

**BEMIDJI CITY COUNCIL
BOARD OF REVIEW
April 24, 2017**

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 Monday, April 24, 2017, for the purpose of reviewing and correcting the assessment of properties within city limits of the City of Bemidji for the year of 2017 payable in 2018. Chair Rita Albrecht called the meeting to order at 5:00 p.m.

Upon roll call, the following Board Members were declared present: Albrecht, Meehlhause, Johnson, Erickson, Larson Absent: Hellquist

City Staff: City Attorney Alan Felix, Deputy City Clerk Michelle Miller
Beltrami County Assessor's Office: Joe Skerik, Steph Rockensock

PRESENTATION BY ASSESSOR

County Assessor Joe Skerik stated that ratios are required to be between 90% and 105% which is estimated value compared to sale price. The following sales data reflects the timeframe of October 1, 2015 through September 30, 2016:

- In the City of Bemidji this year values increased 6.4% overall, resulting from new construction and market adjustments to Residential, Commercial and Apartments.
- The adjusted residential ratio is at 96.24% with 185 sales.
- Commercial values are up with 15 commercial sales had a ratio of 96.68%.
- Apartment values are up with three sales at 93.72%.
- New construction of taxable property was at \$10,297,300. He noted that county-wide new construction was up at \$44,352,800.
- County-wide sales of residential and seasonal homes - 517 sales with a ratio of 95%.
- The market values of sales and volume of sales are both increasing.

THE FOLLOWING PROPERTY OWNER APPEARED:

Annette Meyer, 519 3rd Street SE, expressed concerns about the assessed value on her home on 3rd Street SE (Parcel # 80.03552.00). She purchased the house in 2015 for \$50,000. It had a Minnesota Department of Health lien on it and the house was in very poor condition and full of garbage. The house was built in 1910, still has black/porcelain wire electrical, needs a new sewer, the floor joists are cracked and has a six inch drop from the front of the kitchen to the end of the kitchen. The current value of the property is \$87,400. She has done some minor work to it but does not feel the value of the house should be that high.

Skerik stated he will go look at the house to see if he can make any adjustment to the current value. He will also discuss the current property tax classification with the homeowner as it is currently classified Residential, Non-Homestead. Consensus of the Board was that Skerik and the homeowner should negotiate an adjustment to the value and any resolution they come to would be brought to the County Board on June 20 for approval.

OTHER ADJUSTMENTS

Skerik recommended the Council approve the adjustments to the Estimated Market Value (EMV) for property owners who have contacted the Assessor's office on the following parcels:

	<u>Parcel #</u>	<u>Changes to EMV</u>
1.	80.06686.00	-\$41,026
2.	80.04022.00	-\$46,929

Motion by Meehlhause, seconded by Larson, accepting the 2017 adjustments as recommended by the County Assessor. Motion carried unanimously.

Motion by Meehlhause, seconded by Larson, for Skerik and Meyer to negotiate and resolve any adjusted value to the home value and authorizing any corrections to go before the County Board. Motion carried unanimously.

ADJOURN

Motion by Meehlhause, seconded by Erickson, to adjourn the meeting. Motion carried.
Meeting adjourned at 5:30 p.m.

Respectfully submitted,

A handwritten signature in blue ink that reads "Michelle R. Miller". The signature is written in a cursive style with a large initial "M".

Michelle R. Miller
Deputy City Clerk