



## LOCAL BOARD OF APPEAL AND EQUALIZATION MINUTES

April 15, 2024 – 6:15 pm  
Council Chambers  
Albertville City Hall

### 1. Call to Order

Mayor Hendrickson called the meeting to order at 6:19 pm.

**Present:** Mayor Hendrickson, Councilmembers Hayden, Olson and Zagorski

**Absent:** Councilmember Cocking

**Staff Present:** City Administrator Nafstad, Finance Director Lannes, City Clerk Luedke

**Also Present:** Wright County Assistant Assessor Tammy Anderson and Wright County Appraiser Corey Czycalla

### 2. Assessor's Presentation

Wright County Assistant Assessor Anderson and Appraiser Czycalla provided the following information and answered questions from Council:

- The purpose of this Local Board of Appeal and Equalization is to review the 2024 assessment for taxes due and payable in 2025.
- A quorum must be present and at least one of the members must be "Training Certified" under Minnesota Statutes, Section 274.014.
- Minnesota State law requires the Assessor to value property at 100% of market value; however, the Statutes allow the Assessor to be within a range of 90 to 105% of market value.
- The sales ratio study period was from October 1, 2022 through September 30, 2023. The sales data from the study period was used to appraise property as of the January 2, 2024 assessment date.
- During the study, Albertville had 97 qualified sales used in the sales ratio study.
- The state time adjusted median sales ratio was 99.38%. After adjusting for market conditions and equalization for the 2024 assessment, the final ration is 95.72% which is a result of a -2.64% decrease of total City residential value.

Appraiser Czycalla provided an overview of the 13 calls he received from Wright County residents with 6 of them being from Albertville residents. He also provided an overview of the review process if the residents had questions on their property value. He said the calls were way down from recent years. Appraiser Czycalla said after reviewing the properties, he had a total of one residential and Assistant Assessor Anderson had one commercial property that they had recommended a reduction on. He answered questions from the Council.

### 3. Public Hearing

Mayor Hendrickson called for the Local Board of Appeal and Equalization public hearing to open.

**MOTION** made by Councilmember Hayden, seconded by Councilmember Olson to open the public hearing. Ayes: Hayden, Hendrickson, Olson and Zagorski. Nays: None. Absent: Cocking. The motion carried.

There was no one in the audience that wished to speak.

Assessor Czycalla said the property he recommended a reduction on was PID# 101-062-005080 – 10485 Karston Ave NE reducing it from \$488,700 to \$480,300 based on cleaning up an error in the County's records.

**MOTION** made by Councilmember Olson, seconded by Councilmember Zagorski to accept the recommended changes from the Wright County Assessors. Ayes: Hayden, Hendrickson, Olson and Zagorski. Nays: None. Absent: Cocking. The motion carried.

Assistant Assessor Anderson said the commercial property the assessors recommended a reduction was PID# 101-022-002020 – Albertville Storage, 5458 Barthel Industrial Drive NE reducing it from \$2,088,000 to 1,975,800 due to additional depreciation.

**MOTION** made by Councilmember Hayden, seconded by Councilmember Zagorski to accept the recommended changes from the Wright County Assessors. Ayes: Hayden, Hendrickson, Olson and Zagorski. Nays: None. Absent: Cocking. The motion carried.

Appraiser Czycalla requested to open an appeal on the following properties to allow the individuals to work with the Wright County's Assessors office prior to the Wright County Board meeting.

Gary & Deborah Van Wyhe – 101-068-001050 – 10455 Karston Circle NE

Patricia & Donald Vorderbruggen – 101-014-002030 – 11300 60<sup>th</sup> Street NE

Jillian Hendrickson – 101-093-010110 – 6638 East Laketowne Drive NE

**MOTION** made by Councilmember Hayden, seconded by Councilmember Olson to open the appeals to allow individuals to work with the Wright County Assessors. Ayes: Hayden, Hendrickson, Olson and Zagorski. Nays: None. Absent: Cocking. The motion carried.

**MOTION** made by Councilmember Hayden, seconded by Councilmember Zagorski to close the public hearing. Ayes: Hayden, Hendrickson, Olson and Zagorski. Nays: None. Absent: Cocking. The motion carried.

#### 4. Adjournment

**MOTION** made by Councilmember Hayden, second by Councilmember Olson to adjourn the meeting at 6:57 pm. Ayes: Hayden, Hendrickson, Olson and Zagorski. Nays: None. Absent: Cocking, The motion carried.

Respectfully submitted,



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Kristine A. Luedke, City Clerk