

City of Brownsville
Minutes of the May 2, 2023 Local Board of Appeal and Equalization Meeting (LBAE)

The annual meeting of the Local Board of Appeal and Equalization (LBAE) for the City of Brownsville was called to order by Mayor Jean Meyer at 6:00 pm. Councilmembers Barb Hurley, Tim Klug, Pam Walhovd and Jacob Danielson were present. Lucas Onstad, Joe Olson and Kelly Peterson were present representing the Houston County Assessor's Office. Residents in attendance were Kim Kew, Korinne Kilborn, Justin Drliaca, Nicole Ranzenberger, Kathy Phillips, Sylvan Fix, Bryan Russert, Barb Wiese, Jim Hakes, Larry Graf, Cathleen Foellmi, Joe Macejik and Judy Macejik.

Kelly Peterson reviewed handouts provided by the County Assessor's Office which explained the duties of individuals in the property appeal process as well as the rules that must be followed in that process. Ms. Peterson explained that property values in the county were increased for state equalization purposes because county valuations were below state averages. Land values were explained and real estate sales for the period 10/1/2021 through 9/30/2022 were reviewed as well as new construction values. Ms. Peterson further explained that sales of properties in the Marina Drive neighborhood are separated from other sales in the city.

Ms. Peterson answered questions regarding property valuations and homestead exclusions. Bryan Russert questioned his valuation and decrease in exclusion. Pam Walhovd questioned the year built of the vacant house on her property at 908 Ramsey. Kim Kew questioned how often properties are assessed. Nicole Ranzenberger questioned the valuation increase in her home regardless of no new improvements since it was purchased. Kathy Phillips stated that her property value increased \$53,000 and questioned the value of the property. Assessor Lucas Onstad explained that property values increased dramatically due to increases in property sale prices and property valuations reflect those sales. Jim Hakes asked if there is a difference between an owner-occupied house and seasonally occupied houses. Bryan Russert asked about Green Acres deferral on his property. Sylvan Fix questioned the difference in value between his older home on 5 acres versus a newer house on 24 acres. Mr. Fix explained that his restaurant valuation increased \$90,000 and asked for comparisons that justified the increase. Justin Drliaca explained that he moved to Harbor Lights because of the low taxes and that he has the 2nd smallest house in the neighborhood. Additionally, he has limited river frontage and is being unreasonably taxed because of it. Mr. Drliaca presented council with comparable sales from Beacon and complained of the inconsistencies in values. Mr. Drliaca disputes the livable square footage of his house due to the addition of a 3-season space derived from inside his garage. He also explained that his neighbor has 2 houses that are undervalued when comparing their square footage to his. He again expressed the inconsistency in valuation when compared to neighboring houses. Mr. Drliaca was informed that the 3-season space will be adjusted. Mr. Drliaca stated that he will appeal his valuation to the Houston County Board of Commissioners.

Kim Kew questioned the use of new city revenues and whether the public can influence the use of those funds. She questioned if city utilities can be reduced in the future with new funding.

Judy Macejik questioned increases in her property values over the past 2 years.

Bryan Russert questioned the right-of-way of 11th Street and Old Highway Drive and whether he is being taxed on those areas.

There was extended discussion among everyone in attendance regarding market values. Following discussion, it was determined that the property valuations of Justin Drliaca, Cole Kronebush and Vance Mitchell will be appealed to the county.

Jacob Danielson moved, second by Barb Hurley and the motion passed for no change in valuation of the Justin Drliaca property.

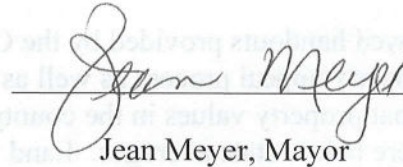
Jacob Danielson moved, second by Tm Klug and the motion passed for no change in valuation of the Cole Kronebush property.

Jacob Danielson moved, second by Pam Walhovd and the motion passed for no change in valuation of the Vance Mitchell property.

There being no additional questions or comments, Jacob Danielson moved, second by Tim Klug and the motion passed to adjourn the Local Board of Appeal and Equalization meeting at 7:33 pm.



Steve Schuldt, City Clerk



Jean Meyer, Mayor