



# POPE COUNTY MINNESOTA

## Official Proceedings Pope County Board of Equalization and Appeal

Monday, June 13, 2022

The Pope County Board of Equalization and Appeal duly noticed for Monday, June 13, 2022 at 6:30 PM at the Pope County Courthouse, 3rd Floor Board Room, 130 E Minnesota Avenue, Glenwood, MN 56334 was called to order by the Chair, Larry Lindor, at 6:30 PM, with the following Board Members also present: Paul Gerde, Nan Haggerty, and Cody Rogahn, and Gordy Wagner. Pope County Assessor Mike Wacker, Deputy Assessor Bonnie Lay, Appraiser Kelly Lemke, and Auditor/Treasurer Stephanie Rust was also present. The Pledge of Allegiance was recited. The Chair outlined instructions for presenting an orderly appeal.

Corey Truebenbach, the representative for Bruce Barrett and Julie Truebenbach, stated their appeal on Parcel # 02-0168-005, citing large increases in value in the last few years, claiming the parcel is underwater, and it lacked value as unbuildable. Appraiser Lemke explained the parcel's proposed equalization with other parcels in the County, cited the age and location of the appellant's comparable sales as not representative of actual value, and that the parcel would still have value with potential uses as present or to neighboring owners. Corey stated "the increases are just too big the last few years and because part of the parcel is under water right now". Commissioner Gerde made a motion, second by Lindor to leave the value the same, which failed by the following vote: Ayes: Gerde, Lindor; Nays: Haggerty, Rogahn, Wagner. Motion by Wagner to reduce the valuation by \$15,000, seconded by Rogahn, Carried Unanimously.

Robert Mork, parcel # 03-0247-000 requested a value reduction on Parcel # 03-0247-000 based on outsiders coming in and buying area properties, and thereby pushing up values. Deputy Assessor Bonnie Lay, after a review of the parcel and application of corrections such as grade of home, one less fireplace, and updating effective age, resulted in a recommendation to lower value by \$66,300. Motion by Lindor, seconded by Rogahn to accept the reduction recommended, Carried Unanimously.

The following appeals heard the evening of June 13, 2022 for adjustments in valuation were all reviewed by the Board, and all were Carried Unanimously, consistent with assessor recommendations. David Jenson, Parcel # 21-0008-000 was recommended to be reduced by \$35,200 based on less basement finish and less updates to the interior of the home. Caleb Baker, Parcel # 21-0125-000 was recommended to be reduced by \$34,900 based on a need for extensive remodeling work and made the adjustment recommendation based on current condition. Mike Tamte, Parcel # 09-0321-206 was recommended to be reduced by \$62,300 based on correction of certain property characteristics and equalization with comparable properties. Marilyn Peterson, Parcel # 08-0413-000 was recommended to be reduced by \$10,400 based on correction of assessment based on grade of home, reduced basement finish, effective age and square footage of a deck. Charles Coxon, Parcel # 08-0352-000 was recommended to be reduced by \$55,300 based on corrections in story height, removal of basement finish, tuck garage, and lack of heat or laundry room. Steve Erpenbach, Parcel # 21-1222-000 was recommended to be reduced by \$12,500 based on adjustment of the quality of basement finish. Sherri Kazda, Parcel # 21-0647-000 was recommended to be reduced by \$21,800 based on deferred maintenance and adjustment in effective age.

At 8:05 PM, Chair Lindor recessed the meeting until June 14, 2022 at 6:30 PM.

The meeting was reconvened on June 14, 2022 at 6:30PM by the Chair, with the following Board Members also present: Paul Gerde, Nan Haggerty, and Cody Rogahn. Gordy Wagner was not present. Pope County Assessor staff and Auditor/Treasurer Stephanie Rust was also present. The Chair again outlined instructions for presenting an orderly appeal.


John Sogrodneck, Parcel # 12-0229-000 appealed the valuation of the property and the taxes applied to the parcel. After a lengthy discussion it was noted that the appellant had not allowed an interior review of his property and by law no

changes to valuation can be made until a viewing is completed. Haggerty asked the appellant if he would be willing to allow a review and he said he would but not by Assessor Wacker. Wacker said with the past history of threats made to him and his staff by appellant, he would be willing to send two appraisers accompanied by a Deputy Sheriff. The appellant stated he wasn't willing to do that. Therefore, no changes were made by the Board as the minimum requirements of viewing had not been met.

There being no other business before the Board, the meeting was adjourned by Chair Lindor at 7:15 PM.



Kersten Kappmeyer, County Administrator



Larry Lindor, Chairman of the Board