

Pursuant to due call and notice there of the Southside Township Board of Supervisor's met for the Local Board of Appeal and Equalization online and call in on Tuesday, April 14, 2020 at 9:02 a.m. Clerk Merrill announced that this will be a **remote telephonic/electronic meeting** pursuant to Minn. Stat. 13d.021. Based on Governor Walz's emergency declaration and recent "stay at home" order, has determined that an in-person meeting is not practical because of the COVID-19 health pandemic. All members of the Board and the appropriate staff were present at the meeting through telephone or other electronic means. The Township Board members were able to hear one another, and all discussion and testimony and votes were conducted by roll call.

The following members were present: Chairman John Reynolds, Supervisors Jim Hallstrom and Tim Hable and Clerk/Treasurer Carmen Merrill. Also present: Wally Peterson, Appraiser, Chase Phillipi, Appraiser, Adam Bloomquist, Appraiser, Keith Triplett Assistant County Assessor and Missy Manke.

Chairman Reynolds opened the meeting and those present introduced themselves. He then turned the meeting over to Chase Phillipi, township appraiser.

Chase stated there are no residents attending the meeting for in person appeals. They had 22 calls regarding property assessments.

Keith went over the opening statement for the meeting.

- The purpose of this Local Board of Appeal and Equalization is to review the 2020 assessment for taxes due and payable in 2021. The board does not have the authority to open any prior year's assessment for taxes due and payable in 2020.
- 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. Our trained member is Supervisor Hallstrom.
- 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.
- There were 2,051 residential and seasonal recreational properties used in the county wide sales ratio study with a time adjusted median sales ratio of 90.80%. The non-time adjusted county-wide sales ratio was 94.21%. There was a county-wide 4.25% increase on this type of property.
- There were 22 commercial and industrial properties used in the county-wide sales ratio study. There was a county-wide 2.10% commercial and a 5.22% Industrial increase on these types of properties.
- A percentage of change reports indicate that the county-wide agricultural estimated market value was increased by 2.39% for the 2020 assessment.

- The current assessment meets or exceeds standards for uniform assessment in all jurisdictions established by the International Association of Assessment Officers.

Chase reported the 2020 assessment is based on qualified market sales that took place from October 1st, 2018, through September 30th, 2019. It is these sales that determine the assessed market values as of January 2nd, 2020. Sales that take place after September 30th, 2019, will be included in next year's sale study. This will represent the current market conditions and will be used for the 2021 assessment. During this year's study, we had 26 qualified sales used in the sales ratio study with a sales ratio of 96.81.

Our state time adjusted median sales ratio following all changes for market condition and equalization for the 2020 assessment is now 95.53%. This was a result of a 3.71% increase of total township residential & seasonal market value excluding new construction.

Agricultural property valuations, whether up, down, or remaining the same, are the result of 35 sales used in the AG sales ratio study, with a median sales ratio of 100.89%.

The Green Acre / Rural Preserve taxable values and county factors are statutorily calculated and controlled by the Minnesota Commissioner of Revenue. Keith reported woods and non-productive land values are going up in Southside Township due to sales for use other than agricultural. Chase stated this is due to people buying land to build homes on the wooded land.

Properties that were physically reviewed during the 2019 quintile may have experienced mixed valuations (up, down or remained the same). The changes are the result of reviewing properties and equalization that normally takes place during the review process.

#### *2019 Summer Review Area:*

Wally Peterson: Parcels west of Co. Rd 2 except those done in 2018.

Chase Phillipi: Wulleiinda to TWP line (State Lake Access to Sylvania)

#### *2020 Expected Summer Review Area:*

All parcels off Lake Sylvania: East of County Road 2 (Redwood Ave), South of State Highway 55 and West of County Road 3.

Lake Sylvania's review year is only the French Lake Township section of the lake.

Since the beginning of the new sales study on 10/1/19, there have been 13 residential and seasonal market sales. The qualified sales will be used for the 2021 assessment, and our current sales ratio would be approximately 96% based on non-verified personal property adjustments.

As of April 1st, 2020, there are currently **7** improved properties for sale and **3** pending sales in Southside Township. The lack of supply has kept sales prices stable. We will be monitoring the

upcoming market reaction to the Covid-2019 pandemic. Any market change would be reflected for next year's 2021 Assessment.

Chairman Reynolds asked why property values in his area, Lake Marie, have gone up the past two years. Wally responded it is due to market activity. Property sales have driven the value of properties up.

Wally presented a request by Larry Huhn, 217-041-000190, 16724 109<sup>th</sup> St NW, Lake Marie, for a reduction on his cabin value. The assessed value of the land is \$59,200 and the building \$80,100 for a combined value of \$139,300. The cabin is currently gutted down to studs and is planning to rebuild. The floors are pitching, and Larry isn't sure how he plans to rebuild the cabin. Wally recommends dropping the value of the cabin to \$20,100 due to it being gutted. He will review during the year to keep up with the progress on rebuilding. The land value would remain the same. Supervisor Hallstrom made a motion to adjust the value of 217-041-000190, building value from \$80,100 to \$20,100, a total reduction of \$60,000 due to the state of the cabin. Supervisor Hable seconded the motion.

Wally presented a request by Mark Meredith, 217-000-291102 and 217-000-291202, 7781 Redwood Ave NW who feels his property value is too high. The current value of 217-000-291102 is \$89,600 for land and \$184,400 for building, a combined value of \$274,000. Value for 217-000-291202 is \$20,400 for land and \$11,600 for building which is a combined value of \$32,000. Wally looked at the property and found the GIS had included a portion of road and high land. He recommends dropping the value of the land on 217-000-291102 from \$89,600 to \$89,300 and the value of the building from \$184,400 to \$183,000 due to a 1'x36' reduction and a 1'x15' reduction in size of building. This is a total reduction in value of \$1,700. He also recommends raising the value of the land on 217-000-291202 to \$20,500 but dropping the value of the building to \$11,200 for a total reduction of \$300. The total change in value is \$2,000 which the property owner was happy with. He purchased the property in the fall for \$304,000 which is the adjusted value. Supervisor Hallstrom made a motion to approve the value of 217-000-291102 land value from \$89,600 to \$89,300 and building value from \$184,400 to \$183,000 and the value of 217-000-291202 land from \$20,400 to \$20,500 and the value of the building from \$11,600 to \$11,200 due to GIS information regarding land having a portion of road included. Supervisor Hable seconded the motion.

Clerk Merrill called for a vote on the two motions on the table. All members present voted aye. Motion carried.

Supervisor Hallstrom thanked the County Assessor's for their work in the township. He wished Wally well in his new position as City of Buffalo appraiser and welcomed Adam Blomquist as our new township appraiser.

A motion was made a seconded to adjourn the meeting at 9:32 am. Motion carried.