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**OFFICIAL PROCEEDINGS**

Pope County Board of Appeal & Equalization  
June 17, 2019

The June 17, 2019 Pope County Board of Appeal and Equalization meeting was called to order at 6:30 p.m. by Board Chair Cody Rogahn with the following members present: Commissioners – Cody Rogahn, Larry Lindor, Paul Gerde, Gordy Wagner, Auditor-Treasurer – Stephanie Rust, Assessor – Mike Wacker, Chief Deputy Assessor – Bonnie Lay. In attendance from the public were Ann Fredrickson, Bruce Fredrickson, Lyle Fettig, Jody Mickelson, and Erland Mickelson.

Mike Wacker introduced the members that were present at the meeting from the Grove Lake Association. These members included Ann Fredrickson, Bruce Fredrickson and Lyle Fettig. The members discussed their concerns with the valuation of two parcels – 10-0189-000 and 10-0239-000. These parcels were revalued by Joe Tschida, Pope County Assessor's Office, because the best use was determined to be woodland. Parcel 10-0189-000 value was changed from \$8,600 to \$17,300, and parcel 10-0239-000 value was changed from \$4,600 to \$9,300. Previously, these parcels had a much lower value on them as they were valued as if they were wetland. Ann Fredrickson handed out a packet of information on the history of these two parcels and showed pictures of the gravel pits that used to be on this land. She stated that the Grove Lake Association wanted the valuation to be changed back to what it used to be. They argued that the ground on these properties was too wet and was not buildable. Both Mike Wacker and Joe Tschida have walked the parcels in question noting that they are indeed valued correctly now as woodland. Mike also presented current pictures of the property. Mike stated that he believed the current valuation of these properties is accurate. On motion by Gerde, seconded by Lindor, the Board voted unanimously to keep the valuation of parcel 10-0189-000 at \$17,300. On motion by Lindor, seconded by Wagner, the Board voted unanimously to keep the valuation of parcel 10-0239-000 at \$9,300.

Jody and Erland Mickelson approached the Board regarding their Special Ag Homestead on parcels 15-0027-000 and 15-0039-000. They did not receive their Special Ag Homestead on these properties as an application was never returned to the Assessor's Office. Both Jody and Erland stated that they did receive notices from the Assessor's Office regarding their Special Ag Homestead, but they never returned the application or called into the office to question if they needed to complete an application. The Mickelson's stated that when Erland's mother passed away in 2018, they believed that they no longer had to complete an application to receive the homestead classification. Mike explained that because they did not complete the application by the deadline, there was nothing that this Board could do regarding the classification for 2018. On motion by Gerde, seconded by Wagner, the Board voted unanimously to make no changes to the 2018 classification on parcel 15-0027-000. On motion by Lindor, seconded by Gerde, the Board voted unanimously to make no changes to the 2018 classification on parcel 15-0039-000.

Parcel 07-0274-006 had a classification change to Commercial because there were docks and lifts stored on this property. However, after speaking with the owners, they stated that they didn't understand the impact of allowing this type of storage. All docks and lifts have been removed. Motion by Lindor, seconded by Wagner, the Board voted unanimously to change this classification on parcel 07-0274-006 back to Residential Non-Homestead.

Parcel 08-0378-000 was originally valued at \$337,900. However, because of the steep bank on the property, the Assessor's Office recommended lowering the value to \$323,300. Motion by Wagner, seconded by Gerde, the Board voted unanimously to lower the value of parcel 08-0378-000 to \$323,300.

Eleven properties located in the city of Cyrus were discussed, as residents of these properties had requested their properties to be reassessed at the Local Board of Appeal. Upon reassessing these properties, nine property values were recommended to be lowered for reasons such as age of the structures, condition, incorrect measurements, etc. Two property values were recommended to be raised due to additions, building year, etc.

Motion by Lindor, seconded by Wagner, the Board voted unanimously to lower the value of parcel 22-0161-001 to \$81,600.

Motion by Gerde, seconded by Wagner, the Board voted unanimously to increase the value of parcel 22-0012-000 to \$138,300.

Motion by Lindor, seconded by Gerde, the Board voted unanimously to lower the value of parcel 22-0167-000 to \$46,700.

Motion by Gerde, seconded by Lindor, the Board voted unanimously to lower the value of parcel 22-0163-000 to \$148,100.

Motion by Lindor, seconded by Gerde, the Board voted unanimously to lower the value of parcel 22-0029-000 to \$66,500.

Motion by Wagner, seconded by Gerde, the Board voted unanimously to lower the value of parcel 22-0062-000 to \$68,800.

Motion by Gerde, seconded by Lindor, the Board voted unanimously to lower the value of parcel 22-0175-000 to \$126,100.

Motion by Lindor, seconded by Gerde, the Board voted unanimously to lower the value of parcel 22-0009-000 to \$12,500.

Motion by Lindor, seconded by Gerde, the Board voted unanimously to lower the value of parcel 22-0192-000 to \$114,800.

Motion by Gerde, seconded by Wagner, the Board voted unanimously to lower the value of parcel 22-0169-000 to \$143,900.

Motion by Lindor, seconded by Gerde, the Board voted unanimously to increase the value of parcel 22-0166-000 to \$51,200.

Eleven other properties located in the city of Cyrus were also reviewed and had no value change for this year.

Motion by Gerde, seconded by Lindor, the Board voted unanimously to adjourn the meeting at 8:15pm.

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Cody Rogahn, Chairman of the Board