April 20, 2021
6:00 o'clock P.M.
Council Chambers at City Hall***

AGENDA

- 1. Call to Order**
- 2. Roll Call - Okerberg, Dotson, Burbank, Raney, Svenby, Voss and Schultz**
- 3. Approve Agenda**
- 4. Report Member's Certifications**
- 5. Report from William Effertz, Steele County Assessor**
- 6. Public Comment**
- 7. Minutes – 2020 LBAE Meeting**
(information only, Council approved these Minutes during their meeting May 5, 2020)
- 8. Adjournment**

Important Information Regarding Property Assessments

This may affect your 2022 taxes.

The Board of Appeal and Equalization of the CITY OF OWATONNA shall meet:

Date/Time: Tuesday, April 20, 2021 at 6:00 PM
Location: City Administration Building Council Chambers
Address: 540 West Hills Circle
Owatonna, MN 55060

The purpose of this meeting is to determine whether property in the jurisdiction has been properly valued and classified by the assessor.

If you believe the value or classification of your property is incorrect, please contact your assessor's office to discuss your concerns. If you disagree with the valuation or classification after discussing it with your assessor, you may appear before the local Board of Appeal and Equalization. The board will review your assessments and make corrections as needed. Generally, you must appeal to the local board before appealing to the county Board of Appeal and Equalization.

Given under my hand this 5th day of January, 2021

Kris M Busse

City of Owatonna Clerk

Local Board of Appeal and Equalization Training Attendance List

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Updated 2/2/2021

Sorted by county. Use the search function within the filter to narrow your search results

Last Name	First Name	Title/Position	City or Township	County	Date Attended	Training Expir
Okerberg	jeff	Council Member	City of Owatonna	Steele	Online	7/1/2021
Svenby	Brent	Council Member	Owatonna City2	Steele	Online	7/1/2023
Voss	Douglas	Council Member	Owatonna City Council	Steele	Online	7/1/2021

MINUTES

LOCAL BOARD OF APPEAL & EQUALIZATION CITY OF OWATONNA

Virtual Teams Meeting held Tuesday, April 23, 2019 beginning at 7:00 o'clock p.m. The meeting was accessible by Call in Number 507-242-3225, Conference ID 177 477 996#.

Present in Council Chambers were Council President Greg Schultz, Vice Chair Kevin Raney, and IT System Administrator Jason Sticken.

Attending virtually were Council Members Present: Jeff Okerberg, Nate Dotson, Dave Burbank, Brent Svenby, and Doug Voss; Steele County Assessor William Effertz; Assistant County Assessor Tyler Diersen; Mayor Tom Kuntz; City Administrator Kris M. Busse and Administrative Specialist Jeanette Clawson.

Council President Schultz called the meeting for the Local Board of Appeal and Equalization (LBAE) to order at 6:00 p.m. Following a roll call attendance, Council President Schultz read a Notice to Conduct a Meeting by Telephone or Other Electronic Means Statement. State statute requires at least one voting member of the Council be certified with the Department of Revenue for completing an LBAE training course within the last four years. Current certifications are held by Council Members Okerberg, Dotson Svenby and Voss.

County Assessor Effertz Council presented the 2020 City of Owatonna Assessment Report prepared by the Steele County Assessor's Department. The 2020 annual assessment period is October 1, 2018 – September 30, 2019. Effertz explained the purpose of the LBAE is to provide a fair and objective forum for property owners to appeal their valuation and/or classification. The goal of the LBAE is to address property owner's issues fairly and objectively.

The objective of the assessor is to be both accurate and uniform. There are three reasons that valuations change each year:

1. Market adjustments due to the ever-changing market conditions of the real estate market. Different types of real estate changes at different rates.
2. Even in a stable market, property values will change due to equalization. If a property value based on analysis of sales, is thought to be under or over assessed, either in relation to other properties or to a range of acceptable guidelines, the valuation may increase or decrease.
3. New improvements.

The Commissioner of Revenue requires all property types be assessed between 90-105% of selling price. Any assessment by aggregate property type that is outside of this range will be adjusted accordingly by the State Board of Appeal and Equalization. Percentage of Property Types within the City for 2020 Estimated Market Values are:

Residential	73%
Commercial & Industrial	20%
Apartments	6%
Agriculture Land	1%

The total Estimated Market Values expanded 6.8% to a total of \$2.15 billion; this increase is a result of a combination of market adjustments and new construction. Valuations of all property types increased during 2020 (this does not include new construction values):

Total Agriculture / Rural	1.7%
Total Residential	6.2%
Apartment	14.3%
Commercial/Industrial	3.2%
Industrial	13.8%

Estimated Market Value of New Construction was \$52,783,000.

Miscellaneous 2020 Data:

Residential Home Sales:	525 transactions
Median Sale Price	\$180,000; \$10,000 increase over previous year
Residential Vacant Lot Sales:	24 sales
Median Sale Price	\$ 31,900; \$5,100 decrease over previous year
Residential Estimated Market Value	
Median Value	\$172,000; \$10,100 increase over previous year
Median Value per square foot	\$134; \$8 increase over previous year
Number of new homes built	32; thirteen less than previous year

Assessor Effertz explained property owners have opportunity to appeal their proposed property valuations. Owners requests must be presented to the Local Board of Appeal for opportunity to appeal to the Steele County Board of Appeal and Equalization which will be held on June 16, 2020. Prior to this LBAE meeting, the Steele County Assessor’s Office received valuation protests for 34 parcels within the City. Unfortunately, the Assessor’s Staff has not been able to review all these properties because of current COVID-19 restrictions. County Assessor Effertz requested the 2020 Appeal List be approved as presented which will allow his office opportunity to review the properties prior to the County LBAE Meeting in June; all of these properties are eligible for appeal to the Steele County LBAE:

PARCEL ID	DEEDHOLDER	ADDRESS	PROPERTY TYPE	VALUE	ADJUSTED VALUE	CHANGE	REASON
17-005-2203	Kamlesh Patel & Et al	1150 Frontage Rd W	Residential - Single Dwell	\$ 793,900	\$ 793,900	\$0	No Change
17-010-1201	Judith K Everds	820 Cherry St	Residential - Single Dwell	\$ 316,000	\$ 316,000	\$0	No Change
17-100-1112	Affordable Properties of Owatonna LLC	216 Grove Ave N	Residential - Single Dwell	\$ 132,700	\$ 121,900	-10,800	Value High - Building
17-100-2409	Samuel & Melissa Davidson	405 Oak Ave S	Residential - Single Dwell	\$ 149,700	\$ 104,700	-45,000	Value High - Building
17-129-0108	Roger & Roxanne Wacek	646 Vine St E	Residential - Single Dwell	\$ 115,900	\$ 115,900	\$0	No Change
17-129-0204	Affordable Properties of Owatonna LLC	220 Spruce Ave	Residential - Single Dwell	\$ 97,400	\$ 85,000	-12,400	Value High - Building

PARCEL ID	DEEDHOLDER	ADDRESS	PROPERTY TYPE	VALUE	ADJUSTED VALUE	CHANGE	REASON
17-129-0506	Richard & Cynthia Fedder	440 Dartt Ave	Residential - Single Dwell	\$ 135,400	\$ 135,400	\$0	No Change
17-129-0617	Affordable Properties of Owatonna LLC	410 Larch Ave	Residential - Single Dwell	\$ 90,100	\$ 90,100	\$0	No Change
17-136-0105	Affordable Properties of Owatonna LLC	528 School St E	Residential - Single Dwell	\$ 139,600	\$ 139,600	\$0	No Change
17-143-0901	Trend Realty LLC	811 School St E	Res - 4 or More Units	\$ 503,100	\$ 475,300	-27,800	Value High - Building
17-152-0103	Jami Kirchner	416 University St SE	Residential - Single Dwell	\$ 169,800	\$ 128,300	-41,500	Value High - Building
17-152-0202	Dean & Jami Kirchner	415 University St SE	Residential - Single Dwell	\$ 172,900	\$ 149,700	-23,200	Value High - Building
17-187-0110	Jeanette Raichle	212 Oakdale St	Residential - Single Dwell	\$ 156,200	\$ 156,200	\$0	No Change
17-188-0206	Terry & Jill Pelovsky	746 South St E	Residential - Single Dwell	\$ 157,100	\$ 157,100	\$0	No Change
17-188-0329	Sarah & Madsen Baldt & Paul Baldt	738 Rolling Green Dr	Residential - Single Dwell	\$ 225,500	\$ 199,300	-26,200	Value High - Building
17-200-0207	Michael Meger	550 16th St SE	Residential - Single Dwell	\$ 196,200	\$ 196,200	\$0	No Change
17-206-0106	Affordable Properties of Owatonna LLC	831 14th St SE	Residential - Single Dwell	\$ 134,800	\$ 134,800	\$0	No Change
17-248-0111	Topaz Holdings LLC	112 21st St NW	Res - 4 or More Units	\$ 757,800	\$ 702,500	-55,300	Value High - Building
17-265-0106	Viggco II LLC	421 State Ave	Res - or More Units	\$ 456,000	\$ 456,000	\$0	No Change
17-265-0110	Viggco II LLC	431 State Ave	Res - 4 or More Units	\$ 441,300	\$ 441,300	\$0	No Change
17-275-0108	Craig & Janice Kautz	150 18th St NE	Residential - Single Dwell	\$ 218,200	\$ 218,200	\$0	No Change
17-284-0207	Kyle Skov	763 17th St SE	Residential - Single Dwell	\$ 223,700	\$ 223,700	\$0	No Change
17-290-0202	Esso Apartments, LLC	585 Adams Ave	Res - 4 or More Units	\$ 931,400	\$ 931,400	\$0	No Change
17-305-0108	Robert & Kim Dub	180 Cedar Place	Residential - Single Dwell	\$ 301,700	\$ 301,700	\$0	No Change
17-350-0217	Todd & Kristen Andrix	1805 Greenhaven NE	Residential - Single Dwell	\$ 307,700	\$ 307,700	\$0	No Change
17-375-0223	Mark & Cheryl Thada	708 Greenhaven NE	Residential - Single Dwell	\$ 280,700	\$ 280,700	\$0	No Change
17-382-0101	Robert & Susan Nustad	627 Crestview NE	Residential - Single Dwell	\$ 384,200	\$ 343,300	-40,900	Value High - Building
17-395-0209	Joel & Meredith Bell	1185 Ridge Rd NE	Residential - Single Dwell	\$ 543,700	\$ 543,700	\$0	No Change
17-467-0102	Charles & Joan Mosher	1078 Oakview Dr	Residential - Single Dwell	\$ 390,400	\$ 390,400	\$0	No Change

PARCEL ID	DEEDHOLDER	ADDRESS	PROPERTY TYPE	VALUE	ADJUSTED VALUE	CHANGE	REASON
17-509-0102	Owatonna Hospitality, LLC, - Holiday Inn	2365 43rd St NW	Commercial Land/Bld	\$ 5,329,600	\$ 5,329,600	\$0	No Change
17-547-0104	Roger Plath	Greenleaf Place SE	Residential - Single Dwell	\$ 22,600	\$ 22,600	\$0	No Change
17-606-0001	Festal Farms Co	Outlot A, Good Samaritan Addition	Agricultural	\$ 103,000	103,00	\$0	No Change
17-606-0101	Chad & Karen Lange, Trustees	Block 1, Lot 1, Good Samaritan Addition	Agricultural	\$ 152,700	\$ 152,700	\$0	No Change
17-606-0201	Chad & Karen Lange, Trustees	Block 2, Lot 1, Good Samaritan Addition	Agricultural	\$ 39,400	\$ 39,400	\$0	No Change

Council Member Okerberg made a motion to accept the 2020 Appeal List as prepared by the Steele County Assessor's office and Council Member Dotson seconded the motion. With a roll call vote to members voted aye for approval.

At 6:14 p.m., a motion was made by Council Member Burbank, seconded by Council Member Svenby to adjourn.

Dated April 24, 2020

Respectfully submitted,

Jeanette Clawson, Administrative Specialist