

CITY OF EYOTA
CITY COUNCIL MINUTES
BOARD OF APPEAL AND EQUALIZATION
APRIL 18, 2016

Members Present: Tyrel Clark, Ray Schuchard and Tony Nelson

Members Absent: Bryan Cornell and Kurt Holst

Staff Present: Marlis Knowlton, Clerk/Treasurer

Guests Present: Olmsted County Property Records and Licensing Matt Sapola and Josh Johnson

Call to Order: Mayor Clark called the meeting to order at 5:00 pm

Agenda: The City Council acts as the Board of Appeal and Equalization. The purpose of this meeting is to determine whether taxable property in the jurisdiction has been properly valued and classified by the assessor, and to determine whether corrections need to be made.

Mr. Sapola reviewed general city and county wide property value changes, new construction, etc. Residential values have gone up and are still going up, as houses continue to sell quickly. Sapola provided statistics of twenty one homes that recently sold: sale price and both the 2015 and 2016 estimated market values. They all sold for more than the 2015 value, most sold for more than the 2016 value.

The following property owners were present and discussed their property with the County representatives.

Bob Schmidt 415 Everett Avenue SW

Mr. Schmidt had previously called and talked to County representatives. Schmidt questioned some of the recent sales; are the homes worth that much more or did the buyer chose to over pay. Sapola explained the sale price is the worth of the property to the buyer, so it is the property worth. Sapola explained the County can look at Schmidt's home for problems that the County may not be aware of; for instance inside flood damage or foundation problems. Schmidt said there are no new problems and his increase is probably just due to the general city wide increases. No action was taken by the Board.

Sue Fryer 314 Seventh Street SW

Ms. Fryer explained her home is a split level, one car garage and the basement has not been refinished since the 2007 flood. Sapola said they can look at it but cannot promise the value will be lowered because when they re-evaluate a property they start from zero to establish a current value. No action was taken by the Board.

Ginger Kent 215 Second Street SE

Ms. Kent explained their split level, two car detached garage home is going up approximately \$30,000; that is a big increase. Sapola offered they could look at it, but houses like that are selling fast and it will be valued similarly unless they can prove there are issues like flood damage, etc. Houses in Eyota are also selling fast because the housing inventory is limited and there are no vacant lots to buy and build on; it is a sellers' market. No action was taken by the Board.

Linda Stille 239 Rena Belle Street NW

Ms. Stille came to hear if there were other property owners surprised as she is at the large value increases. She now understands why the County is making the adjustments. No action was taken by the Board.

Sapola also explained to Ms. Kent on the property statements the line item noted as New Improvement Value is for larger improvements like an addition on the house versus maintenance items like new siding.

No action was taken by the Board. The County will review the properties.

Adjourn: Motion made by Nelson and seconded by Schuchard to adjourn the meeting. Ayes (3), Nays (0). Motion carried. The meeting was declared adjourned at 5:40 p.m.



Tyrel Clark
Mayor



Marlis Knowlton
Clerk/Treasurer

NOTE:

Sapola requested it be noted that Wes Bussell (670 South Avenue SE) was not able to attend this evening's meeting; Bussell did contact the County previous to the meeting and requested a property review, which the County will do.