

BEMIDJI CITY COUNCIL LOCAL BOARD OF APPEAL AGENDA

Tuesday, April 21, 2026

Council Chambers
City Hall – 317 4th Street NW
5:00 PM



CALL TO ORDER/ROLL CALL

PURPOSE OF THE MEETING

REVIEW AND CORRECT ASSESSMENTS FOR PROPERTIES WITHIN THE CITY LIMITS
FOR THE YEAR 2026 PAYABLE IN 2027

PRESENTATION BY COUNTY ASSESSOR KALEB BESSLER

- 1) Report from County Assessor

PROPERTY OWNERS WISHING TO BE HEARD

ASSESSOR'S RECOMMENDATIONS

FOR ADJUSTMENTS FOR PROPERTY OWNERS WHO HAVE CONTACTED THE
ASSESSOR DIRECTLY BY TELEPHONE OR WRITTEN COMMUNICATION

AFTER HEARING ALL THOSE WHO WISH TO BE HEARD AND REVIEWING ASSESSOR'S RECOMMENDED ADJUSTMENTS

COUNCIL MUST MAKE A MOTION TO EITHER: (1) ACCEPT THE 2026 ASSESSMENTS AS
CORRECTED; OR (2) RECESS THE MEETING TO A LATER DATE IF THERE ARE
UNRESOLVED ISSUES

ADJOURN OR RECESS

MEMBER ATTENDING REMOTELY

MEMBERS OF THE BOARD MAY BE ATTENDING VIA WEBEX UNDER THE AUTHORITY OF
MINNESOTA STATUTES SECTION 13D.02. MEMBERS OF THE PUBLIC MAY MONITOR THE
MEETING BY ACCESSING THE REMOTE MEETING LINK ON THE CITY WEBSITE
<https://bemidjimn.portal.civicclerk.com/>

City of Bemidji

2026 Assessment Summary



Citywide Value & Sales Data

City Value		% Increase	New Construction Value		% Increase less NC
2020	1,003,427,900	4.1%	2020	9,091,900	3.1%
2021	1,115,501,900	11.2%	2021	9,178,600	10.3%
2022	1,352,835,900	21.3%	2022	17,221,500	19.7%
2023	1,465,952,033	8.4%	2023	8,579,688	7.7%
2024	1,526,737,667	4.1%	2024	6,597,297	3.7%
2025	1,553,900,400	1.8%	2025	6,636,500	1.3%
2026	1,650,109,200	6.2%	2026	5,697,700	5.8%

Sales Volume (October 1st - September 30th)					Good Sales By Property Type	
ASMT Year	Commercial Sales	Median Sales Ratio	Residential Sales	Median Sales Ratio	RES/SRR (91)	Lakeshore
2020	13	94%	183	94%	175	8
2021	21	90%	189	92%	175	14
2022	23	89%	267	95%	252	15
2023	39	84%	221	94%	204	17
2024	31	97%	192	92%	181	11
2025	23	82%	178	99%	160	18
2026	17	94%	162	94%	149	13

Market Adjustments

Prior to market adjustments and sales verification, the median ratio for the City of Bemidji Commercial sales was 78.53% and residential sales held a median ratio of 90.81%. After sales verification, review, and market adjustments both commercial and residential ratios are 94% as shown above.

Assessment Overview

Every year the Beltrami County Assessor's Office physically reviews approximately 1/5th of the city's commercial and residential parcels. Since 2024, it has been the County Assessor's priority to bring the city's quintile reassessment into compliance.

Compliance Update

Commercial			Residential		
Parcel Count	Non-Compliant Parcels	Percent	Parcel Count	Non-Compliant Parcels	Percent
1,010	267	74%	4,497	530	88%

Local Board of Appeal and Equalization

Meeting Requirements

- Valuation notices are mailed at least 10 days before the meeting and include details for the Local and County Boards.
- The Local Board must meet between April 1 and May 31 (including reconvene meetings) and adjourn within 20 days of convening.
- The Local Board of Appeal and Equalization is an official public meeting, requiring a quorum to convene. The County Assessor and a representative(s) must attend.
- At least one Board member must have completed a Department of Revenue-approved appeals course. In 2026, Council Members Gwenia Fiskevold-Gould, Lynn Eaton, and Mayor Jorge Prince meet this requirement.
- The County Assessor's office records all changes made by the Board.

Board Responsibilities

- The Board ensures all taxable properties are properly valued and classified for the current assessment year. Omitted properties must be added to the assessment roll with their market value.
- The Board cannot reopen assessments from prior years with taxes due or payable.
- The Board cannot make percentage changes to all properties in a district; such changes are handled by the County or State Board of Equalization.
- Any adjustments made by the Board cannot reduce the total assessment by more than 1%. Clerical errors are corrected apart from this limitation.
- The Board cannot adjust a property's value or classification to benefit the owner if the owner denies the assessor access to inspect the property.
- If a property is undervalued, the owner must be notified before the Board increases its value and given an opportunity to appear.
- The Board cannot address property exemption issues or applications for special programs (e.g., Veterans Market Value Homestead Exclusion, Green Acres).
- The Board must carefully review taxpayer complaints and objections, making necessary corrections. It may recess daily until all cases are heard.



Parcel: 80.07074.00
Buyer: Wells
Seller: Crystal
Address: 6003 Shady Ln NE
Lot Size: .41 acres
Area: 1
Design of Home: SPL/B
Year Built: 1988
Sq Ft Living Area: 1,442
Basement Sq Ft: 1,400

Sale Date: 10/17/2024
Sale Price: \$669,900.00
Assessor EMV: \$702,100.00
Ratio: 105%

Garage Sq Ft: 786
Garage Value: \$20,938.00

Other Improvements:
 Medium Deck \$2,000.00
 Fireplace \$3,100.00
 Basement Finish \$44,931.00

Comments:
 Lake Bemidji



Parcel: 80.05096.00
Buyer: Mellum
Seller: Bennett
Address: 1714 Grotte Ave NE
Lot Size: 1.07 acres
Area: 1
Design of Home: SPL/B
Year Built: 1999
Sq Ft Living Area: 1,224
Basement Sq Ft: 1,125

Sale Date: 10/30/2024
Sale Price: \$333,000.00
Assessor EMV: \$334,400.00
Ratio: 100%

Garage Sq Ft: 936
Garage Value: \$22,015.00

Other Improvements:
 Deck - Medium \$2,000.00
 Fireplace \$4,600.00
 Basement Finish \$27,720.00
 Central Air \$3,000.00
 Open Porch w/o Screen \$548.00
 Garage - 676 Sq. Ft. \$17,032.00

Comments:



Parcel:	80.03108.00	Sale Date:	6/16/2025
Buyer:	Hanson	Sale Price:	\$565,000.00
Seller:	Koldewey	Assessor EMV:	\$550,200.00
Address:	4100 Sherman Dr NE	Ratio:	97%
Lot Size:	3.49 acres		
Area:	1	Garage Sq Ft:	720
Design of Home:	2/O	Garage Value:	\$15,600.00
Year Built:	1965		
Sq Ft Living Area:	2,408	Other Improvements:	
Basement Sq Ft:	N/A	Deck - Large	\$3,300.00
		Deck - Small	\$800.00
		Porch Open w/o Screen	\$800.00
		Garage Sq Ft: 440	\$7,000.00
Comments:		Central Air	\$3,000.00
Mississippi River		Fireplace	\$2,500.00



Parcel: 80.04117.00
Buyer: White
Seller: Arens
Address: 601 Pershing Ave SE
Lot Size: .17 acres
Area: 2
Design of Home: 2/B
Year Built: 1960
Sq Ft Living Area: 2,912
Basement Sq Ft: 750

Sale Date: 10/30/2024
Sale Price: \$237,400.00
Assessor EMV: \$238,100.00
Ratio: 100%
Garage Sq Ft: 520
Garage Value: \$7,453.00
Other Improvements:
 Basement Finish \$15,799.00

Comments:



Parcel:	80.00302.00	Sale Date:	5/19/2025
Buyer:	Nelson	Sale Price:	\$266,000.00
Seller:	Nice	Assessor EMV:	\$262,100.00
Address:	1010 2nd St SE	Ratio:	99%
Lot Size:	.3 acres		
Area:	2	Garage Sq Ft:	528
Design of Home:	SPL/SPF	Garage Value:	\$12,400.00
Year Built:	1975		
Sq Ft Living Area:	1,336		
Basement Sq Ft:	900	Other Improvements:	
Comments:		Deck - Medium	\$1,300.00
		Lean-To	\$100.00
		Basement Finish	\$34,000.00
		Central Air	\$3,000.00
		Misc Out-Bldg	\$900.00
		Fireplace	\$3,800.00
		Porch Open w/o Screen	\$500.00



Parcel: 80.05347.00
Buyer: Hanson
Seller: Erickson
Address: 422 Ranch Circle SW
Lot Size: .08 acres
Area: 2
Design of Home: 1/B
Year Built: 2006
Sq Ft Living Area: 1,754
Basement Sq Ft: 800

Sale Date: 6/4/2025
Sale Price: \$454,250.00
Assessor EMV: \$442,700.00
Ratio: 97%

Garage Sq Ft: 624
Garage Value: \$19,200.00

Other Improvements:
 Central Air \$3,000.00
 Fireplace \$2,500.00
 Basement Finish \$31,600.00
 Porch Open w/o Screen \$1,600.00
 Concrete Patio \$1,000.00
 Porch Open w/o Screen \$1,200.00

Comments:



Parcel: 80.01298.00
Buyer: McCall
Seller: Giffen
Address: 1111 Birchmont Dr NE
Lot Size: .13 acres
Area: 3
Design of Home: 1.75/B
Year Built: 1898
Sq Ft Living Area: 980
Basement Sq Ft: N/A

Sale Date: 11/14/2024
Sale Price: \$136,500.00
Assessor EMV: \$130,800.00
Ratio: 96%

Garage Sq Ft: 240
Garage Value: \$3,680.00

Other Improvements:

Porch - Enclosed \$510.00
 Porch - Enclosed \$1,019.00
 Garage Sq Ft: 216 \$3,619.00

Comments:



Parcel: 80.05788.00
Buyer: Gregg
Seller: Asp/Teeters-Asp
Address: 1920 Deep Rock Loop SW
Lot Size: .05 acres
Area: 3
Design of Home: 1/O
Year Built: 2005
Sq Ft Living Area: 1,240
Basement Sq Ft: N/A

Sale Date: 5/16/2025
Sale Price: \$240,000.00
Assessor EMV: \$232,000.00
Ratio: 97%

Garage Sq Ft: 441
Garage Value: \$12,500.00

Other Improvements:
 Porch Open w/o Screen \$500.00
 Concrete Patio \$500.00
 Central Air \$1,600.00

Comments:



Parcel: 80.01526.00
Buyer: Zschokke
Seller: Wiebolt
Address: 117 12th St NW
Lot Size: .07 acres
Area: 3
Design of Home: 1.25/O
Year Built: 1900
Sq Ft Living Area: 1,200
Basement Sq Ft: N/A

Sale Date: 6/30/2025
Sale Price: \$140,000.00
Assessor EMV: \$139,900.00
Ratio: 100%
Garage Sq Ft: 696
Garage Value: \$11,400.00
Other Improvements:
 Porch - Enclosed \$1,600.00

Comments:



Parcel:	80.03437.00	Sale Date:	4/10/2025
Buyer:	Chalmers	Sale Price:	\$245,000.00
Seller:	DeJean/Scharmer	Assessor EMV:	\$243,700.00
Address:	1807 Beltrami Ct NW	Ratio:	99%
Lot Size:	.15 acres		
Area:	4	Garage Sq Ft:	440
Design of Home:	1/B	Garage Value:	\$9,200.00
Year Built:	1958		
Sq Ft Living Area:	1,424	Other Improvements:	
Basement Sq Ft:	900	Deck - Large	\$2,600.00
		Porch - Enclosed	\$11,400.00
		Basement Finish	\$22,900.00

Comments:



Parcel: 80.03360.00
Buyer: Greenway/Batson Greenway
Seller: Hibma
Address: 600 14th St NW
Lot Size: .34 acres
Area: 4
Design of Home: 2/B
Year Built: 1945
Sq Ft Living Area: 1,056
Basement Sq Ft: N/A

Sale Date: 5/19/2025
Sale Price: \$155,000.00
Assessor EMV: \$148,500.00
Ratio: 96%
Garage Sq Ft: 480
Garage Value: \$6,600.00
Other Improvements:

Comments:



Parcel: 80.01823.00
Buyer: Beberg
Seller: CNM Properties of MN LLC
Address: 611 Mississippi Ave NW
Lot Size: .16 acres
Area: 4
Design of Home: 1.25/O
Year Built: 1920
Sq Ft Living Area: 934
Basement Sq Ft: N/A

Sale Date: 6/10/2025
Sale Price: \$121,675.00
Assessor EMV: \$120,100.00
Ratio: 99%

Garage Sq Ft: 528
Garage Value: \$8,400.00

Other Improvements:
 Porch - Enclosed \$1,000.00
 Deck - Medium \$1,300.00
 Lean-To \$100.00

Comments:



Parcel: 80.07278.00
Buyer: Schneider
Seller: Anderson
Address: 1615 30th St NW Unit 2
Lot Size: .04 acres
Area: 5
Design of Home: 1/O
Year Built: 2021
Sq Ft Living Area: 1,425
Basement Sq Ft: N/A

Sale Date: 11/15/2024
Sale Price: \$319,500.00
Assessor EMV: \$320,900.00
Ratio: 100%

Garage Sq Ft: 480
Garage Value: \$16,095.00

Other Improvements:
 Central Air \$3,000.00
 Concrete Patio \$1,000.00
 Porch Open w/o Screen \$320.00

Comments:



Parcel: 80.07080.00
Buyer: Becker/Aalgaard
Seller: Deeds
Address: 6219 Lagoon Dr NE
Lot Size: .34 acres
Area: 5
Design of Home: SPL
Year Built: 1977
Sq Ft Living Area: 1,676
Basement Sq Ft: 816

Sale Date: 12/6/2024
Sale Price: \$445,000.00
Assessor EMV: \$471,800.00
Ratio: 106%

Garage Sq Ft: 692
Garage Value: \$18,911.00

Other Improvements:
 Porch Open w/o Screen \$1,742.00
 Concrete Patio \$2,750.00
 Basement Finish \$23,525.00
 Central Air \$3,000.00

Comments:
 Lake Bemidji



Parcel: 80.06827.00
Buyer: Christensen/McAllister
Seller: Koehnen
Address: 4240 Irvine Ave NW Unit 22
Lot Size: .15 acres
Area: 5
Design of Home: 1/O
Year Built: 2013
Sq Ft Living Area: 1,556
Basement Sq Ft: N/A

Sale Date: 5/15/2025
Sale Price: \$279,500.00
Assessor EMV: \$281,000.00
Ratio: 101%

Garage Sq Ft: 520
Garage Value: \$15,600.00

Other Improvements:
 Central Air \$1,600.00
 Porch Open w/o Screen \$500.00
 Fireplace \$3,800.00
 Concrete Patio \$1,400.00

Comments: