

New Haven Township

OLMSTED COUNTY, MINNESOTA – EST. 1858
PHONE: 507.356.8330 EMAIL: NHTOWNSHIP@BEVCOMM.NET
9024 COUNTY ROAD 3 NW, OROCOCO, MN 55960

Board of Appeals and Equalization New Haven Township Meeting Minutes April 9, 2025

Following the Pledge of Allegiance, the meeting was called to order at 9:30 am by Chair Ann Fahy-Gust. Also in attendance was Supervisor Dale Thomforde, Clerk Bonnie Kosmicki, Josh Denisen Olmsted County Appraiser Supervisor, Ryan Kraft Olmsted Appraiser Property Records & Licensing Department, and Jennifer Cafourek Olmsted County Appraiser.

Art Gust 12851 County Rd 5 NW Pine Island, has two parcels, one being 8.3 acres appraised at \$37,400.00 for 2026. This parcel, 85.05.23.038482, is completely landlocked, completely in a flood plan and is wooded but not harvestable. Mr. Gust considers this parcel to be appraised at roughly 4 times the value of tillable land. He reports that the land has flooded at least twice in the last four years. Denisen stated that the typical appraisal for pasture/wooded ground is around \$4500.00 in Olmsted County. An adjustment has not been made in consideration of the property being in a flood plan but this could be looked into. Gust reiterated that there is no value as to harvesting wood. Kraft informed hunting ground in Olmsted County has been sold for around \$4,500.00 to \$5,000.00 an acre. Some waste ground has sold for \$3000.00 an acre. Gust would not consider it to be good hunting ground due to how narrow it is and proximity to neighbors. The parcel is landlocked and could not be sold separately unless a neighbor would be interested. Denisen agreed to take a look at some comparable properties but felt that the appraised value was within range of others. This issue can't be resolved today as there is not a quorum to vote as a board member is the spouse of Mr. Gust, and co-owner of the property. The County Board meets in June and there is time to contact Mr. Gust with a resolution.

Dale McNamara, 11814 County Rd 5 NW Pine Island, 85.07.32.079920, the estimated taxable value of the property increased \$100,000.00 for 2026 with no improvements to the property. Denisen provided an overview that some larger increases were needed in New Haven Township. A fairly substantial land increase in 2026 as the appraised values hadn't been updated since 2018 -2019. As an example, a 5-acre site in 2019 would be valued at \$90,000.00, now a 5-acre site would sell for around \$160, 000.00 to \$175,000.00. With that market activity, land values have increased in every township in Olmsted County. Aside from this, there were some other market condition adjustments that were made. There were seven sales within New Haven township that can help explain where the increase came from. A sales ratio is determined by a calculation applied to purchase price of sold properties. The sales ratio is then applied to the purchase price of sold properties in New Haven Township. The median is then determined, if the sales ratio is under 90%, the county is obligated to become compliant with Minnesota regulations. Before any increases, values were at 69 to 70% overall and the state of Minnesota would have intervened. Assessments need to be at market value. As market value goes up, exclusions diminish. Property taxes, on average, increased 18% in New Haven township. New Haven currently has the lowest tax mill rate in the county. Denison recommended no changes at this time and will set up and time with Mr. McNamara to take a look at the property. Fahy-Gust proposed to vote no change with provision that the county appraiser would visit the property. Thomforde seconded. Motion carried 2-0.

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Two clerical errors had occurred where the system converted back to Ag value as opposed to development property, one was Trenton Foster 85.26.11.086807, next was David Finegan's property 85.05.42.083805. The value differences will be added back on.

Other properties that the appraiser has visited and made adjustments are:

Hanna Regan, 85.05.22.078177 – A real estate appraisal was provided. The property value was adjusted from \$436,900 to \$399,100.

Ronald Breid, 85.35.21.039025 – a square footage adjustment was made. A reduction was made from \$644,800 to \$594,100

Alex Schmitt, 85.04.43.059398 – This was a recent sale, a real estate appraisal was provided. A square footage adjustment was also done. A reduction was made from \$839,300 to \$792,300.

Jeffrey Eastman, 85.23.41.070009– Overall condition was reviewed. A reduction was made from \$654,600 to \$583,300

Martin Kautzer, 85.27.42.038890 – This property is in a flood plain. The main reduction was related to the land being in a flood plain. A reduction was made from \$562,700 to \$502,400.

Matthew Reese, 85.34.22.038991 – an appraisal was received by the appraiser this morning, recommendation was to vote not change on this property until there is more time for a proper review. Currently the property is assessed on \$618,400.

Fahy-Gust made a motion to approve all recommendations given; Thomforde seconded. Motion carried.

Fahy-Gust made a motion to adjourn, Thomforde seconded.

Adjourned at 10:05 AM.

/Signed copy on file/

Signed:

Signed

Date:

Date:

Ann Fahy-Gust, Chair
New Haven Town Board Chair

Bonnie Kosmicki
Township Clerk