

**CITY OF RED LAKE FALLS
BOARD OF APPEAL & EQUALIZATION
PUBLIC MEETING
MONDAY, MAY 9, 2022
MINUTES**

Pursuant to due call and notice thereof, a Board of Appeal & Equalization public meeting of the City of Red Lake Falls, Red Lake County, Minnesota, was duly held in the Council Chambers of said City on the 9th day of May, 2022.

Members Present: Allen Bertilrud, Cheryl Matzke, Kevin Brevik, Briana Ingraham, Sara Kenfield, Neil Knaack

Members Absent: None

Others Present: Kathleen Schmitz, Delray Sparby, Jane Thibert, Matt Swendra, Dylan Brown, Cavin Berube, Mitch Bernstein, County Assessor Shelly Nelson, Albert Carriere, Mary Walsh, Julie Beyer Buse, Dean Tongen

Mayor Bertilrud called the meeting to order at 6:01 p.m.

County Assessor Shelly Nelson opened the public meeting by explaining that this annual meeting is for the valuation notices sent out for taxes payable in 2023. She explained that she has met with other county assessors in the region to discuss the valuations in neighboring counties. The Assessor is required to assess property within a range of 90 to 105% of comparable homes that have sold in the allotted time. Most property sales were higher than the values, which is causing the requirement of the adjustments. She noted that she has adjusted across all areas including Ag, Residential, Townships, all four cities, commercial, industrial, apartments.

The Assessor distributed a handout showing information on recent residential sales, including seller, buyer, address, square footage, and year of the homes etc. to be used for comparisons.

A resident asked for his property value to remain at 42,200, as he does not believe his house could sell for the increased value of \$57,000. Discussion was held comparing this property to similar properties that have sold in the last few years from the residential sale handout. Lawyer Delray Sparby advised the council to consider two things while making their decision. 1) Is the property classified correctly 2) Is the assumed value correctly set by the assessor.

Based upon information presented and discussion between the city council and assessor, the council decided to not adjust the assessment on that property.

Ingraham moved, seconded by Kenfield, without any additional documentation, hold the evaluation at \$57,000 for the property of Albert Carriere. *On vote being taken, the motion was unanimously passed.*

A property owner in attendance noted that she has learned a lot by attending the meeting and wished to express her concerns that compared to other surrounding towns, our tax is already very high. She asked if the property value went up 20% would taxes go up 20% as well. She also voiced concerns that if you do not intend to sell your house, and the property value goes up, the increase only means higher taxes. Mayor Bertilrud explained that the property valuation does not mean taxes will go up at the same percentage. The taxes are based on Mill Levies from the city, county & schools. Assessor Nelson

explained that if you can sell your house for what it is valued at, there is no appeal. The homeowner requested that the council compare the assessed value on her home to comparable sales, after comparisons were made the resident stated that although she would like her taxes to go down, she did not feel she had a basis to make an appeal.

Another resident in attendance stated he was not there to make an appeal, but to ask the assessor a question regarding the change in his homestead evaluation. The assessor explained to him that it was due to the timing of the sale.

A resident asked for his property value to remain at 87,000, as she does not believe her house could sell for the increased value of \$114,900. Discussion was held comparing this property to similar properties that have sold in the last few years from the residential sale handout. Based upon information presented and discussion between the city council and assessor, the council decided to not adjust the assessment on that property.

Brevik moved, seconded by Knaack that the assessed value stays at 114,900 for the property of Mary Walsh. *On vote being taken, the motion was unanimously passed.*

One council member is currently trained for Local Board of Appeal and Equalization, Kevin Brevik, and his training is good until 2023. If another council member wishes, the training is available on the MN Department of Revenue website and online training opens on July 1st.

The meeting adjourned at 6:44 p.m.

Respectfully submitted,

Allen Bertilrud, Mayor

Kathleen Schmitz, City Administrator