

MINUTES OF THE PROCEEDINGS OF THE CITY COUNCIL
OF THE CITY OF FOSSTON, POLK COUNTY MINNESOTA
April 27, 2022

The Board of Review of the Council of the City of Fosston, Polk County Minnesota was held in council chambers on Wednesday, April 27, 2022 at 4:00p.m. for the purpose of reviewing and correcting the assessments of the city.

The meeting was called to order by Vice Mayor Dufault with the following members present: Anderson and Bosselman. Absent: Offerdahl and Mulry. Members of the public present were: Helen Brown, Dale Disrud and Rich & Liz Hanson. Also present was City Administrator Cassie Heide, Assistant City Administrator Sarah Manecke, Polk County Deputy Assessor Wes Oian, Polk County Assessor Patty Flaa and Polk County Assessor Mark Landsverk.

Patty Flaa, Polk County Assessor gave an overview of valuations and how the county makes the determinations on market value based on sales. If they fall within 90 to 105% of assessor's figures, then no changes are made. If not, the Polk County Assessor's Office will make the needed changes. On occasions, the Minnesota Department of Revenue may mandate changes in valuations. Tillable acreage in the city increased 2% per market sales. Current market sales in Fosston were used to determine location factors and market areas. Map factor changes were made as follows:

- Fosston city residential was increased from .63 to .76
- Fosston city residential 65+ increased from .70 to .71
- Fosston city residential 140+ increased from .68 to .82
- Fosston city residential 200+ increased from .62 to .64
- Fosston city commercial increased from .56 to .58 Prime Com from .54 to .58
- Fosston city industrial increased from .56 to .58
- Fosston city apartments increased from .60 to .62

Callbacks and rechecks from prior years were reviewed, field checked and updated where needed.

New construction zoning permits were reviewed, and field checks were completed as needed.

Flaa reported the land value schedule is unchanged from prior year square foot values and provided a list for the board.

Flaa reported that corrections were made as needed for missing, escaped or demolished improvements.

Helen Brown, 208 3rd St SE, parcel number 87.00603.00, felt her property value was too high based on the many improvements that need to be made to the property. Brown indicated that she has had a difficult time finding contractors in the area to do repairs on her home. Heide stated she would get Brown a list of local contractors who could possibly help her. She questioned the increase in her estimated market value from \$64,100 to \$74,800. Oian reminded her of the

process in which the county must follow with market value based on comparable sales in the area. He also noted that her property is up for review so he would be happy to visit and adjust the market value, if necessary.

Dale Disrud, Fosston Off Sale 514 1st St W, parcel number 87.00542.01, owns this entire parcel extending over the county road. He would like to see his value adjusted to exclude the county road that is currently within his parcel and pays taxes on. Flaa stated the legal description will likely be changed by the county and she will be in touch.

Rich & Liz Hanson, 309 1st St W, parcel number 87.00566.00, questioned the increase in their estimated market value when no improvements were made in the last year. Per review of their property, Flaa noted that a portion of the increase is attributed to the addition of a shed and deck that hadn't been recorded. Another reason for the increase is due to an increased number of residential property sales in Fosston. Oian stated they would be willing to do a thorough review of the inside of their property to ensure they have the most updated information and adjust the market value if necessary. Hanson's stated they would discuss further and contact Oian or Flaa if they decide to have a review done.

Per recommendation from Oian and Flaa, no changes were made to Ms. Brown's, Mr. Disrud's or Hanson's market value at this time.

Motion was made by Anderson, seconded by Bosselman to accept the recommendations from Oian and Flaa. Motion carried by unanimous vote.

There being no further business to come before the board, motion was made by Anderson, seconded by Bosselman to close the hearing. Motion carried by unanimous vote.

Cassie Heide, City Administrator