

Osakis City Council – Special Meeting
April 9, 2019
9:00 AM

Present: Laura Backes, Jerry Olson, Justin Dahlheimer, Keith Emerson

Absent: Randy Anderson

Others Present: Todd County Assessors, Douglas County Assessors, John Timmerman

Meeting called to order by Mayor Keith Emerson at 9:00 a.m.

Motion by Anderson, seconded by Olson, to approve the agenda as presented. All Ayes

9 AM – Todd County Board of Review

Todd County Assessors were in attendance. They reviewed information from sales in 2018.

- Todd County increase was 2.6%.
- Residential is 7.3% and commercial stayed the same.
- Total new construction was \$284,000.
- Sales for Residential/Seasonal was a low of 83% and adjustments were made.

John Timmerman was in attendance. The value of his home in Osakis went from \$336,000 (2018) to \$441,800 (2019).

Timmerman is asking to reduce it back to \$336,000 for 2019.

Last year, Timmerman asked the same thing because of seasonal sales that are sold for less than the value.

For a \$250,000 house, taxes would be \$8,400 which calculates to be \$700 per month for 66 feet of lake front.

Todd County has not had many sales so there was not a good number to place the value.

Chris said that they compare lake property value to property that is going up for sale to come up with that number.

Dahlheimer – Douglas County values seem to be less than Todd County.

Chris – It is the job of the Board of Review to review the assessed value and not the taxes. The board has the ability to adjust 1% or \$267,000 or it goes to the county equalization.

Three years ago, there was factual data for properties sold below value on the lake. Now, there is no factual data because of no sales.

Chris stated that assessors use factual data to get values.

Timmerman replied that three years ago there was factual data to show. Houses sold for less than the value.

Chris – Last year the value was \$342,900 and should have been \$349,758 until sales show the increase as part of determining the value.

Motion by Dahlheimer, seconded by Emerson, to approve the property change from \$441,800 assessed value for 2019 to \$349,758 for John Timmerman. Ayes: Emerson, Dahlheimer, Olson Against: Backes Absent: Anderson

To keep the number at the voted rate, there has to be facts to be able to make changes. No facts have been presented this year so next year it will go up again.

If the Board of Equalization lowers one property more than other properties, that is not equalization. If you feel the value is too high, it should be looked at and all similar properties.

Assessor stated – For the current year there is no factual data.

Gary Gertken's property (parcel #37-0002600) was discussed. He has 85 ft of lakeshore and the value was reduced by \$15,100 from \$214,500 to \$199,400 for a lakeshore change. The assessor had the wrong lake shore feet.

Walter Whittaker property (parcel #37-0016600) went from \$22,100 to \$14,600 for a reduction of \$7,500. Because he licensed this trailer and having the license changes the value.

Motion by Dahlheimer, seconded by Olson, to approve the changes as presented for Gary Gertken and Walter Whittaker. All Ayes Absent: Anderson

Meeting for Todd County Board of Review closed at 9:55 a.m.

10 AM – Douglas County Board of Review

Stacey Honkomp and Steve Christianson from Douglas County Assessor's office were in attendance.

Honkomp reviewed information regarding Douglas County sales for all types of properties and totals for the year.

Honkomp had a few calls but no one attended the meeting and had no requests for changes.

Meeting adjourned for Douglas County at 10:10 a.m. All Ayes

Mayor – Keith E. Emerson

Clerk/Treasurer – Angela A. Jacobson