

New Haven Township

OLMSTED COUNTY, MINNESOTA — EST. 1858

PHONE: 507.356.8330 EMAIL: NHTOWNSHIP@BEVCOMM.NET

9024 COUNTY ROAD 3 NW, ORONOCO, MN 55960

Local Board of Appeal and Equalization for New Haven Township Meeting Minutes – April 11, 2018

1. Call to Order: The Local Board of Appeal and Equalization for New Haven Township was called to order at about 9:30 AM by Chair Mary Andrist. Quorum requirements were met with Supervisor Brian Hervey also present. Certification requirements were met with both Andrist and Hervey training certified. In attendance from Olmsted County Assessor's Office were Julie Hackman – Assistant Director, and Ryan Kraft – County Assessor. Clerk Dale Thomforde took a record of the minutes. The purpose of this meeting was to address appeals of 2018 assessment valuations and classification for taxes payable in 2019.

2. Appeals:

- A. Glen Mitchell (6513 100 St NW), the property owner of parcel number 85.24.24.081993, was present. Mr. Mitchell asked about the homestead exclusion. Ryan Kraft explained that the homestead exclusion is on a sliding scale. The state-wide maximum exclusion is on an estimated market value of \$76,000. The exclusion diminishes on values above or below that amount. At a value above \$413,800, the exclusion goes away. Mr. Mitchell also asked if everybody's estimated market valuation went up 8% this year. The Assessor said that was about average. Some in New Haven went up more than that. The number of sales averaged about 6-7 per township in New Haven and Salem. In every case, the sale was for more than the valuation, and in some cases significantly more. That showed them that they had to do an increase in valuations across the board. They are half way through the evaluation period for next year and they are looking at another increase. No estimated market valuation change was requested. Andrist moved to make no change in the market valuation, seconded by Hervey. The motion carried 2-0.
- B. The Assessor recommended changing the estimated market values of PIDs 85.06.24.068460, and 85.06.21.068465, on Trophy Lake. These parcels each have a land-only estimated market value of \$120,000. The Assessor recommended lowering the estimated market value on these parcels to \$110,000 based on unique conditions. Hervey moved to lower the assessed values as recommended by the Assessor, seconded by Andrist. The motion carried 2-0.
- C. The Assessor had talked to owner Ron Titus about the estimated market values of PIDs 85.23.11.038790, and 85.23.11.039095. Hervey moved to not change the estimated market value as recommended by the Assessor, seconded by Andrist. The motion carried 2-0.

- D. The Assessor had inspected PID 85.34.43.039119, at the written request of an adjustment by the owner Terry Sigrist. The estimated market value was raised this year from \$148,800 to \$164,000. It has an older septic system and there was an offer on the property for \$20,000 less due to the unknown condition of the septic system. The land is 1.39 acres in Genoa and is valued at \$40,000. The assessor reviewed a couple of comparables in Rock Dell and Salem Townships. If the septic fails and a form is submitted to the Assessor, an adjustment can be made. Andrist moved to not change the estimated market value as recommended by the Assessor, seconded by Hervey. The motion carried 2-0.

- E. It was pointed out by the Clerk that the Assessor didn't have enough road ROW in the estimated market value for Vince Fangman's property PID 85.20.23.078848. There is a road on the south with a 33' easement, and a road on the west. The survey the Assessor had showed a 33' ROW easement on the west side. The highway easement document from Metes and Bounds Subdivision (recorded document A-1102030) has a 50' ROW easement on the west side. The Assessor will check into this and make the appropriate technical adjustments.

- F. Dan Kohlmeyer (8511 Co Rd 3 NW), property owner of parcel number 85.36.22.057891, was present. The Assessor has an estimated market value of \$85,000 for the property and \$363,700 for improvements. The Assessor had a couple of comparables in New Haven and Salem Townships. The Assessor said if Mr. Kohlmeyer got an appraisal on the fair market value, that he would look at it. Since Mr. Kohlmeyer appeared at this meeting, he retains the option to appeal to the County Board on June 19th. Andrist moved to not change as estimated market value as recommended by the Assessor, seconded by Hervey. The motion carried 2-0.

3. Adjournment: With no further business before the Local Board of Appeal and Equalization, Chair Andrist adjourned the meeting at about 10:02 AM.

Approved by the Board,
Date:

Attest,
Date:

Mary Andrist – Chair
For the New Haven Town Board

Dale J. Thomforde
New Haven Township Clerk