

City of Winsted  
Local Board of Appeal and Equalization  
Council Chambers  
April 21, 2009  
5:00 p.m.

Present: Mayor Steve Stotko  
Council Member Tom Wiemiller  
Council Member Tom Ollig  
Council Member Bonnie Quast  
Council Member Dave Mochinski

Staff Present: Brent Mareck, City Administrator  
Deb Boelter, City Clerk-Treasurer

McLeod County Assessors' Office: Sue Schulz, McLeod County Assessor's Office  
Jodi Sell, McLeod County Assessor's Office

Mayor Stotko called the meeting to order at 5:00 p.m.

Mayor Stotko introduced McLeod County Assessor, Sue Schulz.

Schulz stated she would be presenting information on the 2009 Estimated Market Values and after her presentation, City of Winsted residents would be given a fair and objective forum for them to appeal their valuation or classification of their property.

Schulz presented her report on the 2009 Estimated Market Value. Wiemiller asked Schulz to clarify the 2009 property tax reduction program available to veterans. Schulz explained how the property tax reduction program works for veterans and what qualifications a veteran must meet to participate in the program. Schulz explained that the property taxes not paid by the veterans will be shifted to all taxpayers. Schulz stated that the property taxes paid on agricultural land will see the largest increase in property taxes.

Lenora Kubasch, 210 – 6<sup>th</sup> Street North, asked if the value for vacant land versus occupied land has changed. Schulz stated that it has not changed. Schulz stated that the use of the land may change its assessed value. Schulz stated that a resident should contact the Assessor's office to reevaluate a property if its use has changed. Kubasch asked what a resident would do if the City would decide to rezone a property. Schulz stated that if the City would rezone a property, the property owner would need to contact the Assessor to have the property reevaluated to determine if the rezoning changed the property's assessed value.

Roger Grotbo, 661 Pheasant Run, asked Schulz if the percentage of change to the assessed value of a property is different for a higher valued home than a lower valued home. Schulz stated that the percentage is typically the same.

Bill Gilk, 420 Lake Drive, asked Schulz if the Local Board of Appeals and Equalization was going to be an Open Book Meeting, where appeals were decided by the McLeod County Board of Commissioners or if the Winsted City Council had been empowered to make decisions on assessed values. Schulz stated that the Winsted Mayor and Council Members had all attended Local Board of Appeals and Equalization training and were able to make decisions on assessed value appeals.

Kurt Landin, 133 Fairlawn Avenue East, stated that the 2009 market value for his property is \$13,000 more than what he paid for it and asked Schulz how many years she anticipates it will be before his market value decreases. Schulz stated that she anticipates that market values will be going down in 2010.

Mareck asked Schulz if it was fair to say that market values will remain the same except for new construction. Schulz stated that on average, they will remain the same.

Gilk addressed the City Council asking them to decrease the market value of his property at 420 Lake Drive. Gilk stated that the market value is currently \$251,000 and he requested that they decrease his market value to \$205,000.

Schulz recommended that the City Council leave Gilk's market value for his property at 420 Lake Drive at \$251,000.

**Ollig motioned to keep the assessed value for Bill Gilk's property at 420 Lake Drive at \$251,000. Wiemiller seconded. Motion carried 4-1. Quast abstained.**

Schulz made a recommendation to the City Council that they decrease the assessed value for Milan and Melissa Thiemann's property at 663 Pheasant Run, Parcel Identification Number 21.0021250 from \$238,400 to \$233,300.

**Ollig motioned to decrease the assessed value for Milan and Melissa Thiemann's property at 663 Pheasant Run, Parcel Identification Number 21.0021250 from \$238,400 to \$233,300. Wiemiller seconded. Motion carried 5-0.**

**Ollig motioned to adjourn. Quast seconded. Motion carried 5-0.**

Respectfully submitted,

Deborah R. Boelter  
City Clerk-Treasurer