

**MINUTES OF THE MEETING OF THE  
LOCAL BOARD OF APPEAL AND EQUALIZATION  
OF THE CITY OF MOORHEAD, MINNESOTA  
WEDNESDAY, APRIL 15, 2015**

The annual meeting of Local Board of Appeal and Equalization of the City of Moorhead, Clay County, Minnesota, was duly held in the Council Chambers, City Hall, the 15th day of April, 2015, commencing at 6:31 p.m.

**Members Present:** Del Rae Williams, Steve Gehrtz, Bruce Johnson, Tom Barth, Wilhelmine Jacobson, Jim Haney and Benjamin Molstre.

**Member Absent: None.**

**Assessment Personnel Present:** Peter Doll, Lori Lewis, Nathan Aakre and Jana Wagner.

**Appeal by: Michael & Penny Carlson**  
**Address: 628 11<sup>th</sup> Ave N**  
**Parcel: 58.093.0080**

**Carlson Statements:**

Mr. & Mrs. Carlson disputed the value of the property and asked that it be lowered.

**Board Decision:**

Bruce Johnson moved, Tom Barth seconded, to adjust the overall value of the property from \$250,200 to \$242,500, which motion passed by unanimous vote.

**Board Order:**

Reduce the building value by \$7,700 to \$200,500, which will lower the overall value for Assessment 2015 from \$250,200 to \$242,500.

**Appeal by: Cathy Singleton**  
**Address: 4525 3<sup>rd</sup> St S**  
**Parcel: 58.003.0357**

**Singleton Statements:**

Ms. Singleton stated her 2015 overall valuation was assessed too high.

**Board Decision:**

After discussion by the Board Steve Gehrtz moved to lower the overall valuation by \$5,000 to adjust for basement finish. Wilhelmine Jacobson amended the motion to lower the value by \$10,000. The amendment was not seconded. Jim Haney seconded the original motion for a \$5,000 reduction. Which motion

passed with Steve Gehrtz, Bruce Johnson, Tom Barth, Jim Haney and Benjamin Molstre voting in favor and Wilhelmine Jacobson opposed.

**Board Order:**

Reduce the building value by \$5,000 to \$257,500, which will lower the overall value for Assessment 2015 from \$292,400 to \$287,400.

**Appeal by: Steven & Sheila Timmer**

**Address: 2008 56<sup>th</sup> Ave N**

**Parcel: 58.434.0111**

**Timmer Statements:**

Mr. Timmer stated the 2015 overall valuation was assessed high and should be reduced due to a dike restricting full use of the property.

**Board Decision:**

Benjamin Molstre moved, seconded by Tom Barth, for no change to the overall valuation of \$207,400. Steve Gehrtz amended the motion, seconded by Bruce Johnson, to reduce the land value by \$5,100. Which motion was passed with Steve Gehrtz, Bruce Johnson, Wilhelmine Jacobson and Jim Haney voting in favor and Tom Barth and Benjamin Molstre opposed.

**Board Order:**

Reduce the land value by \$5,100 to \$28,900, which will lower the overall value for Assessment 2015 from \$207,400 to \$202,300.

**Appeal by: Elaine Gess, et. al.**

**Address: 5304 Broadway St NW**

**Parcel: 58.884.1600**

**Gess Statements:**

Charlotte and Leonard Nelson appeared on behalf of all of the owners and disputed the overall value of the property.

**Board Decision:**

Steve Gehrtz moved, seconded by Wilhelmine Jacobson to adjust the overall value of the property from \$419,200 to \$415,300, which motion passed by unanimous vote.

**Board Order:**

Reduce the building value by \$3,900 to \$111,800, which will lower the overall value for Assessment 2015 from \$419,200 to \$415,300.

**Appeal by: Gladys Howlett**

**Address: 6400 Broadway St NW**

**Parcel: 58.883.1301**

**Howlett Statements:**

Ms. Howlett requested the 2015 overall valuation be lowered.

**Board Decision:**

Tom Barth moved, seconded by Benjamin Molstre for no change to the overall valuation of \$159,300, which motion was passed by unanimous vote.

**Board Order:**

No change.

**Appeal by: Darin Halvorson**

**Address: 1411 13½ St N**

**Parcel: 58.819.0190**

**Halvorson Statements:**

Mr. Halvorson disputed the overall value of the property.

**Board Decision:**

After some discussion by the board, Wilhelmine Jacobson moved, Benjamin Molstre seconded, to adjust the overall value of the property to \$50,000, which motion passed by unanimous vote.

**Board Order:**

Reduce the building value by \$50,300 to \$28,900, which will lower the overall value for Assessment 2015 from \$100,300 to \$50,000.

**Appeal by: Steve & Jill White (written appearance)**

**Address: 3015 15<sup>th</sup> Ave S**

**Parcel: 58.643.0980**

**White Statements:**

Ms. White requested the 2015 overall valuation be lowered.

**Board Decision:**

Benjamin Molstre moved, seconded by Tom Barth for no change to the overall valuation of \$368,900, which motion was passed by unanimous vote.

**Board Order:**

No change.

**Appeal by: Ronal & Nancy Halvorson**  
**Address: 5100 18<sup>th</sup> St N**  
**Parcel: 58.547.0230**

**Halvorson Statements:**

Mr. Halvorson disputed the overall value of the property.

**Board Decision:**

Bruce Johnson moved, seconded by Tom Barth for no change to the overall valuation of \$339,200. Which motion was passed with, Wilhelmine Jacobson, Bruce Johnson, Tom Barth, Jim Haney and Benjamin Molstre voting in favor and Steve Gehrtz opposed.

**Board Order:**

No change.

**Appeal by: Dennis & Mary Wilmar**  
**Address: 4218 17<sup>th</sup> St S**  
**Parcel: 58.750.1080**

**Wilmar Statements:**

Mr. Wilmar disputed the overall value of the property and asked that it be lowered.

**Board Decision:**

After some discussion, Benjamin Molstre moved, seconded by Steve Gehrtz to adjust the overall value of the property from \$266,000 to \$245,000, which motion passed by unanimous vote.

**Board Order:**

Reduce the building value by \$21,000 to \$209,400, which will lower the overall value for Assessment 2015 from \$266,000 to \$245,000.

**Appeal by: Edward & Myrna Henrickson (written appearance)**  
**Address: 4426 4<sup>th</sup> St S**  
**Parcel: 58.004.0340**

**Henrickson Statements:**

Mr. & Mrs. Henrickson stated the 2015 overall valuation was assessed too high.

**Board Decision:**

Wilhelmine Jacobson moved, seconded by Bruce Johnson, for no change to the overall valuation of \$315,200, which motion was passed by unanimous vote.

**Board Order:**

No change.

**Appeal by: Nicholas Kukowski (written appearance)**

**Address: 1317 3<sup>rd</sup> Ave N**

**Parcel: 58.107.0190**

**Kukowski Statements:**

Mr. Kukowski wanted the overall property value decreased to \$128,236.

**Board Decision:**

Tom Barth moved, seconded by Bruce Johnson for no change to the overall valuation of \$152,000, which motion was passed by unanimous vote.

**Board Order:**

No change.

**Appeal by: Patrick & Joanne Kovash**

**Address: 1401 1st Ave N**

**Parcel: 58.387.0015**

**Kovash Statements:**

Mr. Kovash stated the 2015 land valuation was assessed too high at \$5.00 per square foot and requested a reduction.

**Board Decision:**

Steve Gehrtz moved, seconded by Benjamin Molstre, to reduce the land valuation to \$4.50 per square foot. Which motion passed with Steve Gehrtz, Jim Haney, Wilhelmine Jacobson, Bruce Johnson and Benjamin Molstre voting in favor and Tom Barth voting against.

**Board Order:**

Reduce the land value by \$21,000 to \$189,500, which will lower the overall value for Assessment 2015 from \$221,300 to \$200,300.

**Appeal by: David Hunstad**

**Address: 1424 / 1408 / 1406 1<sup>st</sup> Ave N**

**Parcel: 58.721.0070 / 0080 / 0090**

**Hunstad Statements:**

Mr. Hunstad stated the 2015 land valuation was assessed too high and requested a reduction.

**Board Decision:**

Benjamin Molstre moved, seconded by Jim Haney, to reduce the land value to \$5.00 per square foot for 58.721.0080/ 0090 and to keep the existing overall valuation as is for 58.721.0070, which motion passed by unanimous vote.

**Board Order:**

Reduce the land value of 58.721.0080 by \$3,700 to \$37,700, and the land value of 58.721.0090 by \$6,400 to \$86,400, which will lower the overall value for Assessment 2015 for 58.721.0080 from \$186,700 to \$183,000 and for 58.721.0090 from \$283,800 to \$277,400. No change to 58.721.0070.

**Appeal by: LBD Land**

**Address: 118 9<sup>th</sup> St N & 900 1<sup>st</sup> Ave N**

**Parcel: 58.324.0150 / 58.575.1990**

**Olson Statements:**

Mr. Olson appeared on behalf of LBD Land and stated the 2015 land valuation was assessed too high and requested a reduction.

**Board Decision:**

Steve Gehrtz moved, seconded by Benjamin Molstre, to reduce the land valuation to \$2.50 per square foot for 58.324.0150, which motion passed by unanimous vote.

Tom Barth moved, seconded by Bruce Johnson, to keep the value as is for 58.575.1990, which motion passed by unanimous vote.

**Board Order:**

Reduce the land value by \$43,700 to \$43,800, which will lower the overall value for Assessment 2015 from \$296,300 to \$252,600 for 58.324.0150. No change to 58.575.1990.

**Formal Appeals Made Prior To Meeting**

Mayor Williams asked for approval of all the value changes submitted by formal appeal to the Assessor's Office prior to the meeting by property owners disputing the value of their properties. Details of such formal appeals were listed in the BOE informational binders as well as in the evening's handouts and made known to the Board.

**Board Decision:**

Steve Gehrtz motioned, seconded by Benjamin Molstre and passed by unanimous vote to approve of the appeals submitted to the Assessor's Office prior to the Local Board of Appeal and Equalization meeting as was addressed and handled by the Assessor's Office. Such appeals included the following:

**Appeal by: Jacob & Sarah Halvorson**  
**Address: 290 44<sup>th</sup> Ave S**  
**Parcel: 58.003.0160**

**Board Decision:**

Adjust the overall value of the property from \$359,200 to \$351,500.

**Board Order:**

Reduce the building value by \$7,700 to \$301,000, which will lower the overall value for Assessment 2015 from \$359,200 to \$351,500.

**Appeal by: Daniel & Nichole Frisch**  
**Address: 274 44<sup>th</sup> Ave S**  
**Parcel: 58.003.0200**

**Board Decision:**

Adjust the overall value of the property from \$439,500 to \$415,500.

**Board Order:**

Reduce the building value by \$24,000 to \$350,600, which will lower the overall value for Assessment 2015 from \$439,500 to \$415,500.

**Appeal by: Steven & Kristine Wong**  
**Address: 4423 3<sup>rd</sup> St S**  
**Parcel: 58.003.0290**

**Board Decision:**

Adjust the overall value of the property from \$403,900 to \$362,400.

**Board Order:**

Reduce the building value by \$41,500 to \$304,300, which will lower the overall value for Assessment 2015 from \$403,900 to \$362,400.

**Appeal by: James & MaryAnn Lichtsinn**  
**Address: 4439 3<sup>rd</sup> St S**  
**Parcel: 58.003.0330**

**Board Decision:**

Adjust the overall value of the property from \$488,300 to \$453,800.

**Board Order:**

Reduce the building value by \$34,500 to \$401,000, which will lower the overall value for Assessment 2015 from \$488,300 to \$453,800.

**Appeal by: Justin & Anna Hayes**  
**Address: 426 Allyson Ct**  
**Parcel: 58.005.0040**

**Board Decision:**

Adjust the overall value of the property from \$393,900 to \$366,600.

**Board Order:**

Reduce the building value by \$27,300 to \$317,000, which will lower the overall value for Assessment 2015 from \$393,900 to \$366,600.

**Appeal by: Scott & Sandy Stephenson**  
**Address: 409 Allyson Ct**  
**Parcel: 58.005.0070**

**Board Decision:**

Adjust the overall value of the property from \$430,200 to \$400,400.

**Board Order:**

Reduce the building value by \$29,800 to \$343,600, which will lower the overall value for Assessment 2015 from \$430,200 to \$400,400.

**Appeal by: Paula Conard**  
**Address: 633 43½ Ave S**  
**Parcel: 58.005.0220**

**Board Decision:**

Adjust the overall value of the property from \$252,100 to \$242,700.

**Board Order:**

Reduce the building value by \$9,400 to \$201,000, which will lower the overall value for Assessment 2015 from \$252,100 to \$242,700.

**Appeal by: Jonathan & Norma Taylor**  
**Address: 4405 Allyson Ct**  
**Parcel: 58.009.0010**

**Board Decision:**

Adjust the overall value of the property from \$327,900 to \$318,800.

**Board Order:**

Reduce the building value by \$9,100 to \$267,100, which will lower the overall value for Assessment 2015 from \$327,900 to \$318,800.

**Appeal by: Dorothy G Roes**  
**Address: 3602 7<sup>th</sup> St S**  
**Parcel: 58.014.0080**

**Board Decision:**  
Adjust the overall value of the property from \$163,300 to \$161,200.

**Board Order:**  
Reduce the building value by \$2,100 to \$134,500, which will lower the overall value for Assessment 2015 from \$163,300 to \$161,200.

**Appeal by: Burton & Sandra Buzick**  
**Address: 4404 River Haven Rd S**  
**Parcel: 58.016.1161**

**Board Decision:**  
Adjust the overall value of the property from \$253,800 to \$230,900.

**Board Order:**  
Reduce the building value by \$22,900 to \$206,500, which will lower the overall value for Assessment 2015 from \$253,800 to \$230,900.

**Appeal by: Ronald & Elizabeth Hanson**  
**Address: 4414 River Haven Rd S**  
**Parcel: 58.016.1166**

**Board Decision:**  
Adjust the overall value of the property from \$255,000 to \$228,000.

**Board Order:**  
Reduce the building value by \$27,000 to \$203,600, which will lower the overall value for Assessment 2015 from \$255,000 to \$228,000.

**Appeal by: Donna & Eric Chalimonczyk**  
**Address: 3303 7<sup>th</sup> Ave N**  
**Parcel: 58.030.0295**

**Board Decision:**  
Adjust the overall value of the property from \$250,000 to \$210,300.

**Board Order:**  
Reduce the building value by \$39,700 to \$176,700, which will lower the overall value for Assessment 2015 from \$250,000 to \$210,300.

**Appeal by: Shawn & Gretchen Jilek**  
**Address: 1201 36<sup>th</sup> Ave S**  
**Parcel: 58.063.0050**

**Board Decision:**

Adjust the overall value of the property from \$225,100 to \$198,800.

**Board Order:**

Reduce the building value by \$26,300 to \$161,300, which will lower the overall value for Assessment 2015 from \$225,100 to \$198,800.

**Appeal by: Jason Halsne**  
**Address: 1012 63<sup>rd</sup> Ave N**  
**Parcel: 58.085.0220**

**Board Decision:**

Adjust the overall value of the property from \$264,300 to \$210,500.

**Board Order:**

Reduce the building value by \$53,800 to \$176,500, which will lower the overall value for Assessment 2015 from \$264,300 to \$210,500.

**Appeal by: Gary & Gwen Lee**  
**Address: 1131 7<sup>th</sup> St N**  
**Parcel: 58.092.0290**

**Board Decision:**

Adjust the overall value of the property from \$291,800 to \$277,500.

**Board Order:**

Reduce the building value by \$14,300 to \$239,400, which will lower the overall value for Assessment 2015 from \$291,800 to \$277,500.

**Appeal by: Bruce & Patricia Senger**  
**Address: 503 13<sup>th</sup> Ave N**  
**Parcel: 58.092.0400**

**Board Decision:**

Adjust the overall value of the property from \$464,500 to \$424,100.

**Board Order:**

Reduce the building value by \$40,400 to \$363,400, which will lower the overall value for Assessment 2015 from \$464,500 to \$424,100.

**Appeal by: Mary Velo**

**Address: 551 11<sup>th</sup> Ave N**

**Parcel: 58.092.0480**

**Board Decision:**

Adjust the overall value of the property from \$544,800 to \$509,900.

**Board Order:**

Reduce the building value by \$34,900 to \$453,600, which will lower the overall value for Assessment 2015 from \$544,800 to \$509,900.

**Appeal by: Roger & Rita Degerman**

**Address: 3038 Rivershore Dr S**

**Parcel: 58.102.0770**

**Board Decision:**

Adjust the overall value of the property from \$310,600 to \$286,000.

**Board Order:**

Reduce the building value by \$24,600 to \$227,700, which will lower the overall value for Assessment 2015 from \$310,600 to \$286,000.

**Appeal by: Jerome & Judith Eide**

**Address: 3162 Rivershore Dr**

**Parcel: 58.102.1350**

**Board Decision:**

Adjust the overall value of the property from \$277,600 to \$241,900.

**Board Order:**

Reduce the building value by \$35,700 to \$179,200, which will lower the overall value for Assessment 2015 from \$277,600 to \$241,900.

**Appeal by: Robert Bakke & Jennifer Bender**

**Address: 3118 Rivershore Dr**

**Parcel: 58.102.1450**

**Board Decision:**

Adjust the overall value of the property from \$282,700 to \$236,300.

**Board Order:**

Reduce the building value by \$46,400 to \$192,000, which will lower the overall value for Assessment 2015 from \$282,700 to \$236,300.

**Appeal by: Bradley & Virginia Rutter**  
**Address: 117 13<sup>th</sup> St N**  
**Parcel: 58.107.0620**

**Board Decision:**

Adjust the overall value of the property from \$100,400 to \$90,500.

**Board Order:**

Reduce the building value by \$9,900 to \$59,900, which will lower the overall value for Assessment 2015 from \$100,400 to \$90,500.

**Appeal by: Randall Kjelland**  
**Address: 489 30<sup>th</sup> St N**  
**Parcel: 58.170.0020**

**Board Decision:**

Adjust the overall value of the property from \$314,800 to \$302,200.

**Board Order:**

Reduce the building value by \$12,600 to \$242,800, which will lower the overall value for Assessment 2015 from \$314,800 to \$302,200.

**Appeal by: Philip & Elizabeth Grinder**  
**Address: 208 67<sup>th</sup> Ave N**  
**Parcel: 58.175.0302**

**Board Decision:**

Adjust the overall value of the property from \$332,700 to \$303,400.

**Board Order:**

Reduce the building value by \$29,300 to \$265,400, which will lower the overall value for Assessment 2015 from \$332,700 to \$303,400.

**Appeal by: Robby Njos**  
**Address: 3721 41<sup>st</sup> Ave S**  
**Parcel: 58.231.0340**

**Board Decision:**

Adjust the overall value of the property from \$348,700 to \$327,200.

**Board Order:**

Reduce the building value by \$21,500 to \$259,600, which will lower the overall value for Assessment 2015 from \$348,700 to \$327,200.

**Appeal by: James & Sarah Dejean**  
**Address: 3729 41<sup>st</sup> Ave S**  
**Parcel: 58.231.0350**

**Board Decision:**

Adjust the overall value of the property from \$471,400 to \$452,200.

**Board Order:**

Reduce the building value by \$19,200 to \$374,900, which will lower the overall value for Assessment 2015 from \$471,400 to \$452,200.

**Appeal by: Kevin & Jamie Feeney**  
**Address: 3753 41<sup>st</sup> Ave S**  
**Parcel: 58.231.0380**

**Board Decision:**

Adjust the overall value of the property from \$481,700 to \$455,600.

**Board Order:**

Reduce the building value by \$26,100 to \$397,100, which will lower the overall value for Assessment 2015 from \$481,700 to \$455,600.

**Appeal by: Brian & Kim Schlotfeldt**  
**Address: 555 Queen Ct**  
**Parcel: 58.276.0370**

**Board Decision:**

Adjust the overall value of the property from \$340,800 to \$332,700.

**Board Order:**

Reduce the building value by \$8,100 to \$287,600, which will lower the overall value for Assessment 2015 from \$340,800 to \$332,700.

**Appeal by: Bradley Stuvland**  
**Address: 552 Queens Ct**  
**Parcel: 58.276.0530**

**Board Decision:**

Adjust the overall value of the property from \$357,700 to \$347,400.

**Board Order:**

Reduce the building value by \$10,300 to \$300,600, which will lower the overall value for Assessment 2015 from \$357,700 to \$347,400.

**Appeal by: Marlon & Colleen Mackowick**  
**Address: 617 Westminster Dr**  
**Parcel: 58.277.0390**

**Board Decision:**

Adjust the overall value of the property from \$324,000 to \$325,900.

**Board Order:**

Increase the building value by \$1,900 to \$280,800, which will increase the overall value for Assessment 2015 from \$324,000 to \$325,900.

**Appeal by: Lawrence Longtine**  
**Address: 1818 8<sup>th</sup> Ave N**  
**Parcel: 58.319.0010**

**Board Decision:**

Adjust the overall value of the property from \$136,300 to \$126,000.

**Board Order:**

Reduce the building value by \$10,300 to \$102,400, which will lower the overall value for Assessment 2015 from \$136,300 to \$126,000.

**Appeal by: Nicholas & Sarah Olson**  
**Address: 2142 38<sup>th</sup> St S**  
**Parcel: 58.338.0320**

**Board Decision:**

Adjust the overall value of the property from \$415,000 to \$381,000.

**Board Order:**

Reduce the building value by \$34,000 to \$331,400, which will lower the overall value for Assessment 2015 from \$415,000 to \$381,000.

**Appeal by: Brent & Andria Hulke**  
**Address: 1577 36<sup>th</sup> Ave S**  
**Parcel: 58.357.0380**

**Board Decision:**

Adjust the overall value of the property from \$300,800 to \$288,400.

**Board Order:**

Reduce the building value by \$12,400 to \$236,900, which will lower the overall value for Assessment 2015 from \$300,800 to \$288,400.

**Appeal by: Jeremy & Carol Herbrandson**  
**Address: 3756 10<sup>th</sup> Ave S**  
**Parcel: 58.373.0290**

**Board Decision:**

Adjust the overall value of the property from \$338,900 to \$320,900.

**Board Order:**

Reduce the building value by \$18,000 to \$264,000, which will lower the overall value for Assessment 2015 from \$338,900 to \$320,900.

**Appeal by: Thomas & Leah Martin**  
**Address: 520 43<sup>rd</sup> Ave S**  
**Parcel: 58.378.0030**

**Board Decision:**

Adjust the overall value of the property from \$405,100 to \$371,400.

**Board Order:**

Reduce the building value by \$33,700 to \$320,900, which will lower the overall value for Assessment 2015 from \$405,100 to \$371,400.

**Appeal by: Grady & Jessica Carlson**  
**Address: 533 43<sup>rd</sup> Ave S**  
**Parcel: 58.378.0130**

**Board Decision:**

Adjust the overall value of the property from \$331,300 to \$323,600.

**Board Order:**

Reduce the building value by \$7,700 to 273,100, which will lower the overall value for Assessment 2015 from \$331,300 to \$323,600.

**Appeal by: Lee Engle**  
**Address: 1235 38<sup>th</sup> Ave S**  
**Parcel: 58.428.0840**

**Board Decision:**

Adjust the overall value of the property from \$192,100 to \$184,900.

**Board Order:**

Reduce the building value by \$7,200 to \$143,300, which will lower the overall value for Assessment 2015 from \$192,100 to \$184,900.

**Appeal by: Cheryl Wachenheim**  
**Address: 1224 Elm St**  
**Parcel: 58.443.0020**

**Board Decision:**

Adjust the overall value of the property from \$174,200 to \$163,600.

**Board Order:**

Reduce the building value by \$10,600 to \$128,300, which will lower the overall value for Assessment 2015 from \$174,200 to \$163,600.

**Appeal by: Terry & Janet Amundson**  
**Address: 430 Clearview Ct**  
**Parcel: 58.457.0170**

**Board Decision:**

Adjust the overall value of the property from \$261,600 to \$253,300.

**Board Order:**

Reduce the building value by \$8,300 to \$196,100, which will lower the overall value for Assessment 2015 from \$261,600 to \$253,300.

**Appeal by: Mike & Sherry Young**  
**Address: 411 Clearview Ct**  
**Parcel: 58.457.0550**

**Board Decision:**

Adjust the overall value of the property from \$256,600 to \$246,900.

**Board Order:**

Reduce the building value by \$9,700 to \$186,100, which will lower the overall value for Assessment 2015 from \$256,600 to \$246,900.

**Appeal by: Mark Ulliman**  
**Address: 1046 32<sup>nd</sup> St S**  
**Parcel: 58.460.0010**

**Board Decision:**

Adjust the overall value of the property from \$361,900 to \$327,300.

**Board Order:**

Reduce the building value by \$34,600 to \$270,200, which will lower the overall value for Assessment 2015 from \$361,900 to \$327,300.

**Appeal by: John Hayes**

**Address: 805 32<sup>nd</sup> St S**

**Parcel: 58.460.0170**

**Board Decision:**

Adjust the overall value of the property from \$395,900 to \$354,300.

**Board Order:**

Reduce the building value by \$41,600 to \$295,100, which will lower the overall value for Assessment 2015 from \$395,900 to \$354,300.

**Appeal by: Matthew Mackowick**

**Address: 1005 33<sup>rd</sup> St S**

**Parcel: 58.460.5220**

**Board Decision:**

Adjust the overall value of the property from \$233,000 to \$214,700.

**Board Order:**

Reduce the building value by \$18,300 to \$165,100, which will lower the overall value for Assessment 2015 from \$233,000 to \$214,700.

**Appeal by: Guy Johnson**

**Address: 1017 13<sup>th</sup> St N**

**Parcel: 58.494.0460**

**Board Decision:**

Adjust the overall value of the property from \$47,200 to \$32,800.

**Board Order:**

Reduce the building value by \$14,400 to \$12,400, which will lower the overall value for Assessment 2015 from \$47,200 to \$32,800.

**Appeal by: Jonathan Rutter**

**Address: 105 3<sup>rd</sup> St N #102**

**Parcel: 58.520.0030**

**Board Decision:**

Adjust the overall value of the property from \$149,900 to \$140,200.

**Board Order:**

Reduce the building value by \$9,700 to \$130,400, which will lower the overall value for Assessment 2015 from \$149,900 to \$140,200.

**Appeal by: CARPCO, INC. (by Jason Carpenter)**

**Address: 515 4<sup>th</sup> St S**

**Parcel: 58.565.0030**

**Board Decision:**

Adjust the overall value of the property from \$128,700 to \$116,400.

**Board Order:**

Reduce the building value by \$12,300 to \$85,800, which will lower the overall value for Assessment 2015 from \$128,700 to \$116,400.

**Appeal by: Jay & Delaine Bjerke**

**Address: 1012 40<sup>th</sup> Ave N**

**Parcel: 58.567.0070**

**Board Decision:**

Adjust the overall value of the property from \$519,700 to \$451,100.

**Board Order:**

Reduce the building value by \$68,600 to \$415,100, which will lower the overall value for Assessment 2015 from \$519,700 to \$451,100.

**Appeal by: Andy Glen Larson**

**Address: 315 6<sup>th</sup> St S**

**Parcel: 58.575.2480**

**Board Decision:**

Adjust the overall value of the property from \$60,000 to \$93,300.

**Board Order:**

Increase the building value by \$33,300 to \$70,300, which will increase the overall value for Assessment 2015 from \$60,000 to \$93,300.

**Appeal by: Chad & Alecia Hultgren**

**Address: 4563 Meadows Ln**

**Parcel: 58.613.0380**

**Board Decision:**

Adjust the overall value of the property from \$171,200 to \$167,300.

**Board Order:**

Reduce the building value by \$3,900 to \$134,400, which will lower the overall value for Assessment 2015 from \$171,200 to \$167,300.

**Appeal by: Daryl & Amber Unser**  
**Address: 25 36<sup>th</sup> Ave Cir S**  
**Parcel: 58.656.1320**

**Board Decision:**

Adjust the overall value of the property from \$225,800 to \$213,600.

**Board Order:**

Reduce the building value by \$12,200 to \$167,100, which will lower the overall value for Assessment 2015 from \$225,800 to \$213,600.

**Appeal by: Vernon A Pederson**  
**Address: 201 17<sup>th</sup> St S**  
**Parcel: 58.721.0700**

**Board Decision:**

Adjust the overall value of the property from \$43,000 to \$35,700

**Board Order:**

Reduce the building value by \$7,300 to \$15,800, which will lower the overall value for Assessment 2015 from \$43,000 to \$35,700.

**Appeal by: Nicholas & Lacey Romie**  
**Address: 1480 41<sup>st</sup> Ave S**  
**Parcel: 58.750.0110**

**Board Decision:**

Adjust the overall value of the property from \$208,400 to \$194,500.

**Board Order:**

Reduce the building value by \$13,900 to \$149,300, which will lower the overall value for Assessment 2015 from \$208,400 to \$194,500.

**Appeal by: Erik Skatvold**  
**Address: 310 48<sup>th</sup> Ave SW**  
**Parcel: 58.790.0100**

**Board Decision:**

Adjust the overall value of the property from \$881,500 to \$770,100.

**Board Order:**

Reduce the building value by \$111,400 to \$631,300, which will lower the overall value for Assessment 2015 from \$881,500 to \$770,100.

**Appeal by: Jay & Ann Christenson**  
**Address: 4900 3<sup>rd</sup> St SW**  
**Parcel: 58.791.0220**

**Board Decision:**

Adjust the overall value of the property from \$484,000 to \$423,300.

**Board Order:**

Reduce the building value by \$60,700 to \$349,900, which will lower the overall value for Assessment 2015 from \$484,000 to \$423,300.

**Appeal by: Beverly Bosman**  
**Address: 2716 29<sup>th</sup> Ave S**  
**Parcel: 58.812.0620**

**Board Decision:**

Adjust the overall value of the property from \$136,400 to \$129,600.

**Board Order:**

Reduce the building value by \$6,800 to \$97,300, which will lower the overall value for Assessment 2015 from \$136,400 to \$129,600.

**Appeal by: James & Dorothy Bruggeman**  
**Address: 3317 Village Green Dr**  
**Parcel: 58.812.2730**

**Board Decision:**

Adjust the overall value of the property from \$275,200 to \$253,600.

**Board Order:**

Reduce the building value by \$21,600 to \$194,000, which will lower the overall value for Assessment 2015 from \$275,200 to \$253,600.

**Appeal by: Steven & Elaine Gehrtz**  
**Address: 3606 Westmoor Blvd**  
**Parcel: 58.839.0160**

**Board Decision:**

Adjust the overall value of the property from \$473,500 to \$425,000.

**Board Order:**

Reduce the building value by \$48,500 to \$352,700, which will lower the overall value for Assessment 2015 from \$473,500 to \$425,000.

**Appeal by: Chad Tosterud**

**Address: 414 4<sup>th</sup> St S**

**Parcel: 58.848.0590**

**Board Decision:**

Adjust the overall value of the property from \$116,200 to \$103,900.

**Board Order:**

Reduce the building value by \$12,300 to \$69,500, which will lower the overall value for Assessment 2015 from \$116,200 to \$103,900.

**Appeal by: Scott & Kristi Steffes**

**Address: 5804 3<sup>rd</sup> St N**

**Parcel: 58.882.3304**

**Board Decision:**

Adjust the overall value of the property from \$298,800 to \$285,700.

**Board Order:**

Reduce the building value by \$13,100 to \$249,700, which will lower the overall value for Assessment 2015 from \$298,800 to \$285,700.

**Appeal by: City of Moorhead**

**Address: 17 4<sup>th</sup> Ave S**

**Parcel: 58.848.0380**

**Statements:**

An Assessor recommendation brought to the board for action regarding an error that occurred in the entry of the value for Assessment 2014.

**Board Decision:**

Correct the value entry, thus changing the classification from taxable (residential vacant land) to exempt (other municipal public service property) and increasing the overall value from \$100 to \$1,700 (.1721814 GIS parcel acres x \$10,000), which motion passed by unanimous vote.

**Board Order:**

Change the classification to exempt (other municipal public service property) and increase the land value to \$1,700, an increase of \$1,600.

**Appeal by: Betty Anda**

**Address: 423 11<sup>th</sup> St N**

**Parcel: 58.600.0010**

**Board Decision:**

Adjust the overall value of the property from \$432,000 to \$423,000.

**Board Order:**

Reduce the building value by \$9,000 to \$379,000, which will lower the overall value for Assessment 2015 from \$432,000 to \$423,000.

**Appeal by: D-S Beverages, Inc.**

**Address: 201 17<sup>th</sup> St N**

**Parcel: 58.218.0785**

**Board Decision:**

Adjust the overall value of the property from \$41,300 to \$31,300.

**Board Order:**

Reduce the building value by \$10,000 to \$12,500, which will lower the overall value for Assessment 2015 from \$41,300 to \$31,300.

**Appeal by: Patrick Kovash**

**Address: 1417 1<sup>st</sup> Ave N**

**Parcel: 58.387.0025**

**Board Decision:**

Reduce the land valuation of the rear 3,200 square foot currently impacted by an easement to \$2.00/square foot, reducing the overall value of the property from \$298,300 to \$295,100.

**Board Order:**

Reduce the land value by \$3,200 to \$135,100, which will lower the overall value for Assessment 2015 from \$298,300 to \$295,100.

**Appeal by: Premium Properties, Inc. (by Brian Gramer)**

**Address: 1851 11<sup>th</sup> St N**

**Parcel: 58.900.1743**

**Board Decision:**

Adjust the overall value of the property from \$199,600 to \$109,700 which motion passed by unanimous vote.

**Board Order:**

Remove all value of improvements and reduce land value to \$109,700, which will lower the overall value for Assessment 2015 from \$199,600 to \$109,700.

**The meeting of the 2015 Board of Appeal and Equalization adjourned at 11:10 p.m.**