

**BEMIDJI CITY COUNCIL**  
**BOARD OF REVIEW**  
**BEMIDJI, MINNESOTA**  
**May 4, 2004**

Pursuant to due call and published notice, the Board of Review of the City of Bemidji met at City Hall at 7:00 p.m. on Tuesday, May 4, 2004 for the purpose of reviewing and correcting the assessment of properties within city limits of the City of Bemidji for the year of 2004. Chairman Richard Lehmann called the meeting to order at 7:00 p.m..

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

Assessor Skerik provided a brief overview of the system used to establish the Estimated Market Value throughout the City, and discussed legislative activities relative to property valuation.

Councilmembers inquired about a portfolio of recent sales in the City, noting that it has provided some assistance in past years. Skerik noted that he had not prepared the portfolio this year, but will provide the information in the future.

**THE FOLLOWING PROPERTY OWNERS APPEARED:**

Andrew & Vera Allen, expressed concerns because the valuation on their home increased from \$122,000 to \$132,000. Skerik noted that the established valuation is within 95% of the actual market value, and volunteered to meet with the property owner for further review.

Floyd & Phyllis Kreuth, 3613 Cedar Lane, noted that the valuation is up 35% from last year (\$84,200 to \$113,500). There have been no improvements on the home outside of maintenance and upkeep. Skerik will revisit the home for further review.

Leslie Wood, 415 Gould Avenue, purchased the property for \$87,000 in 2003, after it had been on the market 1-1/2 years with no offers. The current valuation is shown as \$104,400. Skerik will revisit the home for further review.

Elizabeth Hanson, 2120 Birchmont Drive questioned the 16% increase in valuation from \$169,200 in 2003 to \$197,400 this year. She noted that there have been no improvements on the home other than maintenance and upkeep. Skerik noted that this is lakeshore property. He will revisit the home for further review.

Phyllis Declusin, 303 29<sup>th</sup> Street questioned the increase from \$49,800 to \$58,000. She noted the home is a one-bedroom structure, which needs many repairs. There is no central heat and no city water. Recent maintenance improvements include siding and a new roof. Property owner will contact Skerik to set up an appointment for a revisit.

Roger's Two-Way, 1<sup>st</sup> Street SE, questioned a \$2,000 valuation on a portion of the vacated alley adjacent to his property. He also related some issues with a neighbor who started construction of a garage without appropriate permits, setbacks, etc. Skerik agreed to meet with the property owner to discuss the valuation.

Robert Ryan, 424 Roosevelt, questioned the increase in valuation from \$96,500 to \$154,800. Skerik agreed to revisit the home for further review.

**OTHER ADJUSTMENTS**

Assessor Skerik reviewed a list of property owners who were unable to attend the meeting but had concerns about their valuations. He agreed to review those complaints and report back to the board.

**ADJOURN**

Based on the number of unresolved issues and the need for further review by the assessor, motion by Meuers, second by Zachman, to recess and continue the hearing to May 17, 2004, at 6:30 PM. All voted aye. Motion carried.

Shirley Sherman, City Clerk