

**BEMIDJI CITY COUNCIL
BOARD OF REVIEW
May 7, 2018**

Pursuant to due call and published notice, the Board of Review of the City of Bemidji met to reconvene from the April 23, 2018 meeting, at City Hall at 5:00 p.m. on Monday, May 7, 2018, for the purpose of reviewing and correcting the assessment of properties within city limits of the City of Bemidji for the year of 2018 payable in 2019. 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, Hellquist, Johnson, Lehmann, Erickson, Larson

City Staff: City Manager Nate Mathews, City Attorney Alan Felix, 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, 2016 through September 30, 2017:

- In the City of Bemidji values increased 2.18% overall, resulting from new construction and market adjustments to Residential, Commercial and Apartments.
- The adjusted residential ratio is at 94.16% with 196 sales. Overall, there was not a lot of change in residential values.
- Commercial values are up with 13 commercial sales and a ratio of 95.66%. This is an increase of 10% due to under-values in the Industrial park and Downtown.
- Apartment values had one sale at 63.45% (values have been increasing almost 10%).
- New construction of taxable property was \$15,971,900. He noted that county-wide new construction was \$47,535,900.
- County-wide sales of residential and seasonal homes was 563 sales and a ratio of 95.38%.
- The market values of sales and volume of sales are both increasing.

PROPERTY OWNERS WISHING TO BE HEARD

Chair Albrecht opened the public hearing at 5:23 p.m.; hearing no comments, closed the hearing at 5:23 p.m.

ASSESSOR'S RECOMMENDATIONS FOR ADJUSTMENTS FOR PROPERTY OWNERS WHO HAVE CONTACTED THE ASSESSOR DIRECTLY BY TELEPHONE OR WRITTEN COMMUNICATION

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. 80.04316.00	-\$ 25,625
2. 80.04686.00	-\$ 5,725
3. 80.06648.00	-\$232,344
4. 80.05569.00	-\$ 14,960

Motion by Erickson, seconded by Larson, accepting the 2018 adjustments as recommended by the County Assessor. Motion carried unanimously.

Skerik advised the Board of a couple of tax court petitions that may affect the City in the future. If the petitioners are successful the City may have to pay back any taxes that were paid.

ADJOURN

Motion by Lehmann, seconded by Meehlhause, to adjourn the meeting. Motion carried. Meeting adjourned at 5:35 p.m.

Respectfully submitted,



Michelle R. Miller
City Clerk