

**MINUTES OF THE MEETING OF THE  
LOCAL BOARD OF APPEAL AND EQUALIZATION  
OF THE CITY OF MOORHEAD, MINNESOTA  
THURSDAY, APRIL 20, 2023**

The annual meeting of Local Board of Appeal and Equalization of the City of Moorhead, Clay County, Minnesota, was duly held on the 20th day of April, 2023, commencing at 6:43 pm.

**Members Present:** Shelly Carlson, Matthew Gilbertson, Mike Gunter, Jessica Cassady, Laura Caroon, Ryan DeJong, and Glen Deeton

**Assessment Personnel Present:** Nathan Aakre, Lori Lewis, Jana Wagner, and Amy McDonnell

**Formal Appeals Made at Meeting**

Parcel: 58.357.1750

Owner: Adam Bjornson

Change: After listening to Mr. Bjornson's appeal, City Assessor Nathan Aakre recommended there be no change to value or classification. Ryan DeJong made a motion to accept the assessor's recommendation and Jessica Cassady seconded the motion. The motion passed unanimously.

Parcel: 58.102.0040

Owner: Fred Heilman

Change: After listening to Mr. Heilman's appeal, City Assessor Nathan Aakre recommended there be no change to value or classification. Ryan DeJong made a motion to accept the assessor's recommendation and Glen Deeton seconded the motion. The motion passed unanimously.

Parcel: 58.349.0010

Owner: Holiday Stationstores Inc.

Change: Sally Paul of Delta Property Tax Advisors LLC submitted an appeal on behalf of the owner shortly before the meeting. City Assessor Nathan Aakre submitted the appeal to the board and recommended no change to classification or value. Matt Gilbertson made a motion to accept the assessor's recommendation and Ryan DeJong seconded the motion. The motion passed unanimously.

## **Formal Appeals Made Prior To Meeting**

Mayor Carlson asked for approval of all changes submitted by formal appeal and reviewed by the Assessor's Office prior to the meeting by property owners disputing the value and/or classification of their properties. Details of the following formal appeals were listed in the BOE informational packet and made known to the Board.

Parcel: 58.060.0060

Owner: B&H Income Property

Change: value reduction from \$3,126,300 to \$2,844,600

Parcel: 58.231.0010

Owner: Charles & Kim Larson

Change: value reduction from \$471,700 to \$454,400

Parcel: 58.244.0100

Owner: Charles & Patricia Van Raden

Change: value reduction from \$51,500 to \$38,200

Change: classification change from 4b(1) to 4bb(3)

Parcel: 58.277.0190

Owner: Nicholas Schultz

Change: value reduction from \$374,600 to \$351,400

Parcel: 58.357.3240

Owner: Sandy Creek Apartments LLP

Change: value reduction from \$6,152,300 to \$5,742,200

Parcel: 58.360.0010

Owner: Apartments at Johnson Farms LLC

Change: value reduction from \$11,428,000 to \$10,422,300

Parcel: 58.426.0010

Owner: Townhomes at Mallard Creek

Change: value reduction from \$2,150,800 to \$2,007,400

Parcel: 58.426.0100

Owner: Townhomes at Mallard Creek

Change: value reduction from \$4,947,300 to \$4,469,000

Parcel: 58.460.0260

Owner: Michael Kirk

Change: value reduction from \$476,400 to \$451,500

Parcel: 58.531.0600  
Owner: Janelle Barsgard  
Change: value reduction from \$261,500 to \$242,400

Parcel: 58.565.0170  
Owner: Scott Dahms  
Change: value reduction from \$101,900 to \$82,600

Parcel: 58.643.0810  
Owner: Brandon & Erika Yoney  
Change: value reduction from \$281,600 to \$274,400

Parcel: 58.737.0740  
Owner: Constance Crull  
Change: value reduction from \$214,500 to \$195,500

Matt Gilbertson made a motion, seconded by Ryan DeJong and passed by unanimous vote to approve the appeals submitted to the Assessor's Office prior to the Local Board of Appeal and Equalization meeting as addressed and handled by the Assessor's Office.

**Mayor Carlson adjourned the meeting of the 2023 Board of Appeal and Equalization adjourned at 7:36 PM.**