

Osakis City Council – Board of Review Meeting
City Hall – 14 Nokomis Street East
April 11, 2023
9:00 AM

Present: Laura Backes, Dan Wessel, Alan Larson

Absent: Stephanie Finnegan, Tim Thornbloom,

Others Present: Angela Jacobson, Laura Winter, Chris Odden, Lori Mausolf, Stacey Honkomp, Ron Majerus, Lee Lueth, Harvey Halverson, Karla Halverson

9 AM – Todd County Board of Review

Meeting called to order at 9:00 a.m.

Chris Odden and Laura Winter were in attendance from the Todd County Assessors office.

Harvey & Karla Halverson – 2421 Lake Street East

- Starting coming up to the community in 2017 and bought a lake cabin.
- Value of the cabin at that time was \$150,000. Halverson's paid \$135,000.
- In 2020, discussed building an addition (\$60,000) or build new (\$220,000)
- In 2022 built a new cabin and the property value increased to \$526,000.
 - \$120,000 for the land (65 ft lake shore)
 - Cost \$260,000 to build.

\$413,800 – cap for homestead exclusion.

Discussed proposing a \$46,100 reduction because of the cost to build and for the 30% increase in values.

Motion by Backes, seconded by Larson, to reduce the valuation by \$46,100 for the property at 2421 Lake Street East. Motion Carries Absent: Finnegan, Thornbloom

Ron Majerus – 2506 Lake Street East

- Bought the lot 40 years ago and built a new dwelling in 2003.
- For 2023 there is a 44% increase.
- His garage is not all improved.

Motion by Larson, seconded by Wessel, to reduce the property valuation by \$1,700 for the property at 2506 Lake Street East because of the garage partly improved. Motion Carries Absent: Finnegan, Thornbloom

Lee Lueth – 203 8th Avenue East

- Property valuation is \$230,000.
- Only 468 sq ft basement is finished.
- \$1,100 valued for the shed that is to be removed.

Motion by Backes, to reduce the property valuation by \$10,700. No second – motion rescinded.

Motion by Backes, seconded by Wessel, to reduce the property valuation by \$11,800 for the property at 203 8th Avenue East because the shed is in bad shape and only half of the basement is finished. Motion Carries Absent: Finnegan, Thornbloom

Frank Wieneke – 800 Main Street East

- Asking to change because of basement issues.

Motion by Backes, seconded by Wessel, to reduce the property valuation by \$3,500 for the property at 800 Main Street East. Motion Carries Absent: Finnegan, Thornbloom

Greg Roark – 2361 Lake Street East

- Property valued at \$362,400 – feels this is too high.
- Has the property listed and could not sell for what it's valued at.

Council – allow Roark to go to the county to dispute and have the assessor do a walk-through of the dwelling.

Motion by Larson, seconded by Wessel, to make no changes to the property at 2361 Lake Street East but give them the option to go to the county for review. Motion Carries Absent: Finnegan, Thornbloom

Motion by Backes, seconded by Larson, to close the Todd County portion of the meeting at 10:09 a.m. Motion Carries Absent: Finnegan, Thornbloom

10 AM – Douglas County Board of Review

Meeting called to order at 10:13 a.m.

Stacey Honkomp and Lori Mausolf were in attendance from the Douglas County Assessor's office.

The assessors discussed detail of sales for 2022. Homestead tax credit has not increased as much as it needs to keep up with value.

No other discussion.

Motion by Backes, seconded by Larson, to adjourn the Board of Review meeting at 10:44 a.m. Motion Carries Absent: Finnegan, Thornbloom

Mayor – Daniel J. Wessel

City Clerk/Treasurer – Angela A. Jacobson