

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

*April 23, 2018*

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

**Pedge of Allegiance:** The pledge of allegiance was recited.

**Roll Call:** Present – Will Huston, Mike Linn, and John Merdan. Also present: Stephen Saupe, Avon Township Clerk, and Stearns County Assessors Kathy Korte and Jeff Johnson.

## **Business:**

1. **Welcome & Procedures** – Huston welcomed everyone. Mr. Johnson described the purpose of the meeting, which is to provide residents the opportunity to review their 2018 assessment that was mailed in mid-March. The Town Board makes the final decision; the assessors serve in an advisory capacity. Residents can appeal a decision to the Stearns County Commissioners at their meeting on June 11<sup>th</sup>, but only if they make an appointment
2. **Sales Summary** – Ms. Korte provided a summary of sales in the Township. There were 14 sales examined (9 residential and 5 lakeshore) with a ratio of 93.12%. The average adjustments to residential, agricultural, lakeshore, rural residential, and commercial properties were 6%, 4%, 6%, 12%, and 2% respectively. The Assessor's Office reports working hard to insure fair valuation of property. Statistical indicators suggest that they are being successful. Overall, values have gone up because of low unemployment, income growth, and pent up demand.
3. **Supervisor Appeals Board Training** – is now completed online. Linn and Merdan are certified until July 2021 and 2020, respectively. Huston will need training once it is available in July.
4. **Requests & Actions** – The Board listened to requests from two residents who were present at the meeting. In addition, two letters were received and discussed. After all requests were presented, the Supervisors made a decision on each. The requests and decisions are summarized below:
  - a. **Eisenschenk** – Mr. Tyler Eisenschenk (03.01312.0000) appeared to question the assessed value (\$193,900) of his property. He stated that neighboring properties that are similar have a lower assessed value and he wanted to insure that his property value is in line with neighbors. He has completed improvements on his home (finished basement, two baths, new flooring, deck and patio). After evaluating the evidence, Merdan moved to not change the assessed value of Mr. Tyler Eisenschenk's property. Linn second. All in favor. Motion carried.
  - b. **Studniski** – Mr. Thomas Studniski (03.00959.0000) appeared to question the assessed value (\$679,600) of his property. He has four building entitlements, one of which is valued at \$35,100 and the other three are discounted because access is restricted. He has 15 acres tillable and the land price is \$3980 per acre. Mr. Studniski also expressed concern about restrictions potentially imposed on his property by the Avon Hills Overlay Zoning District. Linn moved to not change the assessed value of Mr. Tom Studniski's

property. Merdan second. All in favor. Motion carried.

c. **Hall** – Ms. Peggy Hall sent a letter requesting the assessed value of her property on Lower Spunk Lake (PID: 03.01227.0007) be reevaluated because of the extensive aquatic plant growth in the lake in front of her home. After evaluating the evidence, Linn moved to not change the assessed value for the property of Ms. Peggy Hall. Merdan second. All in favor. Motion carried.

d. **Adriaens** – Ms. Mary Adriaens sent a letter to the Assessor’s Office requesting that the assessed value (\$532,000) of her family’s 158-acre parcel (03.00966.0000) be re-evaluated because access to the property is restricted and it is largely unbuildable wetland. The property has four building entitlements. Mr. Johnson stated that all of these factors make it difficult to value the property. After evaluating the evidence, based on the restricted access Linn moved to value the land at \$2,700 per acre. Merdan second. All in favor. Motion carried. Linn then moved to apply an adjustment to the four building credits for a final property value of \$394,800 (\$2,500 per acre). Merdan second. All in favor. Motion carried.

5. **Other Business** – The scheduled Road Inspection was postponed because of inclement weather. Huston moved to set road inspection for May 12 at 9:00 AM. Linn second. All in favor. Motion carried.

**Adjournment:** Linn moved to adjourn the meeting at about 9:13 PM. Merdan second. All in favor. Motion carried.

Respectfully submitted,

Stephen G. Saupe, Clerk

date \_\_\_\_\_

**Supervisor Approval:**

date \_\_\_\_\_

\_\_\_\_\_  
Will Huston

\_\_\_\_\_  
Mike Linn

\_\_\_\_\_  
John Merdan