

Dassel, MN

# Board of Appeal & Equalization Meeting

Minutes

Wednesday, April 9, 2025 at 6:00 pm

## 1. Call to Order

### Minutes:

Meeting called to order by Mayor Lalone at 6:01 pm.

### a. Roll Call

Council members Gaertner, Landrus, Suchy, Thurn & Mayor Lalone

### Minutes:

Members present Gaertner, Landrus, Suchy, Thurn & Mayor Lalone. Members absent: None.

Meeker County Staff present: Melissa Voigt, County Assessor, Lisa Lindeman, Appraiser, Shelley Miller, Appraiser Trainee, Michaela Stade, Appraiser.

Residents present: Brian Bondhus, 231 5th St. S., Glenn Schumann, 1135 Summit Cove, Jeremy Raasch, 230 5th St. S., Debbie Burandt, 1017 Sunrise Circle, Lisa Carlson, 1005 Sunrise Circle, Paul Haekenkamp, 1675 8th Ave. Hutchinson.

## 2. Business Item

### a. Brief Overview from Assessor

### Minutes:

Assessor Voigt gave an overview of the process to make sure everyone has a fair and equitable market value for taxes payable 2026. The findings must be sustained by facts and then would be forwarded to the county in June for consideration. Cannot reduce the overall estimated market value for the jurisdiction by more than 1%, so there can be no blanket reduction across the board. The current overall market value for the City of Dassel is \$167,796,600.00, so the amount cannot be reduced by more than \$1,677,966.00. The property owners that they may only appeal the estimated market value or EMV, and that the appeals process is concerning the amount, not tax amount.

### b. Public Comments/Questions

### Minutes:

Brian Bondhus, 231 5th St. S. had questions as to why his statement shows that he has vinyl windows, patio and a full basement when he does not. His basement is partial and unfinished, and Bondhus stated he has a concrete slab where a shed once was but no patio. Bondhus also asked for clarification on the assessment process, stating he has requested an appointment with the assessor's office and had not heard back from them. An appointment was scheduled during the discussion to a visit to his property. Voigt said she'd suggest no change until they can get in to inspect.

Glenn Schumann, 1135 Summit Cove asked why his value went up 10 1/2%

and Voigt stated it actually went down from the prior year. Schumann asked about the valuation of his 2 vacant lots and questioned why the valuation is so different. 23-0739300 value \$9,300.00 and 23-0739200 \$20,400.00. Voigt stated since they are tied to a homestead, the value is tiered down. No change suggested.

Paul Haekenkamp, 1675 8th Ave. Hutchinson asked how his value is figured on his vacant lot behind the bank off of Hwy 12 on Haekenkamp Drive. EMV for this property is \$220,800.00 and it is based off of square footage according to Voigt who stated she will review other commercial properties within city limits for comparison.

Lisa Carlson, 1005 Sunrise Circle VP of the Homeowners Association in Sunrise Circle asked for a little insight from the county. Carlson stated they are an association and do not own the land surrounding their homes, it belongs to be developer and is community property. Thier houses are identical, built by the same builder, and they're being valued exactly the same. The concern she is bringing forward is of the president of the HOA Kargas PID 23-0750000 and his home valuation being the same as a home on Summit Cove PID 23-0734000. Carlson stated Sunrise Circle is a private drive and is not maintained by the city. Voigt reiterated that it comes down to square footage and amenities. Carlson is there acting as a representative for herself and Kargas.

### c. Recommendations from Assessor

#### **Minutes:**

Motion by Gaertner, seconded by Suchy to approve no change in the estimated market value EMV for 2026 to the properties listed. Motion carried.

Brian Bondhus 23-0170000 \$327,900.00 Glenn Schumann 23-0799000 \$425,500.00, 23-0739300 \$9,300.00, 23-0739200 \$20,400.00 Paul Haekenkamp 23-0010000 \$220,800.00 Lisa Carlson 23-0742000 \$327,400.00 Scott Kargas 23-0750000 \$363,900.00

Motion by Gaertner, seconded by Landrus to accept the Assessor's recommendations of values of the 6 properties listed. Motion carried.

Michael & Danielle Lipe, 23-0790000 value decrease from \$459,000.00 to \$420,200.00 Lund Family Rev Living Trust 23-0552000 value decrease from \$448,100.00 to \$391,700.00 Ken & Roxie Kanninen 23-0658000 value decrease from \$434,500.00 to \$414,500.00 CJ Moe Rentals 23-0018000 value decrease from \$325,000.00 to \$275,400.00 CJ Moe Rentals 23-0018002 value decrease from \$326,300.00 to \$289,000.00 CJ Moe Rentals 23-0018001 value decrease from \$326,700.00 to \$281,100.00

### 3. Recess / Adjourn

#### **Minutes:**

Motion by Landrus, seconded by Gaertner to adjourn at 7:25 pm. Motion carried.