

BECKER COUNTY BOARD OF APPEALS & EQUALIZATION  
JUNE 18, 2024 6:00 P.M.  
BECKER COUNTY COURTHOUSE

Present Commissioners: John Okeson; David Meyer, Erica Jepson; Barry Nelson; Mary E. Hendrickson, Auditor-Treasurer, Nancy Gunderson, County Assessor and Carrie Smith, County Administrator.

The meeting was called to order by Chair Okeson at 6:00 P.M.

The Pledge of Allegiance was recited.

The Oath of Office was administered by Auditor-Treasurer Mary E. Hendrickson.

County Assessor Nancy Gunderson presented a review of the year over year sales to the board noting an increase in Becker County estimated market values based on sales. 2024 Assessment had an increase in New Construction of 6,450,200. However, there was a decrease in overall sales from 2023 Assessment.

Mn Department of Revenue also sent a Certification of State Board of Equalization Changes for 2024 Assessment, Tax Year 2025. The most substantial increases are:

Countywide 2a Agricultural Land Only 10%

Countywide 2b Rural Vacant Land Only 20%

The following parcels were reviewed:

1. 21.0185.004  
2023 estimated market value was \$409,200.00 as Residential/Rural Vacant Land in Osage Twp. 2024 Value was set at 1,258,700 which included New Construction of 524,300. Board lowered the new construction value by 200,000 but wants the land value code to stay as Straight Lake. Motion by Jepson, second by Hendrickson, motion carried.
2. 49.2540.510 2024 estimated market value was \$324,200 for home on West Lake Drive. Local Assessor inspected on 04/30/2024 and recommends value be reduced to \$293,200 due to bare stud wall interior. Motion by Jepson second by Meyer to concur with Assessor recommendation, motion carried.
3. 10.0173.000  
2024 estimated market value was \$719,100 for a parcel on Cotton Lake. Split class as Seasonal and Commercial, used for cabin and event center. Property owner says value is too high. Local Assessor met with County Assessor who recommends lowering the value by \$48,000. Motion by Okeson, second by Hendrickson, motion carried.

Meeting Adjourned at 7:00 p.m.