

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 8, 2026

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.

Tamara Markham, 9912 County Road 5 NW, Pine Island (PARID 851932048611), questioned the increase in her property valuation, which was approximately \$75,000 higher than the previous year. She also asked how the increase would affect her homestead exclusion. Denisen explained that he reviewed land classifications this year to verify acreages, including tillable land, bare land, wooded areas, and outbuildings. As a result, Markham's property reflected an increase of approximately \$15,000 in land value and \$60,000 in building value. Markham stated that approximately seven acres of the property are tillable, while the remaining land consists of woods and inactive pastureland. She noted that some land previously in set aside has become overgrown. Markham also stated that the house was built in either 1993 or 1994 and that she has not had an appraisal conducted since purchasing the property in 2015. She further explained that she operates a "you-pick" orchard on the property. Kraft explained that the homestead exclusion formula is applied statewide in Minnesota and that when property values increase, the homestead exclusion decreases. Denisen recommended that the board vote no change at this time, which would allow him to visit the property to further assess the valuation and verify county records. Thomforde commented that his own property market value increased by 20% this year despite no improvements being made, noting that property values are largely supported by recent sales in the area. Fahy-Gust made a motion to leave the Markham property valuation unchanged, with the provision that Denisen schedule a time to meet with Markham and review the property. Thomforde seconded the motion. Motion carried 2-0.

Kory Weis, 7741 100th Street NW, Pine Island (PARID 852332038805), stated that his property valuation increased by approximately \$240,000 last year and an additional \$10,000 this year, which he felt was excessive. Weis also stated that his property should no longer be considered commercial because he no longer operates a shop on the property. Fahy-Gust explained that Weis's Conditional Use Permit would need to be revoked in order to remove the commercial classification from the property. Denisen asked when operation of the shop had ceased. Weis indicated that business operations ended last summer. Weis again questioned the reason for the \$240,000 increase in valuation the previous year and stated that he had researched neighboring properties that recently sold which he believed were comparable. Denisen stated that the matter could be reviewed further and again recommended that the board vote for no change at this time. He also stated that he would bring a member of the Commercial team to review the property and assess the house as well. Denisen indicated that the substantial increase from the previous year was most likely related to the commercial aspect of the property rather than the residential portion. Fahy-Gust made a motion to make no change pending Denisen's review of the property. Thomforde seconded the motion. Motion carried 2-0.

Mike Hassler, 13006 New Haven Road NW, Pine Island (PARID 850414073596), questioned why his property classification changed from agricultural homestead to residential homestead. Denisen

explained that in order for a property to qualify for agricultural classification, there must be at least 10 contiguous acres in production, such as active pasture, tillable row crop land, or land enrolled in the Conservation Reserve Program (CRP). Denisen asked whether Hassler believed his property met those requirements. Hassler stated that he does have pastureland but was unsure whether it totaled 10 acres. He also stated that there had been no cattle on the pasture for approximately one year. Denisen explained that this was the reason for the classification change and that, in order for the classification to be changed back to agricultural, the pasture would need to meet one of the qualifying production requirements. Denisen further explained that although Hassler's property valuation increased, the increase would have occurred regardless of the property classification because land values have generally increased. Fahy-Gust made a motion for no change. Thomforde seconded the motion. Motion carried 2-0.

Denison brought several changes below before the board needing approval:

- Matt Rohl, 11435 110th Avenue NW, Pine Island (PARID 850731079701), owns approximately 124 acres on the north side of his parcel and questioned the significant increase in valuation between his two properties. Historically, the 124-acre parcel had been valued as pastureland. The property is now valued as approximately three-quarters tillable, with two pasture blocks remaining. The amount of tillable acreage was adjusted to reflect the acres that are actually tillable and certified as such. As a result of the review, the valuation was changed from \$976,000.00 to \$912,700.00, representing a decrease of approximately \$64,000.00.
- Rosalynn Sorenson, 6220 120th Street NW, Pine Island (PARID 851241080335), challenged the reclassification of her property from agricultural to residential. Denisen visited the property and verified that the 32-acre parcel is fenced and used for cattle grazing. Based on that review, the classification was changed back to agricultural.
- Travis Bruce, 9263 88th Avenue NW (PARID 852723038888), owns a 30-acre property that had been classified as residential. Bruce provided a Schedule F demonstrating agricultural products for sale. It was also verified that the majority of the property is grazed or used as pasture throughout the year. Based on the information provided, the property classification was changed from residential to agricultural.

Fahy-Gust made a motion to approve all recommendations given; Thomforde seconded. Motion carried 2-0.

Fahy-Gust made a motion to adjourn, Thomforde seconded. Motion carried 2-0. Adjourned at 10:02 AM.

Signed:

Signed

/Signed copy on file/

Date:

Date:

Ann Fahy-Gust, Chair
New Haven Town Board Chair

Bonnie Kosmicki
Township Clerk