

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

*Monday, April 18, 2022*

**Call to Order:** Chair LeRoy Gondringer called to order the meeting of the Avon Township Appeals and Equalization Board at 7:00 P.M. in the main chamber of the Avon Township Hall (16881 Queens Road Avon, MN). The meeting was also available via Zoom.

**Pedge of Allegiance:** The pledge was recited.

**Roll Call:** Present – Supervisor LeRoy Gondringer, Supervisor Rich Sanoski, Deputy Clerk Marion Gondringer. Absent – Supervisor Richard Bresnahan, Clerk Stephen Saupe. Also present: Stearns County Assessors Kathy Korte and Randy Lahr.

**Approval of Agenda:** Gondringer moved to approve the agenda as presented. Sanoski second. All in favor. Motion carried.

**Welcome:** Gondringer welcomed everyone and introductions were made.

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

## **Sales Summary:**

- Ms. Korte provided a summary of sales in the Township: there were 17 qualified sales in the Township (8 residential, 9 lake) with an overall average adjustment of about 20%. 2022 evaluations will be heard tonight.

## **Requests & Actions:**

- **Resident Requests:** Ms. Korte stated that several individuals had contacted her. Most were discussions of sales and most inquiries were to check accuracy of the tax statements received. Korte stated all appeals will be heard and recommendations will be made.

**Scott & Julie Spanier (PID 03.01514.9850 33633)** Poverty Point Drive, Avon. New residence built about three years ago. Land value is \$262,600, buildings \$684,800, for a total of \$947,500. (Spanier residence was a \$745,300 value in 2021). Home is 3,187 square feet. Compared to values in residences in close proximity on the lake, Spanier states that their value looks exceptionally higher than others in the area (\$90/square foot higher). The home value increased by 27% this year, with no improvements and was compared to two sales on Middle Spunk, one on Chinook in the city of Avon, and one on Highland Terrace. Recommendation is for Spanier to work with the County Assessors office in examining the values being compared and appeal to the county level if a resolution is not agreed upon. Motion by Gondringer to make no adjustments to the property value. Second by Sanoski. All in favor. Motion carried.

**Andrew Wensmann (PID 03.0091.0006)** Wensmann states appraisal of his home was recently at \$330,000. It is now at a tax valued at \$354,600. It was noted that a garage area has been listed as a living

area but is actually a shop area. With an adjustment for the change in the shop area from living quarters to shop area a new value of \$345,000 is established. Korte will recommend this change in value at the County level. Property was compared to sales in Avon Township. A conflict of interest on this board, and absence of one Supervisor would thereby create a lack of a quorum vote. Motion by Sanoski to recommend that the property owner take this appeal to the county board if further action is desired. Second by Gondringer. All in favor. Motion carried.

**Stanley Sowada - (PID 03.01376.0000)** The Sowada lakeshore property has seen a \$50,300 increase in value in the last two years. Stanley states he feels this increase is far too much for a two-year span. Asking for a reduction of 35,500 in value. Built in the 1950's, with less than an acre of land, it's assessed value is at \$217,700. Home is the smallest home in the area at 945 sq feet. Sowada stated that lake access is poor due to the presence of the lake bog which moved in five or six years ago. The home has a serious water problem in the basement so the basement is unfinished. It has one bathroom, no laundry, no deck, no dining room. Comparisons to properties across the road and to the east show that these neighboring, non-lakeshore properties are valued much lower. Korte stated there has been no recent improvements to the home. Motion by Sanoski to reduce the value by \$15,000, to lower the value to from \$217,700 to \$202,700, total value. Second by Gondringer. All in favor. Motion carried.

**Written appeal by Michael Mauer (PID 03.01552.0233 32631) 182<sup>nd</sup> Ave, Avon.** Log home on the west side of 182<sup>nd</sup> Avenue. Property shares a marina with access to the Upper Spunk Lake with numerous homes in the area. \$545,300 value this year and was at \$451,900 last year. 1.41 acres. Comparisons to property in the area shows surrounding properties with lower values. Purchased in 2018 at \$453,000. Lot is larger than surrounding property. It was observed that the % of increase in property value is comparable to other properties in the area. Motion by Gondringer to make no adjustments to the property value. Second by Sanoski. All in favor. Motion carried.

**Upcoming Meetings**

- Planning Commission – April 27, 2022 at 7:00 PM.
- Town Board – May 4, 2021 at 7:00 PM.

**Adjournment:** Gondringer moved to adjourn the meeting at 8:40 PM. Sanoski second. All in favor. Motion carried.

Respectfully submitted,

\_\_\_\_\_ date \_\_\_\_\_

Marion Gondringer, *Deputy Clerk*

**Supervisor Approval:** date \_\_\_\_\_

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LeRoy Gondringer Chair

\_\_\_\_\_  
Rich Sanoski

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Richard Bresnahan