

PROCEEDINGS OF THE MURRAY COUNTY BOARD OF APPEAL AND EQUALIZATION  
MURRAY COUNTY GOVERNMENT CENTER – SLAYTON, MINNESOTA

June 14, 2022 – 6:00 p.m.

Pursuant to law as fixed by Minnesota Statute Numbers 274.13 and 274.14, the Murray County Board of Appeal and Equalization met with the following members present: Commissioners Molly Malone, Lori Gunnink, Jim Kluis Dennis Welgraven, and Dave Thiner. Also present were, Carolyn McDonald – County Administrator, Emily Ackerman – General Assistant, Amber Hansen – Deputy Assessor, Chris Baumberger– Deputy Assessor, Selena Lopez Cardenas – Deputy Assessor, Karla Ray – Deputy Assessor. Marcy Barritt - County Assessor had an excused absence.

The meeting opened with the Pledge of Allegiance to the Flag.

The following conflicts of interest were disclosed: Commissioner Malone has a conflict of interest with S&B Family Farms LLP, represented by Paul Malone – Parcel 01.016.003.0 and asked the Vice Chair Welgraven to lead this portion of the meeting. Commissioner Malone Abstained

Assessor Hansen verified attendance and verified that the Quorum requirements were met.

Assessor Hansen attested that 3 of the 5 members of the Board have been trained and certified pursuant to the training requirements have been met. It was mentioned that all of the current trainings expire on July 1, 2022, and that at least 2 more members of the board will need to go thru the training.

After taking oath as to its duties of equalizing all real estate and personal property assessments located within the County of Murray, the said Board then proceeded with its regular business for 2022 assessment for taxes payable in 2023 pertaining to sales and values.

The Board members previously received a list of taxpayers eligible for county board of appeal and equalization from the County Assessor.

Paul Malone, representing S & B Family Farms LLP, appeared before the Board to appeal the valuation of Parcel Identification Number 01.016.003.0. He requested a reduction in estimated market value from \$7,889/acre to \$6,200 because of continued flooding on the parcel due to shallow county tile. County Ditch 43 goes thru this parcel and there are petitions for repair on County Ditch 43. The drainage inspector has been on site to review the issue and found that the tile is not installed according to original specifications.

**01.016.003.0 (S&B FAMILY FARMS LLP)**

**It was moved by Thiner seconded by Kluis and passed to deny the request to reduce the estimated market value of Parcel Identification Number 01.016.003.0 (S & B Family Farms LLP) for the 2022 assessment for taxes payable in 2023. The motion passed with a roll call vote as follows:**

**Malone Abstained**

**Gunnink – No**

**Kluis – Yes**

**Welgraven – Yes**

**Thiner – Yes**

Sara Larsen appeared before the Board to appeal the valuation of Parcel Identification Number 19.022.002.1. She was appealing the evaluation of the 2022 value for her property. This last evaluation went up another \$76,000 which was a 16% increase. She felt this was higher than any other increases the county was doing. She wanted to know the comparable properties there are for her property evaluation to be based off. She has spoken with a relator and has been told there is no way she can sell her property for \$560,600. She would be happy to submit to an appraisal at the cost of the county. She stated she will continue to dispute the increases. She did ask if tax court settles with her next summer (2023 regarding the 2020 assessment) would that change the evaluation of the county. Per County Attorney Travis Smith the tax court only overturns the years that are before the tax court, the tax court recommendations could provide a good starting point for future years assessments.

**19.022.002.1 (SARA LARSON)**

**It was moved by Welgraven seconded by Gunnink and passed to deny the request to reduce the estimated market value of Parcel Identification Number 19.022.002.1 (Sara Larson) for the 2022 assessment for taxes payable in 2023.**

Assessor Hansen and Assessor Baumberger Appeared before the Board on behalf of Catherine Smith to appeal the valuation of Parcel Identification Number 25.110.007.0. The 2022 value is \$204,900, which Catherine feels is too high. She was requesting a lower value based on a fee appraisal for her home that was conducted on 2/3/2022 and stated a value of \$147,000.

**25.110.007.0 (CATHERINE SMITH)**

**It was moved by Gunnink seconded by Kluis and passed to deny the request to reduce the estimated market value of Parcel Identification Number 25.110.007.0 (Catherine Smith) for the 2022 assessment for taxes payable in 2023.**

No one appeared before the board for the following Parcels, 01.002.002.0, 01.003.001.0, 01.003.002.0, 01.009.009.0, 05.034.005.0 Duane and Marilyn N Jans Revocable Intervivos Trust. No Action was taken.

No one appeared before the board for the following Parcels, 25.260.004.0, 25.260.005.0, 25.950.028.0, 25.950.033.0, 25.950.034.0, 25.950.035.0. Windmill Home Rentals, LLC. No Action was taken.

No one appeared before the board for the following Parcel 29.100.025.0. Richard Morin. No Action was taken.

No one appeared before the board for the following Parcel 11.021.003.0 Wayne E. Carlson Irrevocable Cabin Trust. No Action was taken.

Deputy Assessor, Amber Hansen and Deputy Assessor Chris Bamberger made recommendations on the following parcels:

Name	Parcel Number(s)
Charles & Georgia Lursen	25.036.007.1
David Swenson Revocable Trust	29.010.014.0
Travis & Corey Lickness, c/o Judy Lickness	29.100.123.0
Slayton City	29.220.011.0
Terry Ann Beers	29.300.002.0
Douglas & Nancy Lee Pierson Revocable Living Trust	29.415.006.1
Leland Lokker	29.540.010.0
Donna Knapp & Gary Peters	27.121.036.0
Brian & Bonnie Christiansen	29.290.001.0
Steven & Lonna Holmgren	06.017.008.0

**25.036.007.1 (Charles and Georgia Lursen)**

It was moved by Gunnink seconded by Welgraven and passed to reduce the estimated market value of Parcel Identification Number 25.036.007.1, Charles and Georgia Lursen from \$222,100 to \$217,100 (reduction of \$5,000) for the 2022 assessment for taxes payable in 2023.

**29.010.014.0 (David Swenson Revocable Trust)**

It was moved by Gunnink seconded by Welgraven and passed to reduce the estimated market value of Parcel Identification Number 29.010.014.0, David Swenson Revocable Trust \$97,000 to \$94,100 (reduction of \$2,900 for the 2022 assessment for taxes payable in 2023).

**29.100.123.0 (TRAVIS AND COREY LICKNESS, C/O JUDY LICKNESS)**

It was moved by Gunnink seconded by Welgraven and passed to reduce the estimated market value of Parcel Identification Number 29.100.123.0, Travis & Corey Lickness, c/o Judy Lickness from \$42,200 to \$40,900 (reduction of \$1,300) for the 2022 assessment for taxes payable in 2023.

**29.220.011.0 (SLAYTON CITY)**

It was moved by Gunnink seconded by Welgraven and passed to reduce the estimated market value of Parcel Identification Number 29.220.011.0, Slayton City from \$96,100 to \$75,500 (reduction of \$20,600) for the 2022 assessment for taxes payable in 2023.

**29.300.002.0 (TERRY ANN BEERS)**

It was moved by Gunnink seconded by Welgraven and passed to reduce the estimated market value of Parcel Identification Number 29.300.002.0, Terry Ann Beers from \$166,300 to \$164,300 (reduction of \$2,000) for the 2022 assessment for taxes payable in 2023.

**29.415.006.1 (DOUGLAS AND NANCY LEE PIERSON REVOCABLE TRUST)**

It was moved by Gunnink seconded by Welgraven and passed to reduce the estimated market value of Parcel Identification Number 29.415.006.1 Douglas and Nancy Lee Pierson Revocable Living Trust from \$818,600 to \$815,000 (reduction of \$3,600) for the 2022 assessment for taxes payable in 2023.

**29.540.010.0 (LELAND LOKKER)**

It was moved by Gunnink seconded by Welgraven and passed to reduce the estimated market value of Parcel Identification Number 29.540.010.0 Leland Lokker from \$11,900 to \$11,200 (reduction of \$700) for the 2022 assessment for taxes payable in 2023.

**27.121.036.0 (DONNA KNAPP AND GARY PETERS)**

It was moved by Malone, seconded by Kluis, and passed to change the estimated market value of Parcel Identification Number 27.121.036.0 Donna Knapp & Gary Peters from \$60,800 to \$94,900 for the 2022 assessment for taxes payable in 2023.

**29.290.001.0 (BRIAN AND BONNIE CHRISTIANSEN)**

It was moved by Malone, seconded by Kluis, and passed to change the estimated market value of Parcel Identification Number 29.290.001.0 Brian and Bonnie Christiansen \$122,800 to \$148,700 for the 2022 assessment for taxes payable in 2023.

**06.017.008.0 (STEVEN AND LONNA HOLMGREN)**

It was moved by Malone, seconded by Kluis, and passed to change the estimated market value of Parcel Identification Number 06.017.008.0 Steven and Lonna Holmgren \$67,700 to \$133,800 for the 2022 assessment for taxes payable in 2023.

There being no further business the meeting was adjourned at 7:17 p.m.

ATTEST: \_\_\_\_\_  
County Administrator

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Chairman of the Board