

P O P E MINNESOTA  
C O U N T Y

*Enhancing quality of life by providing innovative  
services for our community every day.*

---

OFFICIAL PROCEEDINGS  
Pope County Board of Appeal and Equalization  
June 15, 2020

The June 15, 2020 Pope County Board of Appeal and Equalization meeting was called to order at 6:30 p.m. by Board Chair Gordy Wagner with the following members present: Commissioners Paul Gerde, Nan Haggerty, Larry Lindor, and Cody Rogahn. Also in attendance was Auditor-Treasurer Stephanie Rust, Assessor Mike Wacker, Chief Deputy Assessor Bonnie Lay, and Coordinator Kersten Kappmeyer. The meeting was conducted telephonically by the County Coordinator from the County Board Room pursuant to Minnesota Statute 13D.021, as in-person attendance of the members or public was imprudent and/or impractical under the current Minnesota COVID-19 State of Emergency. In attendance telephonically from the public were Richard Oeltjen, Kathy Fredin and Brad Fredin.

Richard Oeltjen approached the Board regarding valuation on parcel 10-0033-00. The appellant requested a reduction in the assessed value of the property to a fair market value, based on the landlocked nature of the property, the contents of the property being tamarack and wetlands, the lack of improvements on the property, and the lack of dedicated access except by informal, oral agreement with an adjacent landowner. The appellant cited the lack of offers on a recent listing of the property to be sold for \$30,000. Assessor Wacker addressed the Board, citing the general valuation per acre on similar land, and acknowledging the lack of a property for comparison where the access to the property was based on informal consent by a neighbor and acquaintance. On motion by Gerde, seconded by Rogahn, and by the following roll call vote, Ayes: Gerde, Haggerty, Lindor, Rogahn, Wagner, the Board reduced the land value of parcel 10-0033-000 from \$52,000 to \$36,000, a reduction of \$16,000 in the land value reflecting the characteristics of the land and lack of comparable properties without clear access rights.

Kathy and Brad Fredin approached the Board regarding valuation on parcel 05-0053-000. The appellants requested a reduction in valuation, based on the lack of improvements to the property in the past five years, except for the replacement of a weather-damaged pole barn. Assessor Wacker addressed the Board, explaining that the new valuation on the property this year was the product of a quintile review, discovery of improvements dated from more than five years ago not recorded on prior appraisals, and the value of the new pole barn established on the property in 2019. The appellants noted that the property appraisal indicated a finished basement, which they claimed the property did not have, and Assessor Wacker acknowledged that the improvement to the basement was given a value of \$12,300, and could be removed if the basement is in fact not finished. On motion by Gerde, seconded by Lindor, and by the following roll call vote, Ayes: Gerde, Haggerty, Lindor, Rogahn, Wagner, the Board reduced the valuation of parcel 10-0033-000 from \$354,900 to \$342,600, a reduction of \$12,300 in the building value reflecting the lack of a finished basement in the home.

**Assessor Wacker brought the following matters to the Board's attention on his recommendations, the appellants in these files having approached the Assessor's Office regarding valuation in anticipation of County Boards, but not appearing at the Board meeting at the duly noticed place and time.**

John Morton, Parcels 09-0406-198 and 09-0406-199: Assessor Wacker explained that the landowner had stated he believed these parcels should be designated as an exempt classification, to which Wacker recommended no change as such a change was beyond the Board's powers. No action was taken.

Michael McHugh, Parcel 02-0437-000: Assessor Wacker explained an increase in valuation on this property due to market conditions and appraisal information gathered, and recommended no change. No action was taken.

Debra Blair, Parcels 03-0113-000 and 03-0114-00: Assessor Wacker agreed that collapsed buildings existed on 03-0113-000 that should be removed or have reduced value assigned, and recommended a reduction in building value of \$15,200 be granted. On motion by Lindor, seconded by Rogahn, and by the following roll call vote, Ayes: Gerde, Haggerty, Lindor, Rogahn, Wagner, the Board reduced the valuation of Parcel 03-0113-000 from \$232,200 to \$217,000, a reduction of \$15,200 in the building value reflecting removed or collapsed buildings on the parcel. Assessor Wacker recommended no change on Parcel 03-0114-000, noting increased valuation from a new building on the parcel. No action was taken.

Vernon Pooch, unspecified Parcel: Landowner did not appear for the Board meeting. No information was available from landowner upon which to make a recommendation. No action was taken.