

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

April 22, 2019

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: Marion Gondringer, Deputy Clerk, and Stearns County Assessors Kathy Korte and Jeff Johnson. Excused: Stephen Saupe, Avon Township Clerk.

Business:

Welcome & Procedures – Huston welcomed everyone and introductions were made.

- The purpose of this meeting is to provide residents the opportunity to review their 2019 assessment mailed in mid-March. The Town Board makes the final decision on adjustments made; the assessors serve in an advisory capacity.
- All supervisors hold a current Certification for Board of Appeals
- Korte presented a 5 year history of valuation adjustments in the Township. As a comparison, adjustments in the year 2015 had average adjustments made in the range of 1% - 4%.

Sales Summary

- Korte provided a summary of sales in the Township: there were 19 sales examined with the average adjustments made falling in the range of 5.5% to 9%, and commercial raised an average of 2%.
- The average adjustments to residential, agricultural, lakeshore, rural residential, and commercial properties were 6%, 5.5%, 7%, 5.5%, and 2% respectively.

Requests & Actions

The Board listened to concerns from one resident who was present at the meeting. In addition, one resident contacted the assessors office to ask questions concerning valuation of their property. No requests were made at the meeting.

- **Tanya Hoheisel:** Korte reported on a conversation with Hoheisel today concerning the discrepancy between her taxes and the taxes of neighbors around her. Her concerns were resolved after Korte explained that her property is valued differently than surrounding property since it is classified as residential and the surrounding properties are classified as agricultural homestead.
- **Mr. Sam Linn: (PID # 03.0141.0000)** appeared to question the assessed value of his property (\$230,300 + \$75,000 for an additional parcel of land) in reference to a ten acre parcel that was changed from agricultural to residential. Mr. Linn inquired about the increase in the total tax amount for his property. Korte explained that the adjustment is related to switching the 10 acre parcel of tillable acres from agricultural classification (taxed at 1%) to residential (taxed at 5%). 11.59 acres (\$75,400, \$6500/ acre) is a standalone property which no longer qualifies as agricultural. Linn did pursue the Property Tax Refund program for a refund of about \$1000. After comparisons were made to similar properties in the area, no request was made by Linn, therefore no adjustments were made to the Sam Linn property (PID # 03.0141.0000).

Other Business

- Johnson explained that solar farms are classified as commercial if they are over one megawatt; under one megawatt is classified as agricultural.

- Johnson talked about the Statewide Stewardship program that will help reduce tax amounts.

Upcoming Meeting

- Road Inspection is scheduled for April 27, beginning with an open house of the maintenance shed at 8:30 AM., with inspection to follow at 9:00 AM.

Adjournment: Linn moved to adjourn the meeting at about 8:10 PM. Merdan second. All in favor. Motion carried.

Respectfully submitted,

 Marion Gondringer
 Deputy Clerk

date _____

Supervisor Approval:

date _____

 Will Huston

 Mike Linn

 John Merdan