

**OFFICIAL PROCEEDINGS OF BOARD OF EQUALIZATION OF NOBLES COUNTY,  
MINNESOTA**

BOARD OF EQUALIZATION of Nobles County met in special session on Tuesday, June 13, 2017, in the Commissioners Room, at the Nobles County Government Center, Worthington, Minnesota. The following members were in attendance: Justin Ahlers, Gene Metz, Matt Widboom, Robert S. Demuth, Donald Linssen and Beth Van Hove.

The meeting was called to order by Chairperson Linssen at 6:00 PM.

<b>1.0</b>	<b>Call to Order</b>
	Others present were County Assessor, Valerie Ruesch; County Administrator, Tom Johnson; Property Appraiser, John Meyer; Property Appraiser, Ben Puthoff; Property Appraiser I, Ted Buhner and SAMA, Erik Skogquist.
<b>2.0</b>	<b>Oath</b>
	Judge Gordon Moore, Fifth Judicial District, swore in the Board of Equalization to fairly and impartially perform their duties as members of the Board of Equalization.
<b>3.0</b>	<b>Review and Approve Agenda</b>
<b><u>VOTING</u></b> It was duly passed to approve the agenda as presented. Moved by: Demuth, Robert S. Seconded by: Widboom, Matt	
<b>4.0</b>	<b>Presentations</b>
	Chairperson Linssen reviewed the rules of order for the meeting and informed the audience that citizens can participate if they attended their local board of appeals and that comments on individual appeals will be limited to 5 minutes.
<b>4.1</b>	<b>County Assessor - Valerie Ruesch</b>
<b>A.</b>	<b>Guide to 2017 County Board of Appeal and Equalization</b>
	County Assessor, Valerie Ruesch, advised of the Guide for County Board of Appeals and Agenda rules will be followed and the meeting may not adjourn til 7:00 p.m. according to M.S. 274.14. Aggregated value of the County cannot be lowered more than 1%. The Board cannot exempt property or remove it from the tax rolls but the Board may make classification changes. If any members of the Board are related to any property owners of property being appealed, they need to abstain from that vote due to conflict of interest. If the Board needs to reconvene, it needs to do so within 10 days. No action can be taken after June 30th.  <b><u>Attachments:</u></b> County Board of Appeal and Equalization Duties
<b>B.</b>	<b>Updates on 2017 Assessment Changes</b>
	County Assessor, Valerie Ruesch, reviewed the 2017 Assessments payable 2018 with the Board of Appeal and Equalization including: <ul style="list-style-type: none"> <li>• Increases in the house schedule county wide.</li> <li>• Lorian Township had the greatest increase in house values due to the State Board of Equalization remarks.</li> </ul>

	<ul style="list-style-type: none"> <li>• Did not receive any State Board increases or decreases for the County.</li> <li>• Had 47 bare ag land sales to determine the values for this year.</li> <li>• For those that had an increase, ag land stayed steady. Those increased were Grand Prairie, Little Rock, Westside of approximately 7% in bare ag ground. Indian Lake received an approximate 10% decrease and Lorain received approximate 7% decrease in bare ag ground due to market trend in those townships.</li> <li>• Completed 2a/2b Classification project to meet the PRISM requirements for April 1st.</li> <li>• The agriculture bare ag land limits have changed. 2017 assessment for payable 2018 has been lowered to \$1,940,000. 2016 assessment for payable 2017 was \$2,050,00 and that value is determined by State Legislature.</li> <li>• Viewed all commercial properties for small cities and made adjustments.</li> <li>• City of Worthington had an annual time adjustment of 4.254%; final residential property ratio in City of Worthington is 94.02%</li> <li>• Strong apartment market in Worthington; 52.35% ratio issued by State Board of Equalization.</li> <li>• Commercial property ratio issued county wide 97.8%; residential property ratio issued county wide 94.32% and bare ag ground property ratio issued county wide 97.96%.</li> </ul> <p><b><u>Attachments:</u></b>  Guide to 2017 county Board of Appeal and Equalization,  2017 Local Board of Equalization Schedule  Average Tillable/Deeded Listing  2017 Avg Land Values - All Land Types  Class Summary by Section  2017 Assessment Sales Ratio Study by Property Type  2017 Final Sales  2016 Study Small Sample Report</p>
<b>C.</b>	<b>State Changes</b>
<b>4.2</b>	<b>Persons appealing Local Board of Review Determination</b>
	<p>All persons in attendance were allowed to make presentations if they attended their Local Board of Equalization meeting. Gene and Sandy Sanders, Richard and Barbara Atchison representing Betty Atchison, and Valerie Ruesch, County Assessor, representing Van Binsbergen &amp; Associates LLC. each asked that further consideration be given to the value on their property for 2017.</p>
	<p><b><u>VOTING</u></b>  It was duly passed to adjust the estimated market value to parcel 25-0070-000 from \$58,600 to \$54,600 per the Assessor's recommendation.  Moved by: Van Hove, Beth  Seconded by: Demuth, Robert S.</p> <p><b><u>VOTING</u></b>  It was duly passed to adjust the estimated market value to parcel 31-2463-000 from \$19,100 to \$13,800 as established April 20, 2017 per the Assessor's recommendation.  Moved by: Demuth, Robert S.  Seconded by: Ahlers, Justin</p> <p><b><u>VOTING</u></b>  It was duly passed to adjust the estimated market value to parcel 25-0120-000 from \$146,800 to \$133,600 per Assessor's recommendation.  Moved by: Ahlers, Justin  Seconded by: Widboom, Matt</p>

<b>5.0</b>	<b>Other/Future Business</b>
<b>6.0</b>	<b>Recess/Adjournment</b>
<b><u>VOTING</u></b> It was duly passed to adjourn the meeting at 7:00 p.m. Moved by: Demuth, Robert S. Seconded by: Ahlers, Justin	



(Chairperson)



(County Administrator)