

The 2017 Board of Equalization meeting was held on April 17, 2018 at 9:00 a.m. at Southside Town hall. The following members were present: Chairperson Tim Hable s, Supervisors John Reynolds & Jim Hallstrom & Clerk/Treasurer Carmen Merrill. Also, present: Chase Philippi and Wally Peterson, township assessors and Tony Rasmussen and Keith Triplett of the Wright County Assessor's office.

Chase Philippi opened the meeting by reading the statement regarding Local Board of Appeal and Equalization:

- The purpose of this Local Board of Appeal and Equalization is to review the 2018 assessment for taxes due and payable in 2019. The board does not have the authority to open any prior year's assessment for taxes due and payable in 2019.
- The local board does not have the authority to grant an exemption or to order property to be removed from the tax rolls.
- A quorum must be present and at least one of the members must be "Training Certified" under Minnesota statutes, section 274.014.
- Minnesota State law requires the assessor to value property at 100% of market value; however, the Statutes allow the Assessor to be within a range of 90 to 105 percent of market value.
- The sales ratio study period is from October 1, 2016 thru September 30, 2017. The sales data gathered from this study period is used to appraise property as of the January 2, 2017 assessment date.
- There were 2158 residential and seasonal recreational properties used in the county wide sales ratio study with a time adjusted median sales ratio of 92.56%. The non-time adjusted county-wide sales ratio was 88.34%. There was a county-wide 6.02% increase on this type of property.
- The formula for calculating Green Acre and Rural Preserve taxable value is statutorily determined by the Department of Revenue as required by legislative changes that took place in 2008.
- AG land market value saw minimal changes for 2018 throughout Wright County.
- Border values have seen variable changes depending on location and the current sale trends of fringe development areas. The land bordering the City of Annandale is valued at \$6,500/acre.

Summary of the Southside Township 2018 Assessment:

- During this years' study, we had 28 qualified sales used in the sales ratio study with a sales ratio of 91.80%.
- Our state time adjusted median sales ratio following all changes for market

condition and equalization for the 2018 assessment is now 95.63%. This was a result of a 5.63% increase of total township residential value.

- Since the beginning of the new sales study on 10/1/2017 there have been 8 qualified sales and 1 pending sales. The qualified sales will be used for the 2019 assessment, and our current sales ratio would be approximately 91.66%.
- There was a total of 9 permits for new construction of dwellings for 2017.
- Total value of new construction of 2017 was \$2,129,900.
- Total Township EMW of all parcels including tax exempt for 2018 = \$457,427,882

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Springdale Resortominium, 217-000-142101 & 113400- sent a letter request review of their valuation. 2017 value was \$558,100. 2018 value is \$792,600, an increase of \$234,500. Wally explained the property has 8 cabins on the property. A cabin sold last year for \$120,000. The cabins are seasonal with water shut off during the winter. The owners share the lakeshore area. With the sale of a cabin the property was reviewed and found to be undervalued. The County recommends no change. Supv Hallstrom made a motion for no change to the value with a second by Supv Reynolds. Motion carried.

Duane Kassulker, 217-054-002141- 13835 102nd St NW, Lake Augusta was present to ask for a review of his property. His property has a park model located on it. It is a low property which flooded in 2011. During periods of high rain, the road washes out and the lakeshore is wet and unusable. Land value in 2017 was \$50,400 and \$71,600 for 2018. Building value which does not include the park model was \$8,400 in 2017 and \$9,100 in 2018. The buildings include the shed, screen porch and deck. Wally explained he reviewed the Lake Augusta area and found many that were undervalued. He compared the property to sales on the lake and found the new valuation in line with sales. He also explained the value of the lake frontage is at the lowest rate for lake shore in the township. He recommends no change. Supv Hallstrom made a motion for no change to valuation with a second by Supv Hable. Motion carried.

Jamie Mavec and Ron Holovis, 217-044-010070, 15883 1078th St NW, property value went up 21% for 2018. 2017 land value was \$24,000 and 2018 is \$30,400. Building value for 2017 was \$162,400 and 2018 is \$196,300. Ron presented several other properties in the area that had increase in value of 6% to 15%. The house has 1440 finished sq ft which is a cost of \$136/sq ft and above comparable sales he had from a real estate agent. Chase explained the value of the home is based on type and quality of construction. He has sketched the home from the blue prints that were submitted with the building permit. The increase in value is due to this new

information. The building was previously listed as sitting on piers and it was discovered there was a full crawl space. Supv Hallstrom stated the value of the building is based on the quality of construction, fit and finish. In order to adjust the value, there would have to be a physical inspection. The County recommends no change without review. Supv Reynolds made a motion for no change with a second by Supv Hallstrom. Motion carried.

Marty Ferguson, 217-000-124201, 10475 Montgomery Ave NW, had a 25% increase in his property value. 2017 land value was \$61,800 and \$ \$118,798 for 2018. Building value was \$193,200 for 2017 and \$222,626 for 2018. He has done no modifications to the property since 1999. He did build a boat house in 2009. Wally stated the land area is 13.79 acres. The house is a raised one-story home with 2032 sq. ft finished on the upper level and 1024 sq. ft finished on lower level. Marty stated he does not disagree with the value just the % of increase in one year. He does not wish to request a review or change.

Sam Milner, 217-000-312104, 6947 Redwood Ave NW – value went up \$100,000 from 2017. Land value 2017 was \$73,600 and \$102,200 for 2018. Building value in 2017 was \$322,900 and \$394,400 for 2018. He stated it was a log home with steel siding on the back side. He does not feel it will sell for the new value. Chase reported he redrew the building from the blue prints and showed 2846 sq. ft finished above grade and 1020 sq. ft finished below grade. It is a 4-bedroom, 4 bath home. The land is 15.75 acres. Sam reported approximately 8 acres are under water. Chase explained how the property was valued and any change would come from a review of the home. Sam would like a review. Supv Hallstrom made a motion for no change with a second by Supv Hable. Motion carried. Sam will set up a physical review with Chase prior to the County meeting.

Phyllis Latour, 217-059-000090, was present because the value of her land increased from \$51,600 in 2017 to \$74,300 in 2018. She also noted there is no building on the property but she is being assessed for fire coverage. She is not looking for a review of the value but a dismissal of the fire assessment. Supv Hallstrom stated this can be taken off for the 2019 fire assessment list.

Laureen Hess, 217-024-002010,003020,003010,002030 & 121106, Bungalo Island, requested a review of the property value. 2017 values for all properties was \$98,400 and \$149,800 for 2018. The cabin on the property was built in 1945 and is stud walls and original linoleum. There is no drinkable water or septic system. There is a steam bath and dressing house. Chase stated there were two sales in 2017. One was \$169,900 and the second was \$120,000. No review of bungalow island had been done in recent years. He and Wally reviewed the entire island in September 2017. They found several that had incorrect information regarding the size of the cabins and some with no buildings listed yet they had cabins on the property. Chase stated the cabin is listed as built in 1957 and it should be 1945 with the quality of the construction at a grade 5. The cabin is listed as 2 bedrooms and one bath. Laureen stated the cabin is one large room. Supv Hallstrom made a motion to adjust 217-024-003020 to reflect the age of the structure and remove the bedrooms and bath, change the grade to 4 and add a fireplace – which would adjust the value from \$112,400 to \$99,300 with a second by Supv Hable. Motion carried.

John Reynolds, 217-043-000280, 16496 110th St NW requested a review of his two back lots which increased in value from \$4,500 in 2017 to \$15,000 in 2018. Chase stated the value was based on the table that was created for bare land in Southside Township. Supv Hallstrom made a motion to make no change with a second by Supv Hable. Motion carried.

Paul Ringer, 217-000-343303 & 343305, requested a review of his property. He is still in Florida so asked for the Board to make no change so he could present to the County once he returns. Supv Hallstrom made a motion for no change with a second by Supv Reynolds. Motion carried.

Greg Paschke, 217-023-000070 & 000040 requested the existing cabin which is listed with 000070 to be moved to the 000040 parcel. Chase explained it will not change the value of the properties as the value of the cabin will move with it. Supv Reynolds made a motion to move the 2nd cabin valued at \$68,300 from 217-023-000070 to 000040 which decreases the value of 217-023-000070 from \$203,400 to \$135,200 and increasing the value of parcel 217-023-000040 from \$47,300 to \$115,600 with a second by Supv Hallstrom. Motion carried.

Carrie Klinkner, 217-047-000090, total property value for 2018 is \$294,300. She agrees with the value of the land at \$248,900 but feels the building is over valued at \$45,400. The County recommends changing the value of the building to \$37,900. Supv Reynolds made a motion to adjust the value of the building from \$45,400 to \$37,900 for total property value of \$286,800. Supv Hable seconded the motion. Motion carried.

David Forsman, 217-067-000110-7584 Pilger Ave NW is requesting a reduction of his building value. The 2018 value is \$215,000. He believes it is a tear down and presented a bid of \$40,000 for the work of removing the property. The Board reviewed photos of the house and the county recommends no change. Motion by Supv Hallstrom for no change with a second by Supv Hable. Motion carried.

Tim Isle, 217-000-121308, 10568 Montgomery Ave NW, requests a review of his property. He is currently out of town but will return by the County meeting. Supv Hable made a motion for no change with a second by Supv Reynolds. Motion carried.

James Halek, 217-052-001090, Lake Augusta requested a review of his property. The value went from \$177,300 to \$168,500. Wally explained the value changed due to the building review. The County recommends the board approve the value of change. Motion by Supv Hable for to approve change with a second by Supv Hallstrom. Motion carried.

Charles Flygaare, 217-042-000191, Lake Louisa, 10836 Quitter Ave NW value increased from \$127,000 to \$235,600. He knew his property was undervalued previously but didn't agree with the large increase. Chase stated they did a physical review of the property. They found that the land was lower quality than originally thought but the quality of the home was much better. After reviewing the value would be the same due to the quality of the home. The county recommends no change. Supv Hable made a motion for no change with a second by Supv Reynolds. Motion carried.

Wylis Muehring, 217-000-161400, requested a review of the value of his agricultural land. The land has low areas which make it less valuable. He was unable to stay for the entire meeting so asked for no change so he could address the value with the county. Supv Hable made a motion for no change with a second by Supv Reynolds. Motion carried.

There were no other requests for reviews. The meeting was adjourned at 12:25 p.m.