



SPECIAL CITY COUNCIL MEETING

May 5, 2026

City Council Chamber

4:30 p.m.

AGENDA

CITY OF WINDOM, MN

444 Ninth Street, P. O. Box 38

Windom, MN 56101

Phone: 507-831-6129

Fax: 507-831-6127

www.windom-mn.com

Call to Order

Pledge of Allegiance

1. Board of Review
2. Adjourn

Monday, February 23, 2026

TO: Township Boards, City Councils, and Local Assessors
SUBJECT: 2026 Local Boards of Appeal and Equalization

Below is the schedule of the dates and times for the 2026 Local Boards of Appeal and Equalization Meetings. If the date assigned to your board of equalization will not work for your district, please let me know by February 9, 2026, to reschedule it. Please make sure your board members are aware of the district's meeting date and are able to attend.

We will be meeting in person this year, please check the location on the list below.

You will need to post one (1) notice of the meeting in a conspicuous location at least ten (10) days prior to the scheduled meeting date (below). The notice should contain the meeting date, time and location. Please make note of the date that you post this notice for the Board of Equalization record. If you like, you may print more notices to post elsewhere, however, only one notice is required by state statute.

As in the past, my office will be taking care of the newspaper advertising for all of the districts. If you have any questions, please contact my office.

David Grev
Cottonwood County Assessor

Cottonwood County 2026 Local Boards of Appeal and Equalization				
Day	Date	Time	Township/City	Location
Monday	April 13, 2026	11:00 AM	Great Bend Township	Cottonwood County LEC
Monday	April 13, 2026	1:00 PM	Springfield Township	Springfield Town Hall
Monday	April 13, 2026	1:00 PM	Southbrook Township	Springfield Town Hall
Tuesday	April 14, 2026	1:00 PM	Carson Township	Bingham Lake Community Center
Tuesday	April 14, 2026	1:00 PM	Lakeside Township	Bingham Lake Community Center
Tuesday	April 14, 2026	1:00 PM	Midway Township	Bingham Lake Community Center
Tuesday	April 14, 2026	1:00 PM	Mountain Lake Township	Bingham Lake Community Center
Thursday	April 16, 2026	11:00 AM	Selma Township	Selma Town Hall
Thursday	April 16, 2026	1:00 PM	Germantown Township	Amboy Town Hall
Thursday	April 16, 2026	1:00 PM	Amboy Township	Amboy Town Hall - OPEN BOOK
Thursday	April 16, 2026	5:00 PM	Delton Township	Delton Town Hall
Thursday	April 16, 2026	6:00 PM	Dale Township	43968 360th Street / Todd Bloch shop
Friday	April 17, 2026	1:00 PM	Amo Township	Storden Community Center
Friday	April 17, 2026	1:00 PM	Ann Township	Storden Community Center
Friday	April 17, 2026	1:00 PM	Highwater Township	Storden Community Center
Friday	April 17, 2026	1:00 PM	Rosehill Township	Storden Community Center
Friday	April 17, 2026	1:00 PM	Storden Township	Storden Community Center - OPEN BOOK
Friday	April 17, 2026	1:00 PM	Westbrook Township	Storden Community Center
Monday	April 13, 2026	6:00 PM	Bingham Lake (City)	Bingham Lake Community Center
Monday	April 13, 2026	7:00-7:30 p.m.	Comfrey (City)	Comfrey City Hall
Tuesday	April 21, 2026	5:30-6:00 PM	Mountain Lake (City)	Mountain Lake City Hall
Tuesday	April 28, 2026	5:00-5:30 PM	Storden (City)	Storden Community Center
Wednesday	April 29, 2026	5:00-5:30 p.m.	Jeffers (City)	Jeffers City Hall
Monday	May 4, 2026	5:30-6:00 p.m.	Westbrook (City)	Westbrook City Hall
Tuesday	May 5, 2026	4:30-5:00 p.m.	Windom (City)	Windom City Hall
Tuesday	June 16, 2026	6:00 p.m.	County Equalization	Cottonwood County Courthouse

posted
2-27-26
(Signature)

IMPORTANT INFORMATION REGARDING PROPERTY ASSESSMENTS

**** THIS MAY AFFECT YOUR 2027 PROPERTY TAXES. ****

THE BOARD OF APPEAL AND EQUALIZATION FOR THE CITY OF WINDOM WILL MEET ON MAY 5, 2026, FROM 4:30 TO 5:00 P.M., AT THE WINDOM CITY HALL. THE PURPOSE OF THIS MEETING IS TO DETERMINE WHETHER PROPERTY IN THE JURISDICTION HAS BEEN PROPERLY VALUED AND CLASSIFIED BY THE ASSESSOR.

IF YOU BELIEVE THE VALUE OR CLASSIFICATION OF YOUR PROPERTY IS INCORRECT, PLEASE CONTACT YOUR ASSESSOR'S OFFICE TO DISCUSS YOUR CONCERNS. IF YOU DISAGREE WITH THE VALUATION OR CLASSIFICATION AFTER DISCUSSING IT WITH YOUR ASSESSOR, YOU MAY APPEAR BEFORE THE LOCAL BOARD OF APPEAL AND EQUALIZATION. THE BOARD WILL REVIEW YOUR ASSESSMENTS AND MAY MAKE CORRECTIONS AS NEEDED. GENERALLY, YOU MUST APPEAL TO THE LOCAL BOARD BEFORE APPEALING TO THE COUNTY BOARD OF APPEAL & EQUALIZATION.

GIVEN UNDER MY HAND THIS 27th DAY OF February, 2026

(Signature)
CLERK OF THE City OF Windom

CERTIFICATION OF POSTING OF ASSESSMENT NOTICE

STATE OF MINNESOTA)
 = CITY OF WINDOM
COUNTY OF COTTONWOOD)

I CERTIFY THAT ON THE 27th DAY OF February, 2026 IN CONFORMITY
WITH REQUIREMENTS OF LAW, NOTICES WERE POSTED IN EACH OF THREE OF
THE MOST PUBLIC PLACES IN SAID JURISDICTION TEN DAYS BEFORE THE TIME
OF THE MEETING THEREIN NAMED AND ALSO CAUSED SUCH NOTICE TO BE
PUBLISHED IN A LEGAL NEWSPAPER.

DATED THE 5th DAY OF May, 2026

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CLERK OF THE CITY OF WINDOM.

City of Windom - Value Changes from 2025 to 2026

Classification	2025 EMV	2026 EMV	Change	% of Change
Residential	\$286,496,500	\$287,600,600	(\$1,517,300)	-1%
New Construction	\$1,730,700	\$2,621,400	(less new Construction)	
Commercial/Industrial	\$93,237,500	\$95,920,400	\$1,989,200	2%
New Construction	\$932,600	\$693,700	(less new Construction)	
Agricultural	\$4,697,100	\$4,588,700	(\$108,400)	-2%
New Construction	\$5,000	\$0	(less new Construction)	
Apartments	\$25,134,200	\$23,663,600	(\$1,668,500)	-7%
New Construction	\$1,139,200	\$197,900	(less new Construction)	
Personal Property	\$270,300	\$276,400		
State Assessed Properties (not included in totals)	\$3,967,600	NA	NA	NA

Total Estimated Market Values	\$409,835,600	\$412,049,700	(\$1,305,000)	0%
New Construction	\$3,807,500	\$3,513,000	(less new Construction)	

There were 55 good (qualified) sales between 10/1/2024 and 9/30/2025 with a final ratio of 102.8%
For the 2025 assessment year there were 66 good sales with a final ratio of 101.6%

Windom LBAE Trainee List	Expires
1. Jenny Quade	7/1/2027
2. (no one trained)	
3. (no one trained)	

** Red indicates training must be renewed
****More than one board member should be trained**

Windom Sales- October 1, 2024 thru September 30, 2025

PARCEL #	SELLER	BUYER	DATE	SALE PRICE	MARKET VALUE	RATIO	ADDRESS
25.132.0030	Evelyn Lohre	Kyle Hansen	1/7/2025	\$ 100,000	\$ 89,900	90%	2011 4th Ave
25.164.0160	Shawn & Hollice Young	Rex Potter	6/6/2025	\$ 149,000	\$ 121,600	82%	312 16th St
25.164.0350	Nelson Construction Engineering Inc.	Antolina Felipe Niz	9/16/2025	\$ 185,000	\$ 187,000	101%	531 19th Street
25.164.0570	Caballero & Fredy Adame Cerda	Aaron & Aubree Foreman	8/20/2025	\$ 95,000	\$ 121,300	128%	520 16th St
25.452.0060	David Johnson	Conner Redman	7/28/2025	\$ 253,500	\$ 247,500	98%	1085 20th Street
25.453.0022 25.453.0053	Scott & Lori Golinghorst	Justin & Ashley Schmit	5/20/2025	\$ 465,000	\$ 476,700	103%	1220 June Court
25.495.0020	Janet Sampson	Dylan & Madison Colbert	8/8/2025	\$ 166,840	\$ 175,400	105%	1717 Langley St
25.617.0020	Ryan Nelson	Jonathan Nyborg & Katrina Zimmer	11/13/2024	\$ 157,000	\$ 170,200	108%	865 20th St
25.617.0060	James Jorgensen	Lindsey Tonne & Ethan Becker	11/13/2024	\$ 245,000	\$ 267,200	109%	765 20th St
25.620.0010	Pankonin, Thomas Pankonin	Linda Paplow	8/7/2025	\$ 150,000	\$ 172,900	115%	2498 Hwy 60 E
25.791.0230	Loreen Haugen	Douglas & Margarita Griffin	2/13/2025	\$ 175,000	\$ 180,000	103%	1875 9th Ave
25.791.0340	Michael Johnson	German Chiles Lucas & Andrea Navarro Carcamo	4/25/2025	\$ 180,500	\$ 167,300	93%	616 18th St
25.791.0630	Eldon Jay Living Trust	Paige Pigman	5/9/2025	\$ 172,500	\$ 203,800	118%	769 17th St
25.791.0760	Warren Winkel Living Trust	Brent & Shawna Residorfer	5/6/2025	\$ 145,000	\$ 209,100	144%	718 16th St
25.791.0820	James & Coralee Krueger	Jessica Fleck & Jacob Elzey	5/27/2025	\$ 185,000	\$ 200,700	108%	641 16th St
25.794.0130	David & Sheryl Eyberg	Alex & Brooke Fink	12/17/2024	\$ 321,800	\$ 249,600	78%	1752 Maple Park Circle
25.026.0800	Robert & Ruth Marks	Hector Ortiz Deliz	3/3/2025	\$ 105,000	\$ 144,300	137%	1271 River Rd
25.160.0250	Michael & Pamela Mutz	Taylor & Morgan Clark	8/12/2025	\$ 102,460	\$ 125,700	123%	664 12th St
25.165.0170	Danny & Nancy Castle	LeAnn Snider	9/29/2025	\$ 175,000	\$ 165,900	95%	651 River Rd
25.180.0020	Karen Fredin	ApelBelle LLC	8/12/2025	\$ 115,000	\$ 124,800	109%	310 8th St
25.291.0060	William & Dawn Fredin	Jamie Lopez	4/30/2025	\$ 170,000	\$ 175,700	103%	1449 11th Ave
25.351.0300	Dean & Susan Hopp	Francisco Mendoza & Maria Torres	1/28/2025	\$ 95,000	\$ 80,400	85%	1415 4th Ave
25.351.0410	Paul & Emily Aikele	Bruce Larkin & Heather Eyk	6/3/2025	\$ 190,000	\$ 156,100	82%	1425 3rd Ave
25.673.0260	Baudilio Garcia & Maria Lopez	Reynaldo & Maria Miranda	5/14/2025	\$ 65,000	\$ 67,300	104%	1436 11th Ave
25.673.0270	Anthony & Lori Dewall	Kurtis & Brooke Obermoller	1/24/2025	\$ 34,000	\$ 42,200	124%	1431 12th Ave
25.685.0040	Jaqueline Mau & Joseph Vought	Chayton Struck	3/14/2025	\$ 115,000	\$ 169,600	147%	1464 River Rd
25.820.1410	Norma Willsher Trust	Alex Espenson	12/30/2024	\$ 150,000	\$ 196,200	131%	1153 5th Ave
25.820.1420	Michael & Erin Jenks	Savannah Withee	6/30/2025	\$ 117,500	\$ 136,200	116%	437 12th St
25.820.1880	Adam & Kylie Farag	George Buley	5/21/2025	\$ 145,000	\$ 117,900	81%	437 8th St
25.822.0120	Lake Revocable Trust	Jorge Magana & Blanca Verduzco	8/15/2025	\$ 63,000	\$ 81,100	129%	1364 5th Ave
25.025.1000	Jose Sanchez	Kailyn Vongsy	7/8/2025	\$ 120,000	\$ 95,400	80%	1145 Lakeview Ave
25.025.1800	Irven Gonzalez & Erica Trevino	Jose Miranda	11/8/2024	\$ 115,000	\$ 76,300	66%	1025 Lakeview Ave
25.101.0010	Bradley & Kelly Hanson	Rosalio Lopez & Dilma Velasquez	3/17/2025	\$ 103,000	\$ 138,300	134%	599 Prospect Ave
25.136.0010	Francis Nelson Estate	Blanca Verduzco & Jorge Magana	2/10/2025	\$ 58,000	\$ 60,900	105%	56 6th St
25.136.0030	Sara deAvila	Fredy & Socorro Adame-Cavallero	10/31/2024	\$ 95,000	\$ 127,500	134%	629 Collins Ave

Sale price. Market value

25.352.0022	Franklin & Katherine Hein	Jose De La Cruz & Rose Morente	10/25/2024	\$ 170,000	\$ 190,600	112%	1212 Collins Ave
25.352.0440	Katrina Zimmer & Jonathan Nyborg	Jose & Otilia Lopez	11/14/2024	\$ 118,500	\$ 87,400	74%	668 Collins Ave
25.352.0790	Noralba Ibarra	Jose Bautista & Wendy Carpio	5/16/2025	\$ 70,000	\$ 97,400	139%	657 Prospect Ave
25.821.0510	John R Berge	Mitchell Palm Fisher	9/4/2025	\$ 169,000	\$ 107,900	64%	688 Miller Ave
25.675.0010	Irene Wiens	Floridalma Gabriel Felix	12/4/2024	\$ 155,000	\$ 167,700	108%	838 Des Moines Dr
25.675.0020	Irene Hughes	Irene Lopez	3/28/2025	\$ 164,000	\$ 117,100	71%	830 Des Moines Dr
25.675.0050	Alex & Brooke Fink	Shawnae Brodie	12/18/2024	\$ 206,460	\$ 189,100	92%	806 Des Moines Dr
25.675.0170	Brett & Amanda Mattson	Debra Grimmus & Doris Bottem	9/23/2025	\$ 263,000	\$ 213,900	81%	791 Highland Rd
25.675.0340	Devin Kopperud	Martin Boetel & Leah Roble	2/28/2025	\$ 189,000	\$ 171,600	91%	836 Highland Rd
25.679.0010	Joseph & Natalia Bafia	Madison Turley & Amaya Huneke	5/5/2025	\$ 199,000	\$ 192,000	96%	622 Western Ave
25.683.0040	Jodi Higley & Jill Harris	David & Sharon Evers	3/12/2025	\$ 133,700	\$ 107,800	81%	530 6th Ave
25.754.0050	Richard & Rebecca Wiens	Nawwah Wah	10/30/2024	\$ 113,500	\$ 135,500	119%	705 Verona Ave
25.688.0020	Brian Busch	Michael Gannott	2/21/2025	\$ 199,500	\$ 194,700	98%	575 Cindy St
25.688.0030	Don Olson	Denise Hansen	2/21/2025	\$ 347,000	\$ 326,300	94%	420 Riverbluff Dr
25.688.0150	Justin & Ashely Schmit	Justin & Brandi Schwarz	5/19/2025	\$ 250,000	\$ 238,400	95%	360 Riverbluff Dr
25.688.0160							
25.688.0250	Bauer Family Trust	Ronald & Darla Harries	6/16/2025	\$ 249,900	\$ 241,300	97%	423 Riverbluff Dr
25.716.0100	Steven Ward ETAL	Nickolas Nolt	4/10/2025	\$ 185,000	\$ 205,900	111%	271 Buckwheat Ave
25.716.0260	Brain & Amy Jarveis	Ciera Visker	6/9/2025	\$ 166,000	\$ 159,900	96%	274 Buckwheat Ave
25.716.0280	Craig & Kathy Purrington	Keenan Wenzel	10/25/2024	\$ 170,000	\$ 163,800	96%	440 Cindy St
25.720.0080	Bruce & Lori Aamot	Jim & Veronica Ellis	6/17/2025	\$ 127,000	\$ 133,300	105%	440 6th Ave S