

Minutes of the Meeting of the Avon Township Appeals & Equalization Board

April 25, 2016

Call to Order: Chairman Bresnahan called the meeting of the Avon Township Appeals and Equalization Board to order at 7:00 P.M. in the Main Chamber of the Avon Township Hall.

Pledge of Allegiance: The pledge of allegiance was recited.

Announcement of Recording: The Clerk announced the meeting was going to be recorded and the recorder was turned on.

Roll Call: Present – Richard Bresnahan, John Merdan, and Roger Nelson. Also present: Stephen Saupe, Avon Township Clerk, and Stearns County Assessors Kathy Korte and Jeff Johnson.

Business:

1. **Welcome & Procedures** – Bresnahan outlined the process for the meeting. Decisions are made at the end of the meeting after all cases are heard and all pertinent information is obtained.
2. **Sales Summary** – Ms. Korte provided a summary of sales in the Township. There were 17 sales examined (9 residential and 8 lakeshore). Both residential and lakeshore properties increased an average of 2%. Agricultural land showed an average decrease of 0.5% but there was no change for commercial/industrial property.
3. **Supervisor Appeals Board Training** – is now available online. Bresnahan and Nelson are certified until July 2018 and 2017, respectively. Merdan's training has expired.
4. **Requests & Actions** – The Board then listened to requests about their property valuations from residents who were present at the meeting. No letters were received. After all requests were heard, the Supervisors made a decision on each one. The requests and decisions are summarized below:
 - a. **Sowada** – Mr. Stan Sowado (PID 03.01376.000) scheduled an appointment but did not appear at the meeting. No action was taken.
 - b. **Hennek** – Mr. Jayme Hennek (03.01111.0003) appeared to question the assessed value (\$27,200) of his new 36 x 50 metal shed with electric. Ms. Korte stated the assessed value was comparable to other similar Township properties that ranged from about \$16.80 to \$38.00 per sq ft. After evaluating the evidence, Merdan moved to reduce the assessed value of this building to \$25,600 and the total assessed value of the property from \$195,900 to \$194,300. Nelson second. All in favor. Motion carried.
 - c. **Streit** – Stanley & Mary Streit appeared to inquire if there were options for lowering their overall property tax burden. Several programs (*i.e.*, Green Acres, MN State Property Tax refund) were discussed. The Streit's were invited to make an appointment with Mr. Johnson to see if other programs might apply. Merdan moved to take no action on the Streit request. Nelson second. All in favor. Motion carried.

- d. **Raab** – Mr. David Raab appeared to question the assessed value on his property which includes a hay field that was frequently too wet to crop and a building whose value increased \$33,000 this year. Ms. Korte reexamined the assessment and recommended lowering the assessed value on the property \$7,5000. After evaluating the evidence, Nelson moved to lower the assessed value on the Raab property from \$1,016,000 to \$1,009,000. Merdan second. All in favor. Motion carried.

Adjournment: Merdan moved to adjourn the meeting at 8:27 PM. Nelson second. All in favor. Motion carried.

Respectfully submitted,

Stephen G. Saupe, Clerk

Supervisor Approval:

Richard Bresnahan

John Merdan

Roger Nelson

Attest

date