



# WASECA COUNTY BOARD OF COMMISSIONERS APPEAL AND EQUALIZATION MEETING

**June 20, 2023 - 6:30 PM**

East Annex Public Meeting Room  
300 North State Street – East Annex · Waseca, Minnesota 56093

The Waseca County Board of Appeal and Equalization met on Tuesday, June 20, 2023 at 6:30 p.m. in the Commissioner's Room, 300 N State St., Waseca, Minnesota.

The Board of Equalization members present were Commissioners: Doug Christopherson; Brian Harguth, DeAnne Malterer, Brad Krause; and Tammy Spooner, Property & Election Services Director.

Waseca County staff present were Michael Johnson, County Administrator; Beth Weimert, Administrative Coordinator; Brock Nelson, County Assessor; Cheryl Clevenger, Appraiser; Sherry Root, Appraiser; Virginia Wenisch, Administrative Assistant; Patrick Dunn; Appraiser; Mary Ulrich, Sheriff Deputy

Public present at the meeting were Art Byron, Jerry Byron, Dennis Born, Pam Born, Gerald Byron, Robert and Carol Androli, Jim William, Jason Androli, Danielle Androli, and Bruce Miller.

## **1. Call to Order and Pledge of Allegiance**

The meeting was called to order by Commissioner Harguth at 6:30 p.m. Roll call was taken and the Pledge of Allegiance was recited.

Chair Harguth presented an overview of the objective of the Board of Appeal and Equalization and the process to be followed.

Virginia Wenisch administered the oath of office for the Board of Canvass.

Malterer moved and Christopherson to approve the agenda as presented. Motion carried unanimously.

## **Public Comment**

Chair Harguth called for Public Comment.

Dennis Born, 12850 385th Ave Waseca, Blooming Grove Section 31, presented to discuss his fair market value, which has increased 61% and he has been unable to find anything in his area with that increase. Born shared he believes the 6% reduction should be a larger decrease based on his findings. Born asked for a reduction in his valuation. Cheryl Clevenger, Appraiser, noted Blooming Grove's sales ratio study prior to the adjustment was 78.75% with the time trend and the market adjustment ratio is now 93.84%. The adjustment was applied to all properties in Blooming Grove Township.

Art Byron, Waseca, discussed his tillable acreage of 60.1 out of 73.06, noting this is split into 3 different parcels, which are small irregular fields. Byron noted these parcels are not in demand for sales or rent and believes that should be taken into consideration. C. Clevenger, Appraiser, noted Byron's was reduced because they are splitting out more land classifications and it is being reduced by \$74,300.00.

Gerald Born, 1217 4th St. NE, Waseca, MN, presented to the meeting to express his concerns.

Robert Androli, 8280 415th Avenue, Janesville, MN, noted he would like three areas to be reduced. Those areas included an old railroad bed, an old driveway, and an area he said clay was dumped on. Androli noted he did not provide any yield maps. Clevenger noted she needs proof of the areas discussed to show that it is less productive. Clevenger noted CRP is tillable and takes into account slope and erosion. Brock Nelson, County Assessor, noted they need a uniform way to look at the land for the entire county and they use CPI to do that. A reason, up and over the uniform way it is assessed needs to be provided. Nelson noted documentation is needed.

Bruce Miller, Iosco Township, Janesville, MN, presented to discuss his concern about the 65% to 69% increase on his land and is concerned about being taxed off his land.

Jim Williams, Janesville Township, was here to express his concern about classifications of wetlands going from exempt to non-exempt. Mr. Williams noted he spoke with B. Nelson to appeal this process for his brother's wetland. Nelson has made Williams aware of the application to apply for the exemption.

The Board recessed at 7:23 p.m.

The Board reconvened at 7:30 p.m.

## **2. Waseca County Board of Appeal and Equalization**

Brock Nelson, County Assessor, presented the following parcels to the board for consideration of change in value for the payable 2024 tax year:

Motion to approve Parcel 17.479.0780, owned by TMM LLC, Tim McManimon, as proposed on the Assessors' worksheet with a reduction of \$165,200.00 by Commissioner Christopherson, seconded by Krause. Motion carries 5-0.

Motion to approve Parcel 17.477.0310, owned by TMM LLC, Tim McManimon, as proposed on the Assessors worksheet with a reduction of \$94,500.00 by Commissioner Malterer, seconded by Commissioner Christopherson. Motion carries 5-0.

Motion to approve Parcel 17.477.0320, owned by TMM LLC, Tim McManimon, as proposed on the Assessors worksheet with a reduction of \$93,500.00 by Commissioner Krause, seconded by Tammy Spooner. Motion carries 5-0.

Motion to approve Parcel 01.015.0350, owned by Glenn and Sharon Ewert, as proposed on the Assessors worksheet with a reduction of \$97,500.00 by Commissioner Krause, seconded by Commissioner Malterer. Motion carries 5-0.

Motion to approve Parcel 02.009.1100, owned by Lori Pommerenke, as proposed on the Assessors' worksheet with an increase of \$38,800.00 by Commissioner Christopherson, seconded by Commissioner Malterer. Motion carries 5-0.

Motion to approve no changes to Parcel 17.113.0190, owned by Jackie Dickie, by Commissioner Tammy Spooner, seconded by Commissioner Krause. Motion carries 5-0.

Motion to approve Parcel 09.028.0700, owned by Art Byron, with a reduction of \$74,300.00 by Commissioner Malterer, seconded by Commissioner Christopherson. Motion carries 5-0.

Motion to approve Parcel 09.028.0710, owned by Gerald Byron, with a reduction of \$45,900.00 by Commissioner Krause, seconded by Commissioner Christopherson. Motion carries 5-0.

Motion to approve Parcel 02.031.0110, owned by Dennis and Pam Born, with a 6% reduction (due to comparison sales) to his property, \$38,800.00 reduction by Commissioner Malterer, seconded by Tammy Spooner. Motion carries 5-0.

Motion to approve Parcel 02.031.0135, owned by Amy Robinson, with a reduction of \$44,900.00 by Commissioner Krause, seconded by Commissioner Christopherson. Motion carries 5-0.

Motion to approve Parcel 02.031.0130, owned by Jacob Dougherty and Kendra Schlueter, with a reduction of \$39,600.00 by Commissioner Malterer, seconded by Commissioner Christopherson. Motion carries 5-0.

Motion to approve Parcel 02.031.0125, owned by Merlin and Laura Williams, with a reduction of \$35,900.00 by Commissioner Christopherson, seconded by Commissioner Krause. Motion carries 5-0.

Motion to approve Parcel 02.031.0118, Wayne and Lois Roemhildt, with a reduction of \$32,600.00 by Commissioner Krause, seconded by Commissioner Malterer. Motion carries 5-0.

Motion to approve Parcel 02.031.0115, owned by Allen Fredrick, with a reduction of \$47,300.00 by Tammy Spooner, seconded by Commissioner Christopherson. Motion carries 5-0.

Motion to approve Parcel 05.024.0800, owned by Robert Androli, with no change by Commissioner Malterer, seconded by Commissioner Krause. Discussion took place regarding yield maps and evidence to allow staff to deviate. Motion carries 5-0.

## **3. Adjourn**

Having no further business, Commissioner Krause moved and Commissioner Christopherson seconded the motion to adjourn the meeting. The motion was carried unanimously and the meeting adjourned at 7:56 p.m.

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Brian Harguth, Chairperson  
Waseca County Board of Commissioners

ATTEST:

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Beth Weimert, Clerk  
Waseca County Administration