

MINUTES FOR THE APRIL 21, 2026, CITY OF MARSHALL LOCAL BOARD OF APPEAL AND
EQUALIZATION

5:30 P.M. CITY OF MARSHALL COUNCIL CHAMBERS

Board Members Present: Robert Byrnes*, Amanda Schroeder*, Amanda Schwartz*, Craig Schafer*, Jim Lozinski, John Alcorn, See Moua Leske*

*Certified Trained Members

Others Present: Sharon Hanson, Steven Anderson, E.J. Moberg, Mark Buysee, Nate Brusven

Staff Present: David Parsons, Charlie Vos, Chelsey Mathiowetz

The meeting was called to order at 5:30 p.m. by Mayor Byrnes.

Byrnes stated a quorum was present and at least one trained member was present.

Three members of the public are in attendance for informational purposes only.

Assessor Parsons introduced the assessing staff and gave a brief overview of this year's activity. Explained purpose of the Local Board and Appeal meeting, what the board can and cannot do, and when appeals need to be made by. Parsons reviewed sales from this past year, increases seen, and changes made.

Parsons reviewed last year's quintile map. Trends in Duplex and Condo sales.

Lozinski questioned what happens if the city does not fall in the 90% - 105% ratio. Parsons indicated all data goes to the state to review, if the city is out of the 90% - 105% ratio, the state will come in and do state board adjustment to equalize values.

The first recommendation is for parcel 27-638010-0, David & Sara Kraft – 504 Kossuth Ave. The property sold on 1/30/2026 for \$191,000 and during the 2025 quintile there was not an interior inspection of the property completed. An interior inspection of the property was completed 4/13/2026. The recommendation is to reduce the 2026 proposed estimated market value from \$214,600 to \$200,600. Motion by Lozinski, seconded by Schaefer. All voted in favor.

The next appeal was from Michael Villeda – 608 W Main Street, parcel 27-111005-0. During the 2025 quintile there was not an interior inspection of the property completed. The owner called 3/27/2026 and requested a physical interior inspection which was completed 4/20/2026. The recommendation is to reduce the 2026 proposed estimated market value from \$195,400 to \$175,200. Motion by Schafer, seconded by Moua-Leske. All voted in favor.

The next appeal was for 104 High St S – Robert & Peggy Dolan, parcel 27-496016-0. During the 2024 quintile there was not an interior inspection completed. The owner called 4/13/2026 and requested a physical interior inspection which was completed 4/16/2026. The recommendation is to reduce the 2026 proposed estimated market value from \$193,600 to \$154,800. Motion by Lozinski, seconded by Schroeder. All voted in favor.

The fourth appeal was for 105 Redwood St E – Dolan Property Rentals LLC, parcel 27-599062-0. During the 2024 quintile there was not an interior inspection of the property completed. The owner called 4/13/2026 regarding his 104 High St S property. Our office requested an interior inspection of the above property which was completed 4/20/2026. It was determined that our information was correct and no change was warranted. The recommendation is to affirm the 2026 proposed estimated market value of \$158,900. Motion by Alcorn, seconded by Lozinski. All voted in favor.

The last appeal was for 1200 Susan Drive – Marshall MN LLC, parcel 27-798001-3. The Board reviewed similar commercial properties with comparable prices per square foot. Motion by Lozinski to affirm the 2026 proposed estimated market value of \$2,542,900, seconded by Schaefer. All voted in favor.

Motion by Lozinski, seconded by Alcorn to adjourn the meeting at 6:09 p.m. All voted in favor of the motion.

Respectfully submitted,

Chelsey Mathiowetz, Assessment Tech