



Board of Appeal & Equalization Meeting
Thursday April 13, 2023
9:00AM

Town of Big Lake Board of Appeal and Equalization met on Thursday April 12, 2023 at 9:00AM, at the Big Lake Town Hall, 21960 County Road 5, Big Lake, Minnesota 55309. Chair Bruce Aubol, Supervisor Larry Alfords, and Supervisor Norm Leslie, Clerk Brenda Kimberly-Maas, Deputy Clerk Jayme Cannon and Treasurer Ken Warneke were in attendance. Present from Sherburne County Assessor's Office were County Assessor Michelle Moen, and residential appraisers Doug Beise and Neil Bodeman. Larry Alfords, Bruce Aubol, and Norm Leslie successfully completed the Board of Appeal and Equalization Training and their certification is valid through July 1, 2025. The meeting was called to order by Chair Aubol, at 9:00AM with the reciting of the Pledge of Allegiance.

Michelle Moen informed the Board and audience that Minnesota statutes requires the Assessor to maintain a median ratio between 90-105% of estimate market value (EMV) to the sale price of property. A sales ratio study is done annually to ensure Big Lake Township residential and seasonal values are near the County Assessor's county-wide, median EMV policy ratio of 94.5%.

The assessor's office completes a sales ratio study to determine valuations of county properties. The study used sales from October 1, 2021 to September 30, 2022 to determine the EMVs for 2023 assessments.

Michelle noted that if Sherburne County does not make corrections and falls below 90%, the State can increase the values and residents are unable to appeal the State's decision.

Michelle also informed the meeting attendees, that all land values continue to rise and is reflected in the assessed property values.

Big Lake Township's Existing Property & Land Valuations - For Assessment Year 2023

There were 631 parcels appraised in 2022. Full Report is on file in the Clerk's office.

Residential/Seasonal There were 104 good sales in Big Lake Township used to study the estimated market values. The beginning ratio of ALL sales was 89.3% and was adjusted to 94.1% (+5.4%). Within the adjustment; vacant land adjusted +25%, residential homes adjusted +6%, and Lakeshore adjusted +10% - 15%.

Median Sale price \$446,700

Median Market Value \$421,300

Agricultural There were 19 good sales of parcels over 34.5 acres in Big Lake Township, used to study the estimated market values. The agricultural trend was 14.42% and the median ratio of the sales after the time trend was applied was 68.4%. Agricultural values increased 10% and rural vacant land increased 30%. The ending ratio after making these adjustments is 98.9%.

Both tillable and non-tillable land values saw an increase, from 2022.

MN Dept. of Revenue memo average values/acre: tillable land \$3900/acre (up \$300 from 2022), non-tillable land \$2,500/acre (up \$500/acre from 2022)

Big Lake Township Agricultural Values: 2a Tillable - \$6,600/acre, 2a Pasture – \$6,100 (same values have been applied to CRP acreage) 2b Wood – \$5600, Waste/Wetlands - \$750/acre.

Green Acre Values: 2a Tillable - \$3,900/acre, 2a Pasture - \$2,400/acre, Waste - \$750/acre (same values have been applied to Rural Preserve & CRP acreage) DNR wetland maps are used to verify waste land.

Sherburne County Building Schedule – Based on Sales data

Permits issued for Big Lake Township included 9 single-family homes and 927 other building/improvements/septic upgrades/new septic permits. Many of the permits were issued for storm damage repairs.

The township is current in the 5-yr assessment schedule.

Taxable New Single Family Construction \$6,126,100

Total Township Estimated Market Value \$1,391,344,300

Citizen Appeals:

Initially, there were seven (7) residents in attendance appealing the Assessor’s valuation and who shared their concerns about the increase of their property valuation and loss of homestead credits. One property owner left the meeting before addressing the board. Most voiced they felt their property taxes would also increase with their property valuations. Michelle Moen noted the property valuation trend is being seen throughout most counties in Minnesota. Homeowners are also finding the Homestead Tax Credit being reduced on their properties as the values increase. Michelle informed the residents the Homestead Tax Credit calculation is something that can only be changed at the state legislature level. There are two bills looking at changing maximum home value – currently it is \$413,000. A House bill is looking at increasing the value to \$437,100 and a Senate bill is looking to increase the amount to \$517,000. Michelle informed the attendees that they should also consider applying for property tax refunds or having their tax preparer do this for them. She stated there is a specific refund available if their property values increased 12% or more, in a year’s time.

Thomas Huffman: LOT 7, BLK 4 & LOT 6, BLK 4 (with exceptions) – SLEEPY HOLLOW SOUTH. PID# 10-419-0407, 19063 180TH AVE NW, BIG LAKE, MN, 55309. The taxpayer received notification of their land value which would affect 2024 property taxes. He was very concerned about the increase in his property value in the past few years and noted the market is on a downward trend. He also stated he felt government spending was an issue and causing significant increase to his property taxes. It was explained that the purpose for this meeting was to review the values of the property, not levy amounts. The taxpayer declined a reassessment of his property.

Motion/Second No Change to the valuation of the property PID#: 10-419-0407, 19063 180TH AVE NW, BIG LAKE, MN, 55309. by: Bruce Aubol/Larry Alfords. Approved by: Alfords, Aubol, and Leslie. Opposed by: None. Motion PREVAILED.

Jay Anderson: METES & BOUNDS. PID# 10-135-4410, 15264 COUNTY ROAD 30 NW, ELK RIVER, MN, 55330. The taxpayer received notification of his land value which would affect 2024 property taxes. He was concerned about the increase to his valuation since his home is over 50 years old. Doug noted the home value is depreciated for age and the increase in value was primarily on the land. An offer to visit the property to review the home and determine if the depreciation amount should be adjusted, was made. The taxpayer accepted the offer to

schedule an inspection of his property.

Motion/Second No Change to the valuation of the property PID# 10-135-4410, 15264 COUNTY ROAD 30 NW, ELK RIVER, MN, 55330. Mr. Anderson will contact county assessor staff to schedule a walkthrough inspection of the property and home by: Bruce Aubol/Norm Leslie. Approved by: Alfords, Aubol, and Leslie. Opposed by: None. Motion PREVAILED.

Glen and Lois Posusta: LOT 6, BLK 3 – SHOREWOOD ACRES SECOND ADDITION. PID# 10-417-0330, 19810 182ND AVE NW, BIG LAKE MN, 55309. The taxpayers recently closed on the property; at which time they received information about the property value which would affect 2024 property taxes. Glen stated he purchased the property for \$193,000. It was a distressed sale due to the conditions of the home and yard. They have already begun to rehab the home so they can rent it out but feel the valuation is too high. Michelle told them they should make no further modifications and schedule an inspection to properly adjust the valuation. Glen requested a reassessment of the property.

Motion/Second No Change to the valuation of the property PID# 10-417-0330, 19810 182ND AVE NW, BIG LAKE MN, 55309. Mr. Posusta will contact county assessor staff to schedule a walkthrough inspection of the property and home by: Bruce Aubol/Larry Alfords. Approved by: Alfords, Aubol, and Leslie. Opposed by: None. Motion PREVAILED.

Joyce Leclair: LOT 28, BLK 2 – WILD RUN. PID# 10-460-0256, 20101 215TH AVE NW, BIG LAKE MN, 55309. The taxpayer received notification of her land value which would affect 2024 property taxes. Joyce had been in contact with Doug who informed her that her valuation went down from the 2022 assessed value. Joyce was concerned that her property was stated as 5.82 acres of which over 3 acres is either underwater or is marshland. The property is adjacent to and includes part of Thompson Lake. Doug noted that the portion of the land that is underwater (lake) is 3.54 acres and is assessed at \$100 per acre. Michelle stated that even land that is next to any kind of water is going for a premium. Even if the water is a slough. The taxpayer did not request a reassessment.

Motion/Second No Change to the valuation of the property PID# 10-460-0256, 20101 215TH AVE NW, BIG LAKE MN, 55309 by: Bruce Aubol/Larry Alfords. Approved by: Alfords, Aubol, and Leslie. Opposed by: None. Motion PREVAILED.

Bob Johnson: METES & BOUNDS – RURAL VACANT LAND. PID# 10-123-2400. The taxpayer received notification of their land value which would affect 2024 property taxes. Bob addressed the board with information about the land. Larry Alfords is very familiar with the property and agreed with Mr. Johnson that the land is generally unbuildable as it is deemed either wetlands, or within the flood plain of the Elk River. The taxpayers were offered to schedule a re-assessment to be performed by assessor office staff. The offer was accepted.

Motion/Second No Change to the valuation of the property PID# 10-123-2400 – Vacant Rural Land with a reassessment to be performed by: Larry Alfords/Bruce Aubol. Approved by: Alfords, Aubol, and Leslie. Opposed by: None. Motion PREVAILED.

Dan O’bradovich: METES & BOUNDS. PID# 10-115-2400, 16455 211TH AVE NW, ELK RIVER MN, 55330. The taxpayer received notification of his land value which would affect 2024 property taxes. Dan was concerned about the valuation of his property. Michelle noted that the property was 40 acres and 4 acres of the land is dedicated to a cell tower. The bulk of the land is taxed at rural vacant land values and the cell tower land is taxed at a zero value.

Motion/Second No Change to the valuation of the property PID# 10-115-2400, 16455 211TH AVE NW, ELK RIVER MN, 55330 by: Bruce Aubol/Norm Leslie. Approved by: Alfords, Aubol, and Leslie. Opposed by: None. Motion PREVAILED.

Assessor Recommended Valuation Changes:

David Boogers & Michelle Wilkes: METES & BOUNDS. PID# 10-101-4225, 14718 OLD COUNTY ROAD 79 NW, ELK RIVER, MN 55330.

The taxpayer contacted the Assessor's office concerning the value of this property. The subject property was inspected on 4/6/2023 which was within 10 days of the Local Board of Equalization. There were some functional/curable bathroom issues. The valuation decreased after reassessment.

	2023 Original	2023 Suggested Change	
Land	\$ 211,200	\$ 211,200	
Building	\$ <u>304,800</u>	\$ <u>293,100</u>	
Total	\$ 516,000	\$ 504,300	
			Difference (-\$ 11,700.00)

Motion/Second: Accepting the recommended adjustment made by appraiser for PID# 10-101-4225 reducing the building value for total reduction of \$ 11,700.00. Total corrected valuation \$ 504,300 by: Bruce Aubol / Norm Leslie. Approved by: Alfords, Aubol, and Leslie. Opposed by: none. Motion PREVAILED.

Dennis Nagorski: METES & BOUNDS. PID# 10-127-2401, 16458 194TH AVE, ELK RIVER, MN 55330.

The taxpayer contacted the Assessor's office concerning the value of this property. The subject property was inspected on 4/06/2023 which was within 10 days of the Local Board of Equalization. Upon inspection Doug found that Dennis is living in the basement. The main floor and second level are uninhabitable and stripped to the studs. Doug is making the recommendation to reduce the valuation of the home due to its condition.

	2023 Original	2023 Suggested Change	
Land	\$ 153,900	\$ 153,900	
Building	\$ <u>161,400</u>	\$ <u>99,700</u>	
Total	\$ 315,300	\$ 253,600	
			Difference (-\$ 61,700.00)

Motion/Second: Accepting the recommended adjustment made by appraiser for PID# 10-127-2401 reducing the building value for total reduction of \$ 61,700.00. Total corrected valuation \$ 253,600 by: Bruce Aubol/Larry Alfords. Approved by: Alfords, Aubol, and Leslie. Opposed by: none. Motion PREVAILED.

Supervisor Alfords commented he felt it inappropriate to increase property values when homeowners perform maintenance work like installing new windows or a new roof. Doing so is essentially penalizing the property owner for keeping the property in good condition. Michelle stated that the values aren't increased when maintenance projects are performed.

Adjournment:

Norm Leslie moved to adjourn the meeting, at 10:35AM. Second by: Bruce Aubol Approved by: Alfords, Aubol, and Leslie. Opposed by: None. Motion PREVAILED adjourning the Annual Board of Appeal and Equalization Meeting, on Thursday, April 13, 2023 at 10:48AM.

Respectfully Submitted,
Brenda Kimberly-Maas
Big Lake Township Clerk

Accepted, this 26th day of April 2023, by the Big Lake Township Board of Supervisors.

Bruce Aubol, Chair

Attest: _____
Brenda Kimberly-Maas, Town Clerk