

**LOCAL BOARD OF REVIEW MEETING MINUTES
APRIL 27, 2016, 6:00 p.m.
ROCKVILLE CITY HALL**

Item 1) Pledge of Allegiance

Item 2) Roll Call

The meeting was called to order by Mayor Jeff Hagen at 6:00 p.m. Roll call was taken and the following members were present: Mayor Jeff Hagen, Council Members: Rick Tallman and Duane Willenbring. Absent: Sue Palmer and Don Simon.

Staff members present: City Administrator Martin Bode

Others present: Stearns County Assessor Randy Lahr, Assistant Assessor Jake Pidde, Tom Ruether, Joe Torborg

Item 3) Board of Review

Randy Lahr, Stearns County Assessor, explained the average market value changes for properties in the City of Rockville for the 2016 assessment pay 2017. There were a total of 19 residential/seasonal sales used in the study which used sales from October 1, 2014 thru September 30, 2015. The sales indicated a time adjusted median ratio of market value to sales price of 90.53% after time adjustment. The sales are arrayed in location then by sale price order lowest to highest.

| | |
|---|---------------------|
| ❖ Residential/Seasonal | |
| • Grand Lake | + 2 to + 4 % |
| • Pleasant Lake | + 2 to + 4 % |
| • Pleasant lake area/off lake | + 4 to + 6 % |
| • Off Lake properties | + 4 to + 6 % |
| • Former city limits | + 2 to + 4 % |
| ❖ Agricultural – Market | - 0 to - 2% |
| ❖ Agricultural – Green Acre | +/- 0% |
| - tillable land down and non-tillable land is up in value | |
| ❖ Commercial/Industrial | + 0% to +2 % |
| ❖ Apartments | + 0% to + 2% |

Two people appeared and there was one written correspondence:

- 1) **76.41631.0100 – 246 Broadway St. W. - Bread Frog Hollow LLC (Tom Ruether)**
Tom Ruether (Bread Frog Hollow LLC)

Motion by Mayor Hagen, second by Member Willenbring, to approve the valuation of \$137,900 for 246 Broadway St. W. Motion passed unanimously.

- 2) **76.41639.0400 – 10521 Mitchell Ln. - Joe Torborg***
Joe Torborg, this is a seasonal property.

Motion by Member Willenbring, second by Mayor Hagen, to approve the valuation of 360,800 for 10521 Mitchell Lane. Motion passed unanimously.

Council received a letter from Tim Torborg requesting his property valuation be adjusted.

3) 76.41800.0002 – 21723 Agate Beach Rd Tim Torborg

Motion by Member Willenbring, second by Member Tallman, to not change the valuation of said property. Motion passed unanimously.

Item 4) Close Board of Review

Motion made by Mayor Hagen, second by Member Tallman, to close the Board of Review. Motion passed unanimously.

Item 5) Adjourn

Motion made by Member Willenbring, second by Mayor Hagen, to adjourn the meeting at 6:36 p.m. Motion carried.

***Martin M. Bode
City Administrator***

***Jeff Hagen
Mayor***