

**MINUTES OF THE CITY COUNCIL
ST. AUGUSTA, MINNESOTA
Board of Review and Equalization Meeting
May 3, 2013**

CALL TO ORDER: The meeting was called to order by Mayor Kroll at 9:30am.

PRESENT: Mayor Kroll; Council Members Schulzetenberg and Zenzen; Assistant County Assessors Don Ramler and Steve Chmielewski and Clerk/Administrator McCabe.

OPENING COMMENTS: Mr. Ramler began by giving opening remarks about the general trend in residential, commercial and agricultural land for the past year.

Chris Sis: Chris Sis was in to discuss the valuation of land he recently purchased. He stated the purchase price was approximately \$2,700/acre and the proposed valuation is approximately \$4,650/acre. He explained the circumstances of the purchase and said he believes the purchase price is the fair market value of the land. Mr. Ramler stated he had some comparables and his conversation with the seller ended when the seller became frustrated because he sold for less than other similar properties. Mr. Ramler also explained he could revalue the property to appear as it is one parcel, bring the value down a total of \$44,000 to \$563,700.

Doug and Keri Laudenbach: Mr. and Mrs. Laudenbach were in attendance to discuss the value of the home they purchased out of foreclosure in Vienna Hills. Mr. Laudenbach indicated he believed the purchase price was closer to the market value. Mr. Ramler stated the current market value is a 4% decrease over the 2012 market value. Mr. Ramler stated he didn't know about this concern so he doesn't have comparable sales available but he is certain the foreclosure is less than the marketable value. Mr. Ramler asked if an appraisal was done when the property was purchased. Mr. Laudenbach said he has one and will provide it prior to the County meeting.

Gary and Nicole Fruth: Ms. Fruth presented an email asking for an adjustment because their home does not have a finished basement. Mr. Ramler suggested the value be adjusted accordingly.

Rod Lindquist: Mr. Lindquist presented a letter to Mr. Ramler asking him to adjust based on a how the building is laid out (warehouse space versus office space.) Mr. Ramler suggested an adjustment is appropriate.

Joan Kaiser: Ms. Kaiser presented a letter to Mr. Ramler about the value of her home recently purchased. Mr. Ramler inspected the property and found an adjustment should be made because it isn't one and a quarter story as the quarter story is only attic.

ACTION: **A motion was made to take the following actions by Mr. Zenzen:**
Chris Sis – adjust value to make appear as one parcel (-\$44,000)
Doug and Keri Laudenbach – no change
Gary and Nicole Fruth – adjust to a value of \$328,800
Rod Lindquest – adjust from \$744,700 to \$610,600
Joan Kaiser - adjust from \$80,800 to \$73,400
the motion was seconded by Ms. Schulzetenberg. Motion carried unanimously.

ADJOURMENT: **A motion was made to adjourn at 10:45am by Mr. Zenzen, seconded by Ms. Schulzetenberg. Meeting Adjourned.**

Approved this _____ day of May, 2013.

BJ Kroll, Mayor

Attest:

William R. McCabe, Clerk/Administrator