

CITY OF VERGAS
Board of Review
Wednesday, April 05, 2023 1:00 P.M.

The City Council of Vergas met for the annual board of review at 1:00 p.m., Wednesday, April 6, 2022 in a hybrid meeting in the Smart Room at the Vergas Event Center and on zoom with the following members present: Mayor Julie Bruhn, Council Members, Dean Haarstick, Paul Pinke, Bruce Albright and Natalie Fischer. Absent: none. Also present: Clerk-Treasurer Julie Lammers, Otter Tail County Assessor Tony Vigen, Otter Tail County Supervisor Kevin Scheidecker, Otter Tail County Assessor Joel Dulski, Beth Finkelson, Otter Tail County Assessor Trainee, John Thiessen, Jerry Johnson, Tom Wollin, Dan Bueide, Michelle Bueide, Heather Jacobson, Randy Mcnea and Patty Mehrer.

Mayor Julie Bruhn called the meeting to order.

County Assessor Tony Vigen introduced himself and the County staff.

General Assessment Information: 13 sales on homes in Vergas – no sales on the lake. 5% increase on buildings in Vergas and a 15% increase for all city residents. Long Lake seen a large jump in value going from \$1900.00 to \$3,000 a foot. 2024 market values are based upon sales activity from 10-1-2021 to 9-33-22. The Minnesota Department of Revenue requires a sales ratio of 90% to 105%.

The following properties were discussed:

Parcel	Address	Notes
82000500036001	802 E Scharf Ave	This property is triangle and has a 48% reduction due to shape.

Motion by Albright, seconded by Pinke to have no change at 802 E Scharf based on recommendation for the County Assessor. Motion passed unanimously.

82000500038000	860 E Scharf Ave	
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Motion by Albright, seconded by Pinke to have no change at 860 E Scharf based on recommendation for the County Assessor. Motion passed unanimously.

82000990266000	1045 E Scharf Ave	
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Motion by Albright, seconded by Pinke to have no change at 1045 E Scharf based on recommendation for the County Assessor. Motion passed unanimously.

82000990257000	1020 E Scharf Ave	
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Motion by Fischer, seconded by Albright to continue discussion at another meeting. Motion passed unanimously.

82000990118000	102 Park View Drive	
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Motion by Albright, seconded by Pinke to have no change at 102 Park View Drive based on recommendation for the County Assessor. Motion passed unanimously.

82000990178000	106 Park View Drive	
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Motion by Fischer, seconded by Albright to continue discussion at another meeting. Motion passed unanimously.

82000990269000	110 Scharf Ave E	
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Motion by Albright, seconded by Pinke to have no change at 110 E Scharf based on recommendation for the County Assessor. Motion passed unanimously.

82000500188001 1206 Frazee Ave E

Motion by Albright, seconded by Pinke to lower value from \$149,400 to \$147,900 removing the value of the car port. Motion passed unanimously.

Discussion on the properties consisted of the following. Albright reviewed options the Council has they can either make no change or recess and look at information and have another meeting. Albright stated a Council member should be present at the Ottertail County meeting on June 14, 2023. Vigen stated an assessor cannot use the sale of bare lots. We need to change laws by speaking with county commissioners and state legislatures both as council members and as individuals. Scheidecker stated there is no property type that has not seen an increase.

Parcel	Address	Notes	Recommendations
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The following 10 lots had errors made in coding and County recommends changes in value.

Motion by Albright, seconded by Pinke to lower the value on 82000990269000 from \$299,200 to \$200,400.00. Motion Passed unanimously.

Motion by Albright, seconded by Pinke to lower the value on parcel 82000990270000 from \$298,200 to \$199,800.00. Motion Passed unanimously.

Motion by Albright, seconded by Pinke to lower the value on parcel 8200099027200 from \$281,500 to \$205,100.00. Motion Passed unanimously.

Motion by Fischer, seconded by Pinke to lower the value on parcel 82000990273000 from \$294,000 to \$205,600.00. Motion Passed unanimously.

Motion by Fischer, seconded by Pinke to lower the value on parcel 82000990274000 from \$294,700 to \$204,300.00. Motion Passed unanimously.

Motion by Fischer, seconded by Pinke to lower the value on parcel 82000990275000 from \$284,800 to \$196,400.00. Motion Passed unanimously.

Motion by Fischer, seconded by Pinke to lower the value on parcel 82000990276000 from \$241,000 to \$203,700.00. Motion Passed unanimously.

Motion by Fischer, seconded by Pinke to lower the value on parcel 82000990277000 from \$317,300 to \$212,600.00. Motion Passed unanimously.

Motion by Fischer, seconded by Pinke to lower the value on parcel 82000990278000 from \$332,600 to \$216,100.00. Motion Passed unanimously.

Motion by Fischer, seconded by Pinke to lower the value on parcel 82000990279000 from \$329,800 to \$220,900.00. Motion Passed unanimously.

Scheidecker stated the City Council has authority to make changes, but all other properties will be figured at a different rate. If this goes to the County Board it would give the County time to look at changes for all of the lake. Bueide stated the Council is passing the buck if they don't use the information and make a recommendation.

Motion by Albright, seconded by Pinke to recess meeting at 3:20 p.m. to Monday, April 24, 2023 at 3 pm.

CITY OF VERGAS
Board of Review
Monday, April 24, 2022 3:00 P.M

The City Council of Vergas reconvened the board of review at 3:00 p.m., Monday, April 24, 2023 in a hybrid meeting in the Smart Room at the Vergas Event Center and on zoom with the following members present: Mayor Julie Bruhn, Council Members, Dean Haarstick, Paul Pinke, Bruce Albright and Natalie Fischer. Absent: none. Also present: Clerk-Treasurer Julie Lammers, Otter Tail County Assessor Tony Vigen, Joel Dulski, Appraiser Assessor Beth Finkelson, Dan Bueide and Michelle Bueide.

Mayor Julie Bruhn called the meeting to order.

Tony Vigen, Otter Tail County Assessor introduced himself and read a letter from the County Assessor Kevin Schieder. Property value is based on sales from October 1, 2021 to September 31, 2022 and the ratio of the county market value. No bare lots are used in figuring out the property value of a parcel.

Dan Bueide reviewed documents of property sold in Vergas and lots sold on Long Lake outside the city limits. Bueide also reviewed the process for valuing land and values of properties.

Vigen explained the city did not fall into state statute which states the city must have 6 comparable sales to value the lots within the city limits, so they needed to go back 3 years of sales.

Motion by Albright, seconded by Pinke to make no changes in the value because Council could not justify a change and for Bueide's to take their concerns to the Otter Tail County Board. Motion passed unanimously.

The business for which the meeting was called having been completed, the meeting was adjourned at

4:18 p.m.

Clerk-Treasurer Julie Lammers, CMC