MINUTES OF A SPECIAL CITY COUNCIL MEETING HELD WEDNESDAY, MAY 1, 2013 – 6:00 P.M. – ROCKVILLE CITY HALL.

The meeting was called to order by Mayor Jeff Hagen. Roll Call was taken and the following members were found to be present: Mayor Hagen, Council Members: Sue Palmer, Don Simon, Randy Volkmuth & Duane Willenbring. Absent: None

Staff members present were: Administrator/Clerk Rena Weber.

Also present: Randy Lahr and Kathy Korte – Stearns County Assessors.

Mayor Hagen announced that the special meeting had been called for the purpose of Board of Review. Randy Lahr explained that property valuation has to be between 90% & 105% of what sales are and explained the sales period ran from October 1, 2011 through September 30, 2012.

The 13 sales indicated the following average:

Residential/Seasonal	-0-3%
Agricultural – Market	+/-2%
Agricultural – Green Acre	+16%
Commercial/Industrial	-0-1%
Apartments	+/-2%

76.42170.0024 –Timothy Byram – no address
EMV $106,300 2013 Pay 2014 $101,500

Tim Byram reported that they sold this vacant land for $75,000 in 2003. The new owner did not build on it, went bankrupt and Tim Byram bought it back in 2011 for $10,000.

Randy Lahr indicated that if it had a building eligibility he would leave it at $101,500.

Tim stated there is no access to the property and no way is it worth $1500 in taxes. He wanted to put a bridge over a creek to get to it.

The non-buildable issue was questioned.

Randy Lahr suggested looking at it as excess frontage land on the lake. If it was added to home it would homesteaded.

Tim asked the council to look at lowering this year and they will check it out with the DNR as to whether or not it is buildable.

Randy recommended attaching it to the home parcel and homesteading it.

- As an excess lot he would value it at 92,600 with no adjustment
- 50% reduction $48,700

Motion by Member Volkmuth, second by Member Willenbring, to reduce the value to $48,700. If they should come back with a report on it being non-buildable – council could reconsider.
AYES: Hagen, Palmer, Simon, Volkmuth & Willenbring
Motion passed on a 5 to 0 vote.

76.42170.0007 – Timothy Byram – 25807 80th Ave
EMV $385,400 2013 Pay 2014 $367,400

Tim presented an appraisal they had done November 2012 at $295,000.

Randy Lahr recommends no change.

- 178' of lakeshore – some marginal
- Land value – 196,300

Motion by Member Palmer, second by Member Volkmuth, to reduce the land value by $14,000 for a new total of $353,400.
AYES: Hagen, Palmer, Simon, Volkmuth & Willenbring
Motion passed on a 5 to 0 vote.

76.41648.0100 – Joe Seifert – 21113 Grant Lake Court
EMV $297,300 2013 Pay 2014 $291,500

Mr. Seifert reported that he purchased the parcel for $253,000 on 12/21/12 which included some furnishing.

Randy Lahr recommended decreasing the value to $282,000 for quality adjustment and there is a 2' difference on garage. Randy added that there is motivation of buying and selling property.

Motion by Member Willenbring, second by Member Volkmuth, to approve lowering the value to $282,000 as recommended.
AYES: Hagen, Palmer, Simon, Volkmuth & Willenbring
Motion passed on a 5 to 0 vote.

76.42146.0807 – MAR-DAR LLC – Prairie Drive
EMV $34,200 2013 Pay 2014 $68,400

Darwin Voigt was present to report that he bought forfeiture land for $34,200 in 2012.

Randy Lahr recommends keeping it at $68,400 as that is really the value.

Motion by Member Willenbring, second by Member Volkmuth, to leave the value as is.
AYES: Hagen, Palmer, Simon, Volkmuth & Willenbring
Motion passed on a 5 to 0 vote.
Rena Weber reported that Mr. Voigt recognized that he knew of the assessment.

76.41634.0402 – Leon Molitor – County Road 8
EMV $27,000 2013 Pay 2014 $27,000

Leon Molitor wanted to build on it so he went to the County Environmental Services to get a determination on the wetlands. It is mostly wetlands so there is not much he can do with .55 acres.

Rena Weber reported that she has a copy of the wetlands delineation and concurs with Mr. Molitor's statement.

Randy Lahr recommended reducing to reduce since he had it as buildable.

Motion by Member Volkmuth, second by Member Palmer, to approve decreasing the value to $4400.
AYES: Hagen, Palmer, Simon & Volkmuth
ABSTAINING: Willenbring
Motion passed on a 4 to 0 vote.

76.41607.0200 – James Mathies –County Road 139 & 260th Street
EMV $302,200 2013 Pay 2014 $316,800

James Mathies was present to report that he has 75.12 acres of which 48.5 acres are tillable

Randy Lahr reported that this could get a 2.5 acres reduction due to waste to bring the value to $310,800. The land has a green acres value of $186,500.

Motion by Member Volkmuth, second by Member Willenbring, to reduce the value to $310,800 with a green acres value of $180,100.
AYES: Hagen, Palmer, Simon, Volkmuth & Willenbring
Motion passed on a 5 to 0 vote.

76.42142.0054 – Dave & Tammy Biery – 25910 Burg Street
EMV $ 273,500 2013 Pay 2014 $260,000

Tammy Biery presented a copy of an appraisal they had done on March 14, 2013 at $230,000 and wished to have their value reduced.

Randy Lahr indicated this is a 4.8% drop and the date of the appraisal is not in this year cycle. He recommended waiting one year to see how other sales come out.

Motion by Member Palmer, second by Member Willenbring, to leave the value as is.
AYES: Hagen, Palmer, Simon, Volkmuth & Willenbring
Motion passed on a 5 to 0 vote.

76.41631.0300 George Bechtold – 244 Broadway Street West
$ 274,600 2013 Pay 2014 $270,000

George Bechtold was comparing the taxes of various businesses to his, not the value.
Randy Volkmuth indicated that Schaefer's business is industrial and yours is retail.
Motion by Member Volkmuth, second by Member Palmer, to leave the value as is.
AYES: Hagen, Palmer, Simon, Volkmuth & Willenbring
Motion passed on a 5 to 0 vote.

CORRESPONDENCE RECEIVED:

76.41621.0901 – John Vander Eyk 7652 County Road 47
EMV $20,000 2013 Pay 2014 $55,000

Mr. Vander Eyk had written a letter regarding the value of land he purchased from his mother that was attached to his property and further that it cannot be built upon.
Rena Weber concurred with this statement as it had gone through city review process.
Randy Lahr recommending reducing the value to $22,500.
Motion by Member Volkmuth, second by Member Simon, to reduce the value to $22,500.
AYES: Hagen, Palmer, Simon, Volkmuth & Willenbring
Motion passed on a 5 to 0 vote.

76.42147.0000 – John Lennemann – 1755 Prairie Drive
EMV $263,600 2013 Pay 2014 $291,100

Mr. Lennemann had submitted a written request to reduce the value of his property that hit by lightening last summer.
Randy Lahr recommends lowering the value to $277,700 due to the fact that after he measured the building and the contents were less.
Motion by Member Palmer, second by Member Simon, to reduce the value to $277,700 as requested.
AYES: Hagen, Palmer, Simon, Volkmuth & Willenbring
Motion passed on a 5 to 0 vote.

76.41800.0003 – Tim Torborg – Agate Beach Road
EMV $215,700 2013 Pay 2014 $215,700

Tim Torborg had submitted a letter requesting a reduction to $155,000.
Randy Lahr reported there is a sewer stub available to this lot and recommended no change.
Motion by Member Volkmuth, second by Member Willenbring, to leave the value as is.
AYES: Hagen, Palmer, Simon, Volkmuth & Willenbring
Motion passed on a 5 to 0 vote.

76.41626.0600 – Pete Walz – Highway 23
EMV $588,900 2013 Pay 2014 $606,500

Mr. Walz reported that he had 130 acres and felt the value should be lower.
Randy Lahr re-checked the numbers

- House farm classification $107,300 to $109,400 plus the manure pit.

Motion by Member Palmer, second by Member Simon, to reduce the value of the house/farm classification to $109,400 with $1,000 for the manure pit.
AYES: Hagen, Palmer, Simon, Volkmuth & Willenbring
Motion passed on a 5 to 0 vote.

- Outbuildings value could be reduced to $444,000

Motion by Mayor Hagen, second by Member Volkmuth, to reduce the value of the Outbuildings from $ 498,200 for 444,000.
AYES: Hagen, Palmer, Simon, Volkmuth & Willenbring
Motion passed on a 5 to 0 vote.

76.41627.0900 – Pete Walz – Rausch Lake Road
EMV $107,600 2013 Pay 2014 $112,200
Mr. Walz requested a reduction in this value.
Randy Lahr stated this 24 acre parcel is all tillable and recommends no change.
Motion by Member Volkmuth, second by Member Palmer, to leave the value as is.
AYES: Hagen, Palmer, Simon, Volkmuth & Willenbring
Motion passed on a 5 to 0 vote.

76.41800.0005 – Steve Torborg – Agate Beach Road
EMV $214,000 2013 Pay 2014 $214,000
Steve Torborg had submitted a letter requesting a reduction to $155,000.
Randy Lahr reported there is a sewer stub available to this lot and recommended no change.
Motion by Member Volkmuth, second by Member Simon, to leave the value as is.
AYES: Hagen, Palmer, Simon, Volkmuth & Willenbring
Motion passed on a 5 to 0 vote.

ADJOURNMENT – *Motion by Member Volkmuth, second by Member Simon to close the Board of Review Meeting and adjourn the meeting at 7:55 p.m. Motion carried unanimously.*

VERENA M. WEBER- CMC
ADMINISTRATOR/CLERK

JEFF HAGEN
MAYOR

COUNTY OF STEARNS

Assessor's Office
Administration Center RM 37 • 705 Courthouse Square • St. Cloud, MN 56303
320-656-3680 • FAX 320-656-3977

COPIED TO: CC X
DATE 5/15 PC
STAFF
P&R
FIRE

MAY 08 2013

May 3, 2013

Verena M Weber
Rockville City Clerk
PO Box 93
Rockville, MN 56369

RE: Local Board of Appeal and Equalization

Dear Rena:

The enclosed changes were taken by the city council as a result of the recent local board of appeal and equalization meeting held for the property owners of your city on May 1, 2013. The attached list is a compilation of finalized values and classifications for properties that were reviewed and acted upon at the meeting. These locally certified values and classifications are for the 2013 assessment, for taxes payable in 2014.

At this time, personnel from the Stearns County Assessor's Office have informed all property owners regarding the decision made on their particular grievance. It is advised that any further discussion of these property assessment matters can be addressed by the aggrieved owner at the County Board of Appeal and Equalization set for June 17, 2013.

If you have any questions, you may feel free to contact me.

Sincerely,

Randy Lahr

Randy Lahr, SAMA
Senior Appraiser
Stearns County Assessor's Office

Enclosure

"Affirmative Action / Equal Opportunity Employer"

MINNESOTA · REVENUE

Local Board of Appeal and Equalization Record for 2013

County name	Co code	City/town name	CT code[1]	No appeals	Summary of All Board Actions: # of parcels appealed	# of parcels reduced	# of parcels increased	# with class changes	# of parcels not changed	Total Change in EMV	Jurisdiction Total EMV [2]	% Cha Total
STEARNS	73	Rockville City	2200		14	8		1	6	-203,900	268,642,100	

[1]CT code is the city/town code that has been issued by the Property Tax Division of the Department of Revenue. This four-digit code is unique to each city or town within a county. All town codes begin with two zeros, and all city codes end with two zero:

[2]Jurisdiction Total EMV is the amount that is reported in item 30 of the 2013 Spring Mini Abstract.

[3]P - Appeal by property owner; W - Appeal in writing; R - Appeal by representative; O - Other (miscellaneous board actions); AR - Assessor recommendations brought to the board for action

[4]Do not use class code numbers to describe the type of property. Identify the class by name, i.e., residential homestead instead of 201.

Name of property owner	Appeal code[3]	Parcel number (one parcel per line)	"X" if no change	Explanation for change	Valuation Appeals: Assessor's EMV Land	Assessor's EMV Improvements	Assessor's EMV Total	Board ordered EMV Land	Board ordered EMV Improvements	Board ordered EMV Total	Change (+/-) in EMV ($)	% C in I
Tim Byram	P	76.42170.0024		Non-buildable, wetlands	101,500		101,500	48,700		48,700	-52,800	-
Tim Byram	P	76.42170.0007		Appraisal for less, low land adjustment	196,300	171,100	367,400	182,300	171,100	353,400	-14,000	
Mar-Dar LLC (Butch Voigt)	P	76.42146.00807	X									
Joe Seifert	P	76.41648.0100		**Changes after viewing**	203,500	88,000	291,500	203,500	78,500	282,000	-9,500	
Leon Molitor	P	76.41634.0402		Non-buildable, wetlands	27,000		27,000	4,400		4,400	-22,600	-
James Mathies	P	76.41607.0200		2.5 less tillable acres	316,800		316,800	310,800		310,800	-6,000	
Tammy Biery	P	76.42142.0054	X									
George Bechtold	P	76.41631.0300	X									
John Vander Eyk	W	76.41621.0901		Not a saleable lot	55,000		55,000	22,500		22,500	-32,500	-
John Lennemann	W	76.42147.0000		Some changes after interior viewing	92,600	198,500	291,100	92,600	185,100	277,700	-13,400	
Tim Torborg	W	76.41800.0003	X									
Steve Torborg	W	76.41800.0005	X									
Peter Walz	W	76.41626.0600		More wetland than valuing	452,700	153,800	606,500	404,500	148,900	553,400	-53,100	
Peter Walz	W	76.41627.0900	X									