

**CITY OF VERGAS**  
**Board of Review**  
**Wednesday, April 07, 2021 1:00 P.M.**

The City Council of Vergas met for the annual board of review at 1:00 p.m., Tuesday, April 7, 2021 in the Smart Room in the Vergas Event Center and on zoom with the following members present: Mayor Julie Bruhn, Council Members, Logan Dahlgren, Paul Pinke, Bruce Albright and Natalie Fischer. Absent: none. Also present: Clerk-Treasurer Julie Lammers, Otter Tail County Assessor Joel Dulski, Appraiser Assessor Dawn Swisher, Chuck Boehm, Maynard Johnson, Shawn Day and Myles Flateland.

Mayor Julie Bruhn called the meeting to order.

County Assessor's reviewed rate changes for the City of Vergas and Otter Tail County.

General Assessment Information: 1. 2021 market values are based upon sales activity from 10-1-19 to 9-30-20. 2. The Minnesota Department of Revenue requires a sales ratio of 90% to 105%. 3. Lake rate changes (see 2021 Lakeshore Rates in shared folder). 4. Green Acres/Rural Preserve applied to land that exceeded \$1400 per acre (classification affected are High/Low Woods \$2,600/\$1,600 per acre and High Pasture \$1600). 5. Rural Building Sites were increased (Gravel Site- \$18,000 to \$23,000, Tar Site- \$20,000 to \$25,000). 6. For taxes payable in 2021, the first tier-value limit for ag went from \$1,900,000 to \$1,890,000.

Frontage on Long Lake starting rate from \$1,300.00 a foot to \$1,700.00 a foot based on sales. Off water in the City rate did not change.

The following properties contacted the County Assessor Joel Dulski prior to the meeting:

Parcel	Address	Notes	Recommendations
82000990258000	1020 Scharf Ave	2 lots but only 1ft	Give standard size adjustments to 95 of saleable as structure is on both lots
8200500039000 82000990207000	818 Scharf Rail Car	Concern over increase	Land qualities. Similar to neighboring properties. Rail car is valued as cabin grade. No change.
82000990173000	116 Park View	Value bare lot	Quantity -10% \$140,000 from \$160,500
82000990179000	104 Park View	Value bare lot	Quantity -15% \$156,800 from \$188,200
82000990178000	106 Park View	Value bare lot	Quantity -15% \$156,800 from \$188,200
82000990226000	92 Park View	Value bare lot	Quantity -15% \$140,900 from \$168,600
82000500036001 82000990201000	Maynard Johnson Lake Resort	Value	Not viewed prior to meeting.

Charles Boehm, 116 Park View Dr, stated he just purchased property and does not feel the property value has increase since his purchase of the lot. Motion by Fischer, seconded by Pinke to approve a -15% adjustment for 1020 Scharf Ave. Motion passed unanimously.

Maynard Johnson, 802 Scharf, reviewed his property and the amount the value has risen over the past years. Assessor Dulski stated he has not been able to view prior to meeting. Council decided they would reconvene the meeting after Dulski reviewed the parcel. Motion by Albright, seconded by Fischer to reconvene meeting on Tuesday, April 27, 2021 at 1:00 pm. Motion passed unanimously.

Shawn Day property owner of 251 1<sup>st</sup> Avenue questioned the solid waste special assessment. Everyone in Otter Tail County pays for solid waste. Questioned parcel 82000990100000 valued at \$121,300 and he did not question value just questioned why it stated not available for 2020. Due to road vacation 2020 value was not available.

Motion by Albright, seconded by Pinke to approve a -15% adjustment for 104 Park View Drive, 92 Park View, and 106 Park View Drive. Motion passed unanimously.

Motion by Pinke, seconded by Fisher to approve a standard size adjustment to 95 feet of saleable as structure the for 1020 Scharf Ave. Motion passed unanimously.

Reviewed 818 Scharf and Dulski recommended no change. Motion by Albright, seconded by Pinke to have no change at 818 Scharf. Motion passed unanimously.

The meeting was recessed for continuation on Tuesday, April 27, 2001 at 1:00 pm.

**CITY OF VERGAS  
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Tuesday, April 27, 2021 1:00 P.M.**

The City Council of Vergas met for the annual board of review at 1:00 p.m., Tuesday, April 7, 2021 in the Smart Room in the Vergas Event Center and on zoom with the following members present: Mayor Julie Bruhn, Council Members, Paul Pinke, Bruce Albright and Natalie Fischer. Absent: Logan Dahlgren. Also present: Clerk-Treasurer Julie Lammers, Otter Tail County Assessor Joel Dulski, Dawn Schwisser, Maynard Johnson and John Thiessen.

Mayor Julie Bruhn reconvened the meeting to order.

The following properties contacted the County Assessor Joel Dulski prior to the meeting:

Parcel	Address	Notes	Recommendations
82000500036001 82000990201000	Maynard Johnson Lake Resort	Value	Adjust depth, reduce quality -5%, give shape adjustment on entire parcel adjust cabins, add for new tar in 2020. Proposed from \$662,900 to \$560,100.
82000500038000 82000990211000	860 Scharf Ave John & Thomas Thiessen		2 parcels in this appeal, currently both parcel valued as 1 and sharing value (95% on front 5% on back lot)
8200500038000	John & Thomas Thiessen		Reworked land to size and shape of this parcel only adjusted value change from \$442,200 to \$432,500.00
82000990211000	Thomas Thiessen Connie Thiessen Jackie Glines		Back lot not owned by same owners as front t. Value as site at .38 acres and change class to 20AO proposed value change from \$17,700 to \$6,000.00

Motion by Albright, seconded by Fischer to accept the deduction proposed for parcel 82000500036001 and 82000990201000. Motion passed unanimously.

Discussed the amount of value for lots along the lake. Reviewed 860 Scharf Avenue regarding both lots. Motion by Albright, seconded by Pinke to accept proposal of 860 Scharf Avenue back lot. Motion passed unanimously. Motion by Fischer, seconded by Pinke to accept proposal of 860 Scharf Avenue front lot. Motion passed unanimously.

The business for which the meeting was called having been completed, the meeting was adjourned at 2:06 p.m.

Clerk-Treasurer Julie Lammers, CMC