

Board of Appeal & Equalization Meeting Minutes-Approved

Tuesday, April 6, 2021, 9:30

Scambler Town Hall

The meeting was called to order at 9:58 am by David Ritchie, and began with the Pledge of Allegiance.

Board members present: David Ritchie, Dennis Carlblom, Todd Langseth, and Clerk, Sandy Tingelstad.

Otter Tail County Appraiser, Dawn Swisher, via a GoTo Meeting, summarized the 2022 property assessment values for Scambler Township. Dawn also emailed the Town Board the Otter Tail County 2021 Valuation – Sales Report for Oct 1, 2019 through Sept. 30, 2020 and the 2021 Lake Rate Changes.

Valuation Appeals –

1. Landowner questioned the county valuation of their property. The county market value was twice as high as landowner questioned it should be. The landowner sold acreage in 2020 and questioned why the taxable market value did not decrease by the amount received for the sale. Dawn Swisher, Otter Tail County Assessor, explained the valuation process and informed the landowner that he could appeal to Otter Tail County. The property was lowered by \$26,700 due to condition of a building. Dennis Carlblom made a motion to accept the county assessor's valuation. A roll call was called for: Dennis Carlblom- yes; David Ritchie-yes; Todd Langseth-yes. Motion approved.
2. Landowners from Summer Haven appealed the valuation assessed on their lake lot on Pelican Lake. The landowners questioned why their vacant lot had increased in valuation by 64% in the last 5 years when current sales of properties adjacent to their property had not sold for the sales price that Otter Tail County was assessing the lots at. The Otter Tail County Assessor explained to the land owners how property was assessed on Pelican Lake. The landowners stated that certain areas and lots on Pelican Lake are selling and real estate valued for more because of location, etc-not all property on Pelican Lake should be valued using the same valuation method. The property owners also felt that Otter Tail County did not send out 2021 real estate proposed tax statements with adequate time for property owners to change work schedules, etc to be at the Local Board of Appeal and Equalization meeting. The statements were received within only 4 days notice of the meeting. The township Board agreed that 4 days was short notice for property owners for attending the Local Board of Appeal and Equalization meeting and that the township board cannot set Otter Tail County Assessor's valuation procedure. Dennis Carlblom made a motion to accept the county's valuation and reject the appeal. David Ritchie seconded the motion. Roll call vote: David Ritchie-yes; Dennis Carlblom-yes; and Todd Langseth-yes. Motion approved.

3. A landowner of 19 acres questioned the valuation of their land. The existing sewer and well are not usable and should have no tax value. The Otter Tail County Assessor agreed and lowered the valuation by \$10,900 for the well and sewer not being in working condition. David Ritchie made a motion to accept lowering the tax valuation by the \$10,900. Todd Langseth seconded the motion. Roll call vote: David Ritchie-yes; Dennis Carlblom-yes; Todd Langseth-yes. Motion approved.
4. A landowner on Tamarac Lake is appealing the county tax valuation of a one story home on a back lot. Otter Tail County has the house valued as a stick built home, but the house is a mobile home and should be valued as such. The assessor will reevaluate the property and recommended no change as this time. Dennis made a motion for no change to the property valuation as this time. David Ritchie seconded the motion. Motion approved.
5. A landowner on County Hwy 9 by Duck Lake is requesting a reevaluation of their property due to a new survey. The landowner is contending that a portion of land is no longer theirs according to the new survey and should not be taxed for it. The county Assessor recommended no change until Otter Tail County can review the new survey. There is currently a legal dispute and the assessor is requesting the landowner to provide more information before proceeding with any new valuation.
- 6 & 7. Two residents did not have current license tabs on their RVs. If there is no license tabs, Otter Tail County values RVs as Real Estate property. The owners provided license numbers for their RVs to the Otter Tail County Assessor. The assessor is recommending that the RVs be removed from the county property tax rolls. Roll call: David Ritchie-yes; Dennis Carlblom-yes; Todd Langseth-yes. Motion approved.
8. A landowner on Peete Lake appealed their property valuation due to Otter Tail County Assessor's valuation was higher than a bank appraisal value was. The assessor stated the higher valuation was due to a basement with egress windows was added to the property. The assessor recommends that \$10,000 be added to the tax valuation for the addition of a basement with egress windows. David Ritchie made a motion to accept all county recommendations. Dennis Carlblom seconded the motion. Roll call: David Ritchie-yes; Dennis Carlblom-yes; Todd Langseth-yes. Motion approved.

The meeting was adjourned at 11:02 am.

Submitted by Sandy Tingelstad, Scambler Township Clerk