

**OFFICIAL PROCEEDINGS
PENNINGTON COUNTY BOARD OF APPEAL AND EQUALIZATION
GOVERNMENT CENTER MEETING ROOM A
JUNE 12th, 2023, 6:00 P.M.**

The Pennington County Board of Appeal and Equalization met in Meeting Room A of the Pennington County Government Center in Thief River Falls, MN, on Monday, June 12th, 2023 at 6:00 P.M.

Members present: Commissioner Seth Nelson, Commissioner Bruce Lawrence, Commissioner Neil Peterson, Commissioner Roy Sourdif, County Auditor-Treasurer Jennifer Herzberg. Members absent: Commissioner David Sorenson.

Also present: County Assessor Carl Bruzek, County Coordinator Kevin Erickson, property owners Trevor Swanson, Marland Johnson.

The members of the Board of Appeal and Equalization were sworn in by County Attorney Seamus Duffy and signed the Official Oath of Office, which is on file in the County Auditor-Treasurer's Office.

Commissioner Peterson was appointed Chairman of the meeting and called the meeting to order.

John Bohnenkamp, owner of parcel #R17.00805200, was not able to be present for his 6:00 p.m. appointment time due to unforeseen circumstances, but he was able to email an Appeal to the Board in advance of the meeting. Mr. Bohnenkamp asked for consideration on items including upkeep needed to the home, no significant property improvements, proximity to gravel and tar pits, and the current market condition. The Board reviewed all of the information and took his request for consideration under advisement.

Trevor Swanson, owner of Purdy's Shoes and related parcel #25.00330261, met with the Board and discussed how the value on the business property has increased in recent years, nearly doubling since 2022. Mr. Swanson noted four commercial property sales on Labree Ave. N. near his property, with two selling below market value and two just above market value. He stated the the only recent improvement made to the property was a new roof in 2022. He stated the property value has increased from \$75,800 in 2021, to \$93,000 in 2022, and \$152,500 for proposed value in 2023. Following discussion, the County Board took the request for consideration under advisement.

Marland Johnson, owner of parcel #25.05700211, met with the Board and questioned the valuation on his shop/garage, stating it has nearly doubled in the last two years. Discussion was held with Mr. Johnson questioning if the taxes will follow the valuation and also nearly double. The Board noted that taxes are based on many factors including budget levies and the other taxing entities involved such as the city, school, etc. It was noted that that while his property isn't being utilized for commercial use, it is in a commercial-zoned area. The County Board took his request for consideration under advisement.

Dale Furuseth, owner of parcel #17.00200900, was not present but submitted a Letter of Appeal in advance of the meeting. Mr. Bruzek presented the Appeal and discussion on the property was held, most specifically on the value of the home, as that is what Mr. Furuseth feels is valued too high given its condition and the condition of the well and septic system. The County Board took the request for consideration under advisement.

After discussion, the following actions were taken:

John Bohnenkamp property (R17.00805200): After discussion, no action was taken on the value of the property.

Trevor Swanson property (R25.00330261): Motioned by Commissioner Nelson, seconded by Commissioner Sourdif, to set the property value at \$125,000 for 2023. Motion carried.

Marland Johnson property (R25.05700211): Motioned by Commissioner Sourdif, seconded by Commissioner Lawrence, to set the property value at \$65,000 for 2023. Motion carried.

Dale Furuseth property (R17.00200900): Motioned by Commissioner Lawrence, seconded by Commissioner Nelson, to set the property value at \$187,900 for 2023. Motion carried.

The County Assessor then reviewed the actions taken by the Township and City Board of Appeal and Equalization meetings, the tillable section averages, and the township average values.

Motioned by Commissioner Lawrence, seconded by Commissioner Nelson, that the real and personal property values as returned by the Local Board of Appeal and Equalization meetings and submitted by the County Assessor be accepted and approved. Motion unanimously carried.

Motioned by Commissioner Sourdif, seconded by Commissioner Lawrence, to adjourn the County Board of Appeal and Equalization meeting at 7:03 p.m. Motion carried.

ATTEST:

Jennifer Herzberg, Auditor-Treasurer
Pennington County

Neil Peterson, Chairman
Board of Commissioners