

**CITY OF HANOVER
LOCAL BOARD OF APPEALS AND EQUALIZATION
APRIL 7, 2015 – OFFICIAL MINUTES**

Call to Order/Pledge of Allegiance Local Board of Appeal and Equalization:

Mayor Chris Kauffman called the 2015 Local Board of Appeal and Equalization of Tuesday, April 7, 2015 to order at 7:00 p.m. Present were Mayor Kauffman, Councilors John Vajda, Doug Hammerseng, Ken Warpula, and Jim Zajicek. Also present were City Administrator Brian Hagen, Public Works Supervisor Scott Vogel, City Attorney Jay Squires and City Planner Cindy Nash. Assessors present included Conrad Anderson and Tammy Anderson from Wright County and from Hennepin County were Connor Rausch and Melissa Potter. There were several guests in attendance.

Conrad Anderson from Wright County Assessor's Office read an opening statement explaining the purpose of the meeting. Tammy Anderson welcomed herself to Hanover. Tammy has been assigned to Hanover. She stated that residential values flattened out over the last year. There was a 4% increase to home values, whereas the prior year saw a 10 % increase. To compare Wright County as a whole saw a 5% increase in home values over the last year.

Connor Rausch and Melissa Potter from Hennepin County Assessor's Office stated that residential homes off of the river saw an 8.9% increase in values. Residential properties on the river increased 5.4% in value. Townhome values increased 43.5% over the last year. Overall value increase for Hanover in Hennepin County was 9.5%.

At this time the local board opened the floor for comments from the public.

Todd Bartels – Pearson Brothers

Bartels stated he was present on behalf of Pearson Brothers. Pearson Brothers own vacant parcels in the Industrial Park, which where once a single unplatted piece of land. Since platting the land, these individual parcels have seen an increase of 300% in value. Bartels did state that the full tax amount would be phased in over seven years, but claimed they were informed taxes would not be affected by platting the land. Tammy Anderson stated the Assessors must view the land as it is. Given it is platted land with infrastructure improvements, the value would increase. Bartels asked if it would be possible to unplat the land. Mayor Kauffman suggested sending the appeal to the County level. This would give time to consider potential alternatives for Pearson Brothers.

Martin Waters

Waters asked what the process was for appealing tax value. Tammy Anderson explained it starts with this meeting. Council then decides whether to have the appeal heard by the County. If value is appealed, the Assessor would visit the property for a thorough assessment. Waters requested reconsideration of his property's tax value.

MOTION by Warpula to allow Wright County to consider the appeals of Pearson Brother's vacant industrial property and Martin Water's property, seconded by Zajicek. **Motion carried unanimously.**

219 Jandel Ave

Tammy Anderson stated that the property was built in 1992. Since that time no updates have been made to the home and therefore it remains in its' original condition. Wright County recommends adjusting the value from \$346,000 down to \$323,800.

339 Jandel Ave

Tammy Anderson stated the property has had deferred maintenance over the years. Wright County recommends adjusting the value from \$470,800 down to \$432,000.

MOTION by Vajda to approve the two adjustments as recommended, seconded by Hammerseng. **Motion carried unanimously.**

Roy Trullinger

Trullinger expressed concerned about the large increase to his property value. He stated over the last several years the value was around \$150,000. Rausch explained that the value is based on comparable sales in the area. Townhomes particularly saw a large increase in value. Other townhomes in the same neighborhood sold for approximately \$260,000 last year. Rausch further stated that Trullinger’s property is valued at approximately \$205,000 to reflect an unfinished basement. Trullinger requested a reconsideration of his property value.

MOTION by Hammerseng to allow Hennepin County to consider the appeal of Trullinger’s property, seconded by Warpula. **Motion carried unanimously.**

Adjournment:

MOTION by Warpula to adjourn at 7:33 pm, seconded by Hammerseng. **Motion carried unanimously.**

APPROVED BY:

Chris Kauffman, Mayor

ATTEST:

Brian Hagen, City Administrator