

**Lanesboro City Council
Local Board of Appeal and Equalization Meeting Minutes
Tuesday, April 15, 2025 – 4:00 p.m.
Lanesboro Community Center Meeting Room & Zoom**

Present Members:

☒ Mindy Albrecht-Benson ☐ Chase Bakke ☐ Joe Cullen ☒ Alicia Pearson ☒ Kathryn Wade

Staff:

☒ Mitchell Walbridge ☒ Darla Taylor ☒ David Haugen ☐ Mark Lawstuen ☐ Jerod Wagner
☐ Tara Johnson ☐ Joseph O’Koren

Guests: Linda Tacke, Tracy Waters, Brian McConnell, Isaak Solum, Andy Hillery, Cheryl Flaa, Lachelle Petzer, Rober Petzer, Susan Roland, Perry Butler, Elwood Roland, Elizabeth Andretta, Tom Dybing

Call to Order

Mayor Pearson called the Local Board of Appeal and Equalization meeting to order at 4:03 p.m.

- A. Agenda Approval:** Member Wade entered a motion to approve the agenda as presented; Member Albrecht-Benson seconded the motion. Motion carried with all in favor.

New Business

- A. Local Board of Appeal and Equalization:** Isaak Solum, Fillmore County Property Appraiser presented an overview of the appraisal process and the property valuation process in Minnesota. Solum presented several assessor recommendations for the local board to consider.
- a. Parcel ID 190460030 – 201 Ridgeview Lane South, Apartment 103:** The Fillmore County Assessor’s Office recommended reduction of the estimated market value of Linda Tacke’s property from \$327,000 to \$283,800 due to a change in quality of construction grade. Member Albrecht-Benson entered a motion to implement the recommended estimated market value of \$283,800; Member Wade seconded the motion. Motion carried with all in favor.
 - b. Parcel ID 190460020 – 201 Ridgeview Lane South, Apartment 102:** The Fillmore County Assessor’s Office recommended reduction of the estimated market value of Gage Andretta and Cynthia McLaughlin Andretta’s property from \$275,800 to \$236,100 due to a change in quality of construction grade. Member Albrecht-Benson entered a motion to implement the recommended estimated market value of \$236,100; Member Wade seconded the motion. Motion carried with all in favor.
 - c. Parcel ID 190460050 – 201 Ridgeview Lane South, Apartment 105:** The Fillmore County Assessor’s Office recommended the reduction of the estimated market value of Elwood Roland and Susan Roland’s property from \$273,300 to \$259,900 due to a change in quality of construction grade. Elwood Roland commented on the rate of change in the valuation and how it has rapidly increased. After discussion, the motion carried with all members voting in favor.
 - d. Parcel ID 190460150 – 201 Ridgeview Lane South, Apartment 305:** Because property owner Perry Butler contacted the assessor within 10 days of the local board of appeal and equalization meeting, no recommended change in estimated market value was provided by the Fillmore County Assessors’ Office. The property owner will work with the county assessor and bring any change to the Fillmore County Board of Appeal and Equalization. Mayor Pearson entered a motion to implement no change to the valuation; Member Albrecht Benson seconded the motion. Motion carried with all in favor.
 - e. Parcel ID 190460080 – 201 Ridgeview Lane South, Apartment 203:** Because property owner Brian McConnell contacted the assessor within 10 days of the local board of appeal and equalization meeting, no recommended change in estimated market value was provided by the

Approved 05/01/2025

Fillmore County Assessors' Office. The property owner will work with the county assessor and bring any change to the Fillmore County Board of Appeal and Equalization. Mayor Pearson entered a motion to implement no change to the valuation; Member Albrecht Benson seconded the motion. Motion carried with all in favor.

- f. **Parcel ID 190460070 – 201 Ridgeview Lane South, Apartment 202:** Because property owner Tracy Waters contacted the assessor within 10 days of the local board of appeal and equalization meeting, no recommended change in estimated market value was provided by the Fillmore County Assessors' Office. The property owner will work with the county assessor and bring any change to the Fillmore County Board of Appeal and Equalization. Mayor Pearson entered a motion to implement no change to the valuation; Member Albrecht Benson seconded the motion. Motion carried with all in favor.
- g. **Parcel ID 190460110 – 201 Ridgeview Lane South, Apartment 301:** Because property owner Robert Petzer contacted the assessor within 10 days of the local board of appeal and equalization meeting, no recommended change in estimated market value was provided by the Fillmore County Assessors' Office. The property owner will work with the county assessor and bring any change to the Fillmore County Board of Appeal and Equalization. Mayor Pearson entered a motion to implement no change to the valuation; Member Albrecht Benson seconded the motion. Motion carried with all in favor.
- h. **Parcel ID 190412010 – 407 Johnson Drive:** Cheryl Flaa questioned the decrease in the estimated market value of her property. Flaa will schedule a time to have an appraiser from the Fillmore County Assessor's Office meet with her to do a reevaluation of the property. Member Wade entered a motion to implement no change in the estimated market value; Member Albrecht-Benson seconded the motion. Motion carried with all in favor.

Mayor Pearson adjourned the meeting at 4:29 p.m.

Perry Butler stated he wished to address the local board of appeal and equalization with additional comments. Mayor Pearson called the meeting back into session at 4:29 p.m. Butler expressed frustration on the valuation notices and how the valuation notice was behind the 2025 property tax statement. Butler expressed frustration that the valuation of his property equated to an increase of 142%. No further action was taken by the local board of appeal and equalization.

Mayor Pearson adjourned the meeting at 4:35 p.m.

Respectfully submitted,

Mitchell Walbridge
City Administrator/Clerk