

CITY OF PIERZ
Official Minutes of the Pierz City Council
Local Board of Appeals and Equalization
April 14th, 2022
1:00 PM

MEMBERS PRESENT: Mayor Dave Fischer, Council Member Jacque Ballou, Council Member Don Bujalski

STAFF PRESENT: City Administrator Bob Otremba

Mayor Dave Fischer called the meeting to order at 1:00 pm.

ADDITIONS TO THE AGENDA:

County Assessor Jean Popp stated their office received an email from Dave and Tammy Saeher (Sunset View Homes, LLC) for the Board to consider. This item was added to the agenda.

APPROVAL OF AGENDA:

A motion was made by Council Member Don Bujalski and seconded by Council Member Jacque Ballou to approve the agenda with the addition. Motion carried unanimously.

APPOINTMENT OF ARVIN AND VIRGINIA LITKE AT 127 4TH AVE NW:

Resident Arvin Litke stated his property's assessed value increased from \$150,000 to \$188,000 for payable 2023 which is a 25% increase. He explained the house has 2 prong electricity throughout the house and the cost to upgrade to 3 prong electricity would be very costly. Arvin stated that $\frac{3}{4}$ of the home was built in 1905 and recent house sales of his neighbors were \$143,000 and \$139,000 for similar houses. Arvin said that moving the classification of the home from a two to a three is not correct because of the age of the building and the updating that needs to be done to the home.

Morrison County Assessor Jean Popp explained the classification of two is typically an old-style farmhouse and the range of residential classifications are from one to seven. An example of a one classification is a cabin with no utilities and a seven classification is a mansion. She stated most houses in Pierz range from a two classification to a five classification. Morrison County Residential Assessor Brian Dezurik explained that he made the change from a two classification to a three classification for the Litke property for taxes payable in 2023. He drove and walked by the property several times before the reclassification. The reasons for the reclassification is the excellent appearance of the property and the uniqueness of the brick and the roof lines.

After researching the sales for the houses mention by Arvin Litke, Morrison County staff indicated the sales were before the recent large increases in home values. These sales were not a good comparison for valuing the Litke property for taxes payable in 2023 because they were too far in the past.

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DAVE AND TAMMY SAEHR (SUNSET VIEW HOMES, LLC.) DUPLEX AT 319 KARST ST:

Morrison County Assessor Jean Popp read the email their office received from Tammy Saeher regarding the valuation of their property for taxes payable in 2023 at 319 Karst St. The email stated the duplex was built in 2009, the rental units are small at 900 square feet, and there are upcoming maintenance needs for the property.

Morrison County Residential Appraiser Brian Dezurik stated their office has reviewed the property and suggests a \$3,900.00 deduction because of a misclassification of a bathroom.

CITY COUNCIL ACTION:

A motion was made by Council Member Don Bujalski and seconded by Council Member Jacque Ballou to not change the valuation for the Arvin and Virginia Litke property at 127 4th Ave NW. Motion carried unanimously.

A motion was made by Council Member Don Bujalski and seconded by Council Member Jacque Ballou to reduce the valuation by \$3,900.00 as recommended by the Morrison County Assessor's Office for the Dave and Tammy Saeher (Sunset View Homes, LLC.) property at 319 Karst St. Motion carried unanimously.

ADJOURNMENT:

A motion was made by Council Member Don Bujalski and seconded by Council Member Jacque Ballou to adjourn the meeting at 1:45 pm. Motion carried unanimously.



Dave Fischer, Mayor



Kyle Bednar, City Clerk