

MENAHGA CITY BOARD OF REVIEW
Wednesday, April 29, 2015

The Menahga City Council Board of Review was held in the Council Chambers on Wednesday, April 29, 2015. The meeting was called to order at 1:00 p.m. by Mayor Pat Foss.

Also present: Council Members Kim Rasmussen, Craig Lawrey and Administrator/Clerk/Treasurer Char West. Absent: Council Member Marty Ahlf and Roger Henstorf. Also present: County Assessor Lee Brekke and Assessor Shaun Beck.

The purpose of the Board of Review meeting was to determine whether taxable property in the jurisdiction had been properly valued and classified by the Assessor, and to determine whether corrections needed to be made.

Greg Maaninga – #17.560.0220; stated vacant lot value increase concern.

Assessor Brekke explained that the calculation of lot values were converted from front foot to square foot, which had already been done in the cities of Wadena, Nimrod and Sebeka.

Discussion was held regarding the increase of the total City Market Value from \$50,710,400 in 2014 to \$57,495,800 in 2015, which reflected an increase of 13.3%. City Land Valuation increased from \$12,226,000 in 2014 to \$15,516,400 in 2014, increase of 26%.

Daniel Anderson - #17.027.1030; stated vacant property value increase concern and majority of property swamp.

Michelle Neels - #17.330.0970, #17.330.0960, #17.022.2020; stated vacant property value increase concern and majority of property low land.

Sandy Schilling - #17.650.0120, #17.650.0110, #17.650.0100, #17.650.0080; stated vacant property value increase concern.

Jan Hillstrom - #17.027.3071; stated vacant property value increase concern.

Dennis Ideker - #17.320.0100 – letter stated value increase concern of vacant lot - swamp, low land.

Craig & Liz Svitak – #17.490.0080; letter stated value concern for poor lakeshore frontage.

Charles Beck - #17.490.0070; letter stated value concern for poor lakeshore frontage.

Matt Miller - #17.320.0460; letter stated value increase concern as lot was low.

Brian Erickson - #17.490.0110; letter stated value concern for poor lakeshore frontage.

Norman Hillukka - #17.570.0100; letter stated value concern of double wide mobile home valuation; Assessor recommend reduce from \$109,200 to \$89,500.00.

Steve Koehne - #17.640.0140; letter stated concern over vacant lot value increase.

Discussion was held as to options available to the Council to help address the large vacant land increases.

Motion by Lawrey, seconded by Rasmussen, to reduce by 50% the square footage rate used to calculate the 2015 Estimated Market Value for residential vacant lots of the following property owners that attended the local board of review and list all remaining residential vacant lots within the City of Menahga for County Board action;

Greg Maaninga – #17.560.0220 – reduce from \$10,500 to \$5,300.

Daniel Anderson - #17.027.1030 – reduce from \$34,900 to \$16,300.

Michelle Neels - #17.330.0970 – reduce from \$6,400 to \$3,200, #17.330.0960 – reduce from \$17,100 to \$8,600, #17.022.2020 – reduce from \$32,000 to \$14,600.

Sandy Schilling - #17.650.0120 – reduce from \$14,400 to \$7,200, #17.650.0110 – \$14,000 to \$7,000, #17.650.0100 - \$15,500 to \$7,800, #17.650.0080 – \$16,200 to \$8,100.

Jan Hillstrom - #17.027.3071; reduce square footage to 50,000 sq. ft and reduce valuation from \$17,200 to \$8,000.

Dennis Ideker - #17.320.0100; reduce from \$12,000 to \$6,000.

Matt Miller - #17.320.0460; reduce from \$15,700 to \$7,900.

Steve Koehne - #17.640.0140; reduce from \$17,700 to \$8,900.

Motion carried.

Motion by Rasmussen, seconded by Lawrey, to approve the reduction in valuation from \$109,200 to \$89,500 for Norman Hillukka - #17.570.0100, motion carried.

Brian Erickson - #17.490.0110; letter stated value concern for poor lakeshore frontage. No change.

Motion by Lawrey, seconded by Rasmussen, to reduce the lakeshore per front foot valuation due to poor lake frontage for the following parcels;

#17.490.0070 – reduce from \$72,600 to \$67,800.


#17.490.0080 – reduce from \$72,600 to \$67,800.

#17.490.0090 – reduce from \$63,800 to \$59,500.

#17.490.0100 – reduce from \$63,800 to \$59,500.

Motion carried.

Meeting adjourned at 3:45 p.m.


Charleen West, Administrator


Patrick Foss, Mayor