

Pursuant to due call and notice there of the Southside Township Board of Supervisor's met for the Local Board of Appeal and Equalization on Tuesday, April 13,2021 at 9:07 a.m. at Southside Township Hall. Wright County MN.

The following members were present: Chairman Tim Hable, Supervisors Jim Hallstrom and Marty Ferguson and Clerk/Treasurer Carmen Merrill. Also present: Chase Phillipi, Appraiser, Keith Triplett Assistant County Assessor and Jon Bigalk.

Supervisor Hallstrom opened the meeting and stated the purpose of the meeting is to review the 2021 assessment for taxes payable in 2022.

He then turned the meeting over to Chase Phillipi, Township appraiser and Keith Triplett.

Keith went over the opening statement for the meeting.

- The purpose of this Local Board of Appeal and Equalization is to review the 2021 assessment for taxes due and payable in 2022. The board does not have the authority to open any prior year's assessment for taxes due and payable in 2021.
- 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 2,115 residential and seasonal recreational properties used in the county wide sales ratio study with a time adjusted median sales ratio of 90.69%. Values were increased 4.79% county-wide to bring us to approximately 85%
- There were 24 commercial sales with a median ratio of 98.8% Overall values of Industrial properties increased 4.52%
- 9 Apartment Sales with a median ratio of 91%. Values were increased 5.31% on average.
- The market values on agricultural property increased by 3.71% Countywide. Green Acres went up 1.21% and Rural Preserve went up 1.83%.
- The current assessment meets or exceeds standards for uniform assessment in all jurisdictions established by the International Association of Assessment Officers.

Chase reported the 2021 assessment is based on qualified market sales that took place from October 1st, 2019, through September 30th, 2020. It is these sales that determine the assessed market values as of January 2nd, 2021. During this year's study, we had 32 qualified sales used in the sales ratio study with a sales ratio of 95.95%. This was up from 26 sales last year.

Our state time adjusted median sales ratio following all changes for market condition and equalization for the 2021 assessment is now 95.53%. This was a result of a 5.12% 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 50 sales used in the AG sales ratio study, with a median sales ratio of 96.70%. This was up from 35 sales in last year's study. The Green Acre / Rural Preserve taxable values and county factors are statutorily calculated and controlled by the Minnesota Commissioner of Revenue.

Land valuation in Southside Township varied depending on location, zoning and future land use. Land in general saw increases in market value as demand for rural properties has exceeded current supply.

Properties that were physically reviewed during the 2020 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.

2020 Summer Review Area:

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

2021 Summer Review Area:

All parcels South of State Highway 55 & East of CR 3 in Sections 23,24,25,26,35 & 36; All of Lake John and portions of East Sylvia and the peninsula.

Since the beginning of the new sales study on 10/1/20, there have been 11 residential and seasonal market sales. The qualified sales will be used for the 2022 assessment, and our current sales ratio would be approximately 92.34% based on non-verified personal property adjustments.

As of March 15th, 2021, there are currently 3 improved properties for sale and 4 pending sales in Southside Township. The lack of supply has kept sales prices stable or improving. We will continue monitoring the upcoming market reaction to the Covid-2019 pandemic. So far, no negative influence has developed. In fact, it has helped appreciate lakeshore and recreational land market faster than typical.

John Bigalk, 7321 Nevens Ave NW was present to discuss his property value. He sold ½ acre parcel in 2019 and saw his land value go from 232,00 to 219,000 and property value go to \$498,200. The value for 2022 went up to \$529,300. He stated he learned why just listening to the introduction regarding property values in the township for recreational land. He has no issue with his valuation and will wait until Chase visits for this year's assessment.

Chase presented a request from Molly VanMetre, 217-000-324301,324103,324305 regarding her property value. She was not available to come today and asked the Board to vote for no change so she can think about it and perhaps go to the County meeting. Chase stated she recently purchased the property and just learned that the parcels are not buildable. She thinks they may be overvalued. Supervisor Hallstrom made a motion to deny her appeal for a reduction in value with a second by Supervisor Ferguson. Motion carried.

Chase presented an appeal from Daniel & Patricia Gust, 217-031-000010. They purchased their property in the fall of 2020 for \$685,000. They were in the process of planning for an addition to the present structure when they found out the house has no footings. Without footings the addition cannot be done, and the structure will need to be removed and a new structure will be built. He is requesting the value of the home be decreased due to the discovery of no footings. The 2021 valuation was listed as land at \$520,200 and building at \$213,200. Chase recommended changing the building value to \$160,900 and leaving the land at \$520,200 which is what he paid for his property. Supervisor Hallstrom made a motion to change the building valuation to \$160,900 due to the house having no footings. Supervisor Hable seconded the motion. Motion carried.

Chase presented a report of omitted structures at 16002 State Hwy 55 – 217-0000-084400, & 093300. The County assessor received a phone call from the previous owner who saw the property listed for sale and noticed there was a new guest house and shed on the property. She called the county because she had been denied the chance to build a second home on the acreage. Chase and Keith visited the site this morning before the meeting and took photos of the new buildings. It looks like a building was moved in since the structure does not look new. The photos the county has of the site do not include 3 buildings, one that is the guest cabin. Chase shared a call he received from Planning and Zoning that stated the owner would be sent a letter stating the structures have to come down. The Board discussed the action to take, visit the site to get measurements for valuation or vote to leave the value at \$611,000, land value \$228,400 and building value at \$382,700 so it will remain open for the County to review at the County meeting. Supervisor Hallstrom made a motion to leave the value as is and move it up to the County Board of Appeal with a second by Supervisor Hable. Motion carried.

A motion was made a seconded to adjourn the meeting at 10:40 am. Motion carried.