

CITY OF PINE ISLAND
250 SOUTH MAIN STREET
PINE ISLAND, MN 55963
507-356-4591

SPECIAL CITY COUNCIL MEETING

(BOARD OF EQUALIZATION)

MONDAY, APRIL 23, 2012

2ND Floor
CITY HALL
5:30 P.M.

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. BOARD OF EQUALIZATION HEARING
- IV. ADJOURN

All Council meetings are tape-recorded.

*ALL ITEMS LISTED ON THE CONSENT AGENDA ARE CONSIDERED ROUTINE OR NON-CONTROVERSIAL BY THE COUNCIL AND WILL BE APPROVED BY ONE MOTION. THERE WILL BE NO SEPARATE DISCUSSION ON THESE ITEMS UNLESS A COUNCIL MEMBER, CITY STAFF OR CITIZEN SO REQUESTS, IN WHICH CASE THE ITEM WILL BE REMOVED FROM THE CONSENT AGENDA AND BE CONSIDERED IN ITS NORMAL SEQUENCE ON THE AGENDA.

If you need an accommodation to participate in the meeting, please contact the City Administrator at 507-356-4591 at least five (5) business days prior to the meeting.



Peggy Trebil, County Assessor

Goodhue County Assessor's Office
509 W. Fifth St., Room 208
Red Wing, MN 55066
(651) 385-3006 Fax (651)385-3007

April 2, 2012

Dear City of Pine Island Council Members,

In preparation for the April 23th Local Board of Appeal & Equalization meeting, I'd like to share information and sales data with you. We research the "arms-length/good sales" which occurred between 10/1/2010 and 9/30/2011 to set the 1/2/2012 valuations. We are required by the State to be between 90 to 105% of assessed values to actual sales or the State can order changes to the 2012 estimated market values.

There were 18 "good" sales in the City of Pine Island this past year (see attached). Residential property was reduced between 0% to 8% city wide depending on when the property was last viewed on site. Commercial valuations county wide were reduced between 0 and 5%.

The interest rates continue to be favorable and many homeowners are refinancing their property. Please keep in mind that the bank appraisals for these refinance loans have different parameters than county appraisals. Bank appraisals can use recent bank/foreclosure sales as comparables. County assessors do not use bank/foreclosure sales in determining valuations. Bank sales, while not being used for the state ratio analysis, still affect values because of their market influence on the normal arms length sales.

This is the first year we have mailed payable 2012 tax statement (based on 2011 value) **and** the 2012 Valuation Notices (blue sheet) together. This meeting is only for discussion of 2012 valuation and classification, which affects payable 2013 taxes.

Each city must have at least one "certified" member in attendance and a quorum present to conduct their Board of Appeal meeting. *Please be sure to verify before the meeting that your certified member will be in attendance. If not, the meeting will become an open book meeting and taxpayers can discuss their concerns one-on-one with the assessor's staff present. If those taxpayers are not satisfied, they can appeal to the County Board of Appeal and Equalization in June.*

We will have the city sale map with us. We will bring computers to share property information and GIS aerial maps to assist your board in making decisions.

Again, we would like to suggest that when neighbors and friends ask you questions regarding property value you recommend they contact our office prior to their local board meeting. Often issues and concerns can be addressed at this level.

The County Assessor's office is here to answer your concerns and assure you and the property owners that we strive to value all property in a fair and equitable manner. Your patience, tact and good judgment with both the property owners and County staff during what can become difficult times is also very much appreciated. A quick review of the role of this board, handbooks and a current list of certified members can be found at: <http://taxes.state.mn.us/property-tax-administrators/pages/other-supporting-content-local-board-training23.aspx>

Please feel free to call the Assessor's office at 651/385-3006 with concerns. Our office staff and appraisers Dennis Ahern, Lavon Augustine, Brian Ducklow, Mike Frankenberg or myself are here to assist you any way we can.

Sincerely,

Peggy Trebil
County Assessor

Goodhue Co will be hosting a Local Board of Appeal and Equalization training on September 12, 2012 at 5:00 pm at Zumbrota City Hall, 175 W Ave., Zumbrota,

Pine Island City Residential Sales 10/1/2010-9/30/2011

<u>PID#</u>	<u>address</u>	<u>Seller</u>	<u>Buyer</u>	<u>YrBlt</u>	<u>Size-TLA</u>	<u>sale date</u>	<u>Sale Price</u>	<u>2012 EMV</u>
68.100.2030	406 2nd Ave SE	Gary & D Boysen	Matthew & J Walter	1940	1,649	5/13/2011	\$ 183,000.00	\$ 177,100.00
68.100.2290	508 2nd Ave SE	Marjorie Feigal	Mihaela Passow	1949	1,849	3/2/2011	\$ 161,250.00	\$ 173,800.00
68.140.0310	319 2nd St SW	A Klingsporn	Travis Volkart	1978	1,284	1/14/2011	\$ 124,700.00	\$ 127,500.00
68.140.0330	321 2nd St SW	Dwain Wilson	Joe Williams	1973	1,220	4/22/2011	\$ 120,000.00	\$ 121,600.00
68.260.0680	306 1st Ave SW	Norma Lantz	Ricky Benesch	1979	1,040	7/29/2011	\$ 103,880.00	\$ 100,600.00
68.280.0090	213 4th St SW	CindyLou Freeman	Harold Mohlke	1956	1,044	10/27/2010	\$ 95,000.00	\$ 79,000.00
68.355.0250	611 Carnoustie Pl	Ricky & Annlia Way	E Magill & A Nedved	2001	1,826	8/23/2011	\$ 279,900.00	\$ 277,800.00
68.355.0260	621 Carnoustie Pl	David Baumgardner	Eliz Langworthy	2001	1,654	6/3/2011	\$ 255,000.00	\$ 256,300.00
68.355.0360	710 Muirfield Ln SE	Timothy Schutlz	Zenta Darnell	2007	1,320	10/25/2010	\$ 216,000.00	\$ 208,000.00
68.355.0410	611 Muirfield Ln SE	Klobassa & Davidson	Michael & R Sellnow	2001	1,524	5/27/2011	\$ 246,000.00	\$ 250,400.00
68.440.0090	820 Spruce Ct	Norma Budensiek	Brenton & P Laqua	1990	1,024	4/15/2011	\$ 125,000.00	\$ 132,800.00
68.440.0160	761 Spruce Ct	William Reese	Aaron & E Ness	1991	1,132	8/25/2011	\$ 145,900.00	\$ 134,000.00
68.443.0020	812 Balsam Ct NE	Garceau & Olmscheid	Luke Matzek	2000	1,092	6/8/2011	\$ 166,200.00	\$ 161,900.00
68.450.0670	1381 Pine Ridge Dr	Carl & J Krause	Baertsch & Fogarty	2005	1,398	10/21/2010	\$ 200,000.00	\$ 191,700.00
68.450.0790	243 Keystone Dr NE	Alec & K Graham	Bradley & J Marsh	2006	1,256	10/29/2010	\$ 169,900.00	\$ 166,400.00
68.450.0920	1420 Sunrise Dr NE	Jerald Carr	Everet & T Lowery	2006	1,256	4/28/2011	\$ 192,300.00	\$ 167,900.00
68.620.0050	708 Main St So	Justin Heiden	Melissa Selness	1940	1,044	10/29/2010	\$ 93,500.00	\$ 93,900.00
68.740.0280	325 5th St SW	James & S Jarnagin	Tammy Rothstein	1948	1,263	4/29/2011	\$ 129,900.00	\$ 120,000.00