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# Le Sueur County, MN

Tuesday, June 2, 2015

Board Meeting

## Item 4

**9:30 am Josh Fredrickson, City of Le Center Mayor (15 min)**

*RE: Tax Abatement*

Staff Contact:



# CITY OF LE CENTER

*Heart of Le Sueur County*

10 West Tyrone St. • Le Center, MN 56057 • 507-357-4450

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May 15, 2015

Le Sueur County Board of Commissioners  
88 South Park Avenue  
Le Center, MN 56057

Dear Honorable Le Sueur County Board of Commissioners:

I am writing to request your assistance with an issue we have been facing in the city of Le Center, MN the county seat of Le Sueur County. Over approximately the past 10 months the city has been dealing with some property owners whom have failed to maintain their dwelling or dwellings on their property and because of their unwillingness to fix said dwellings, they have been deemed structurally unsound, non-livable, and or pose a potential threat to the general health and well-being of their neighbors and the citizens of Le Center. I have enclosed pictures to depict the exact condition of said properties.

The city council has taken the steps needed to have these properties deemed condemned civilly through the legal process and are now completing the final stages of taking possession of said properties. The council's plan is to have these properties destroyed and attempt to sell said properties to a buyer that is able to contribute as a property owner and tax payer to the city, county, and school district.

This plan, is what leads to my request of assistance from the commissioners: Parcel ID# 20.470.0700, located at 50 Cordova So. Ave., Le Center, MN, formerly owned by Mr. Roberto Martinez & Marcela Flores has been delinquent in paying their property taxes for approximately 6 years on this parcel to an estimated amount of \$4883.99. I am formally requesting the commissioners to consider the possibility of abatement of county's portion of this tax to the City of Le Center, as to limit the burden amount on the city which is making a good faith effort to keep the county's own county seat in a presentable and appealing condition to all benefactors of the county's services.

I understand as an elected official this request is unusual; however, it is my belief that the City of Le Center by making this decision benefited the county as well, considering if the city would not have been willing to take on such a burden these parcels would have been forfeited to the county thus costing a considerable amount more of tax payer funds for the county to take on these pieces of property.

I am requesting this item be placed on your agenda for your June 2, 2015 regularly scheduled meeting so City Administrator Chris Collins and I can attend and explain more in detail what we are asking for. In over 8 years of service to the citizens of Le Center and knowing the city and county's ability to work with one another in the past, I am confident that we can come to some sort of resolution to benefit all parties. Thank you for taking the time to consider my request and please feel free to contact me directly with any questions or concerns you may have.

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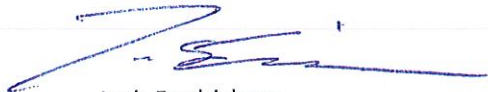
[www.cityoflecenter.com](http://www.cityoflecenter.com)

Le Sueur County Board of Commissioners

May 15, 2015

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Sincerely,

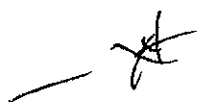


Josh Fredrickson

Mayor, City of Le Center, MN

Enclosure: Photos

CC: Christopher Collins



Summary

Parcel ID 20.470.0700  
 Property Address 50 CORDOVA AVE S  
 LE CENTER  
 Sec/Twp/Rng N/A  
 Brief Tax Description CITY OF LE CENTER Block-009 LOT 11 & S 10 FT OF LOT 12  
 (Note: Not to be used on legal documents)  
 Deeded Acres 0.00  
 Class 201 - (NON-HSTD) RESIDENTIAL  
 District (2001) LC CITY/2905-LC  
 School District 2905  
 Creation Date 06/30/1989

Owner

Primary Owner  
 Roberto E Martinez &  
 Maricela Flores  
 380 Cordova Ave N  
 Le Center, MN 56057

Valuation

	2015 Assessment	2014 Assessment	2013 Assessment	2012 Assessment
+ Estimated Building Value	\$9,600	\$9,600	\$9,400	\$9,200
+ Estimated Land Value	\$24,400	\$24,400	\$24,400	\$24,400
+ Estimated Machinery Value	\$0	\$0	\$0	\$0
= Total Estimated Market Value	\$34,000	\$34,000	\$33,800	\$33,600

Taxation

	2015 Payable	2014 Payable	2013 Payable
Total Estimated Market Value	\$34,000	\$33,800	\$33,600
- Excluded Value	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0
= Taxable Market Value	\$34,000	\$33,800	\$33,600
Net Taxes Due	\$586.19	\$573.69	\$570.00
+ Special Assessments	\$531.81	\$686.31	\$10.00
= Total Taxes Due	\$1,118.00	\$1,260.00	\$580.00

Tax Payments

2015 Full Amount	1,118.00	Pay full amount by: <input type="button" value="Credit Card"/>
Half Installment	559.00	Pay half installment by: <input type="button" value="Credit Card"/>

There is a 2.5% convenience fee for this process. Payments will post to your account within 3-5 business days.

Partial Payment You will have the option to edit your payment amount on the billing web page after you select either the full amount or half installment button. If you have prior year taxes unpaid, please contact the Le Sueur County Auditor-Treasurer's office for payment options.

Taxes Unpaid

	2015 Payable	2014 Payable	2013 Payable	2012 Payable	2011 Payable	2010 Payable
Unpaid Tax	\$586.19	\$573.69	\$570.00	\$352.00	\$294.00	\$263.35
Unpaid Spec Asmt	\$531.81	\$686.31	\$10.00	\$10.00	\$8.00	\$62.55
+ Unpaid Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$40.00
+ Unpaid Penalty	\$0.00	\$176.41	\$81.20	\$36.20	\$30.20	\$32.60
+ Unpaid Interest	\$0.00	\$59.87	\$93.68	\$96.24	\$113.52	\$176.07
= Unpaid Total	\$1,118.00	\$1,496.28	\$754.88	\$494.44	\$445.72	\$574.67

= \$4,883.99

Tax Statements

[Click here to show a list of available documents](#)

No data available for the following modules: Taxes Paid. Click here for help.

Le Sueur County is constantly updating and improving this data. The information should be considered "As Is" and is to be used at the viewers discretion. Le Sueur County makes no guarantee's of the accuracy or completeness of the information contained within.

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