

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

Monday, April 20, 2020

Call to Order: Chairman Mike Linn called to order the meeting of the Avon Township Appeals and Equalization Board at 7:00 P.M. via Zoom video/teleconference.

Pedge of Allegiance: Not done due to the Zoom meeting.

Roll Call: Present – Mike Linn, Ken Mergen, Rich Sanoski, Stephen Saupe. Also present: Stearns County Assessors Kathy Korte and Jake Pidde; and Township resident Scott Spanier.

Approval of Agenda: Two appeals (Spanier, Renken) were added to the agenda. Sanoski moved to approve the amended agenda. Mergen second. All in favor. Motion carried.

Welcome: Linn welcomed everyone and introductions were made.

Procedures: The purpose of this meeting is to provide residents the opportunity to review their assessment mailed in mid-March. The Town Board makes the final decision on adjustments made; the assessors serve in an advisory capacity. Residents can appeal the Town decision to the County. Supervisor Linn holds a current Certification for Board of Appeals.

Sales Summary:

- Ms. Korte provided a summary of sales in the Township: there were 18 qualified sales in the Township with the ratios from about 86 – 91%.

Requests & Actions: The Board considered the following appeals:

- **Scott Spanier (PID 03.01514.9850):** Mr. Spanier's property was assessed \$630,300 in 2020 and for 2021 the assessment is \$858,200. He inquired why there was such a large increase and appealed that the assessment was too high. Ms. Korte said that the reason for the increase is that his construction was completed and because it is a custom home. Comparable properties were examined. Ms. Korte recalculated the assessment by reducing some of the premium values for the custom home. She recommended a revised assessment of \$778,100. This amount approximately equaled a builder's quote for the construction plus land value. Mergen moved to accept the revised assessment of \$778,100 for Mr. Scott Spanier (33633 Poverty Point Drive; PID 03.01514.9850). Sanoski second. All in favor. Motion carried. Mr. Spanier said that he might appeal to the County, especially because an appraisal he received was for a lower value.
- **Kelly Renken (PID 03.00864.0000):** A letter was received from Mr. Renken, whose assessed value increased from \$205,300 to \$233,000. He stated that the assessed value was too high for several reasons including low ground on his property, an inaccurate bathroom count, and cracks in the flooring. Ms. Korte stated that the majority of the increase was for the land value. She recalculated the property value taking these into consideration and recommends a revised assessment of \$216,300. Sanoski moved to accept the revised assessment of \$216,300 for Mr. Kelly Renken (36577 Co Rd 3; 03.00864.0000). Linn second. All in favor. Motion carried.

Other Business

- Ms. Korte said that she had talked to several other residents about their assessments and possible appeals; however, none of them followed-up with an appeal.

Upcoming Meetings

- The Town Board meets on May 6th. Road Inspection will be scheduled in May.

Adjournment: Sanoski moved to adjourn the meeting at 8:20 PM. Mergen second. All in favor. Motion carried.

Respectfully submitted,

 Stephen Saupe
 Clerk

date _____

Supervisor Approval:

date _____

 Mike Linn

 Ken Mergen

 Rich Sanoski