

**BEMIDJI CITY COUNCIL
BOARD OF REVIEW
May 4, 2010**

Pursuant to due call and published notice, the Board of Review of the City of Bemidji met at City Hall at 5:00 p.m. on Tuesday, May 4, 2010, for the purpose of reviewing and correcting the assessment of properties within city limits of the City of Bemidji for the year of 2010. Acting Chairman Jerry Downs called the meeting to order at 5:00 p.m.

Upon roll call, the following Board Members were declared present: Downs, Johnson, Hellquist, Meuers Absent: Lehmann, Negard

Others present: Joe Skerik, Debbie Tuck – Beltrami County Assessor's Office
City Clerk Kay Murphy

THE FOLLOWING PROPERTY OWNER APPEARED:

Bob (Daniel) Lucas, 1309 S. Lake Irving Drive SW (Seasonal home), noted that there was a significant increase in the property value of his vacant lot, Parcel #80.00415.00. The lot is located at the dead end of South Lake Irving Drive and has significant wetland and he believed it was an unbuildable lot.

Skerik stated that he has met with Mel Milender, Joint Planning Board, regarding this lot and whether it can be built on. Milender indicated that it is buildable lot with concerns. However, there is a property line issue to resolve. Skerik recommended that the property value be left the same based on the JPB's finding that it is a buildable lot.

Mr. Lucas stated that he is willing to go through the process to determine if the lot is buildable but would like relief from the high value for 2010. Skerik stated that if he finds out otherwise he would make an adjustment.

Council directed Skerik to work with the property owner and the Joint Planning Board to establish whether the lot is buildable and adjust property value if needed.

PRESENTATION BY ASSESSOR

Chief Deputy County Assessor Joe Skerik provided a brief overview of the system used to establish the Estimated Market Value throughout the City. He noted that the housing market is stable but slow. Sales volume is down approximately 53% from the best years in 2006 and 2007. He stated that residential properties were reduced city wide 5.75%. He stated there were only six commercial property sales last year with a median ratio of 92.08%.

OTHER ADJUSTMENTS

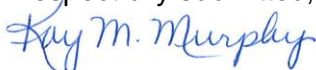
Skerik provided a list of properties that were reviewed and recommended for adjustment for 2010. He also provided a list of property owners that were unable to attend the meeting but expressed concern about their valuations. Skerik noted that arrangements have been made to review those properties and report back to the Board.

Following a review and discussion of the information provided, and having heard concerns of those present, the Board authorized the Assessor to make adjustments as warranted. **Motion by Meuers, second by Waldhausen, to accept the 2010 assessments. Motion carried by unanimous vote.**

ADJOURN

There being no further business, motion by Waldhausen, second by Meuers, to adjourn the meeting. Motion carried. Meeting adjourned at 5:10 p.m.

Respectfully submitted,



Kay M. Murphy
City Clerk