

**MINUTES  
LOCAL BOARD OF APPEAL and EQUALIZATION  
CITY OF WASECA BOARD OF REVIEW  
MONDAY, APRIL 10, 2023**

**1. CALL TO ORDER/ROLL CALL**

The City of Waseca Board of Review was called to order by Mayor Randy Zimmerman at 7:00 p.m.

Councilmembers Present: Randy Zimmerman  
March Christiansen     Jeremy Conrath  
James Ebertowski     John Mansfield  
Stacy Schroeder

Councilmembers Absent: Daren Arndt

Staff Present: Carl Sonnenberg, City Manager  
Tina Wilson, PCED, Economic Development Manager  
Julia Hall, City Clerk

Others Present: Brock Nelson, AMA, Waseca County Assessor  
Patrick Dunn, Waseca County Appraiser  
Sherry Root, Waseca County Appraiser  
Virginia Wenisch, Assessment Technician

Brock Nelson, Waseca County Assessor, explained the purpose of the Board of Review meeting and informed those present that the purpose of the board is for fair and equalization of tax valuation and classification. The County is guided by State Statute. Values are “Market Value” which is the most probable selling price.

The valuation is based on a 12-month sales study that goes from October 2021 to September 2022.

If after the board property owners still have questions, they can reach out to the Waseca County Assessor’s office.

Supply of properties within the City of Waseca is still under a month so there are still more buyers than sellers and with that the market values tend to stay up.

The county received an Adjusted Sales Price for Waseca of 0% after an appeal to the State. Which means that the properties were valued at actual market value.

2. **HEARING OF PROPERTY OWNERS**

A. There was one property owners present at the meeting.

**DAVID AND LORAINE LOW**

**Property located at 807 Clear Lake Drive Parcel ID. #17.476.0325**

David Low stated that in 3 years their property value has gone up \$19,000+ in 2021-2022, \$51,000+ in 2022-2023, and \$49,000+ for 2023-2024, this has resulted in \$9,000 in taxes out of pocket. He presented pictures of houses near his that he feels devalued his property. He stated that instead of the \$437,600 value for his home he believes it should be closer to \$400,000 so he can maintain his homestead.

Brock Nelson, County Appraiser, stated the property was reviewed and they noticed that additional square footage was added for a mechanical room that was counted twice. The value of the property was readjusted to \$434,000. The Low property being on the lake affects the Market Value. Homestead guidelines are per Minnesota Statute.

It was moved by Conrath, seconded by Mansfield to accept the County's recommendation to adjust the value of 807 Clear Lake Drive to the reduced rate of \$430,400 to make no change on this property, and have it presented at the Waseca County Board meeting. The motion carried 6-0.

B. There were phone calls for eleven (11) properties taken by the Waseca County Assessor's office. Those properties were brought forward to the meeting, that includes the Low's property that was presented in person.

**JEREMY AND MICHELE PARPART**

**Property located at 410 244<sup>th</sup> Avenue NE Parcel ID. #17.528.0290**

It was moved by Conrath, seconded by Schroeder, to make no change on this property, and have it presented at the Waseca County Board meeting giving the County time to visit and assess the property. The motion carried 6-0.

**TIM MCMANIMON**

**Properties located at 205 12<sup>th</sup> Avenue NW Parcel ID #17.479.0780**  
**1109 2<sup>nd</sup> Street NW Parcel ID# 17.477.0310**  
**1101 2nd Street NW Parcel ID# 17.477.0320**

It was moved by Conrath, seconded by Mansfield, to make no change on these properties, and have them presented at the Waseca County Board meeting giving the County time to visit and assess the properties. The motion carried 6-0.

**JEFFREY AND JACQUELINE DICKIE**

**Property located at 517 2<sup>nd</sup> Street NW Parcel ID #17.113.0190**

It was moved by Conrath, seconded by Mansfield, to make no change on this property, and have it presented at the Waseca County Board meeting giving the County time to visit and assess the property. The motion carried 6-0.

**MICHAEL AND JENNIFER GOBLISRCH**

**Property located at 819 3<sup>rd</sup> Avenue NE Parcel ID #17.426.0020**

Brock Nelson, County Assessor, said there was an internal inspection completed and because some amenities were removed there was a value decrease recommended of \$3,500. It was moved by Mansfield, seconded by Conrath to accept the County's recommendation to adjust the value of 819 3<sup>rd</sup> Avenue NE the reduced value of \$3,500. The motion carried 6-0.

**JAMES AND TERRIE GOETTL**

**Property located at 305 22<sup>ND</sup> NW Parcel ID #17.285.2110**

Brock Nelson, County Assessor, stated the property was reviewed and they noticed that incorrect square footage was used. The value of the property was readjusted to with a deduction of \$3,500. It was moved by Conrath, seconded by Schroeder to accept the County's recommendation to adjust the value of 305 22<sup>nd</sup> NW reducing the value by \$3,500. The motion carried 6-0.

**LUCAS MONSON**

**Property located at 1000 3<sup>rd</sup> Avenue SE Parcel ID #17.102.0140**

It was moved by Christiansen, seconded by Conrath, to make no change on this property, and have it presented at the Waseca County Board meeting giving the County time to visit and assess the property. The motion carried 6-0.

**MICHAEL MUNTEAN AND JANEL SCHMIDT**

**Property located at 204 4<sup>th</sup> Avenue NE Parcel ID #17.627.0080**

It was moved by Conrath, seconded by Mansfield, to make no change on this property, and have it presented at the Waseca County Board meeting giving the County time to visit and assess the property. The motion carried 6-0.

**DANIEL AND ELIZABETH HARBER**  
**Property located at 804 3<sup>rd</sup> Avenue SE Parcel ID #17.427.0280**

It was moved by Conrath, seconded by Schroeder, to make no change on this property, and have it presented at the Waseca County Board meeting giving the County time to visit and assess the property. The motion carried 6-0.

**3. ADJOURNMENT**

There being no further business, it was moved by Mansfield, seconded by Ebertowski to adjourn the Board of Review meeting at 7:40 p.m. Motion carried 6-0.

  
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RANDY L. ZIMMERMAN  
MAYOR  
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JULIA HALL  
CITY CLERK