

Minutes of the Meeting of the Avon Township Board of Appeals and Equalization

May 6, 2010

Avon City Hall

Call to Order: The meeting was called to order by Chairman Gondringer at 7:00 P.M.

Roll Call: Present –Richard Bresnahan, LeRoy Gondringer, John Merdan, Stephen Saupe. In addition, Kathy Korte and Tina Diedrich-Von Eschen from the Stearns County Assessor’s Office were present.

Business:

1. **Overview** – Ms. Korte gave a brief Assessor’s Report. Overall, residential property values declined by 7%, seasonal recreational property around lakes declined 4%, agricultural and apartment properties showed little change, but commercial properties increase 3%. A listing of properties sold from Oct ’08 to Oct 09 was presented.
2. **Maciejewski Property** – Mr. John Maciejewski appeared to question the assessment on his property at 15612 Parkwood Circle. It was recently appraised, prior to refinancing, at \$210K, but was assessed at \$236,900. The bank appraisal was considered to be reasonable and based on recent comparative sales. Bresnahan moved to assess the property of Mr. Maciejewski at \$210,000 based on the documented appraisal. Merdan second. All in favor. Motion carried. Continued discussion revealed that since the current assessment is based on last year’s data, the value actual value is greater than \$210K. Bresnahan moved to rescind the motion to change Mr. Maciejewski’s assessment to \$210,000. Gondringer second. All in favor. Motion carried. Gondringer moved to change Mr. Maciejewski’s assessment to \$226,900, which would be in line with neighbors considering their assessments are based on last year’s values. Merdan second. All in favor. Motion carried.
3. **Streit Property** – Mr. Stanley Streit appeared to question the assessment on his farm property and home. His property was compared to neighboring properties and land. Bresnahan moved to lower the assessment of Mr. Streit’s property from \$419,000 to \$394,000 based on a reassessment of the value of his land (\$204K to \$179K). Merdan second. All in favor. Motion carried. Mr. Streit was also told to consider enrolling in the “Green Acres” program to help reduce his tax burden. Ms. Korte will send him an application.
4. **Breth Property** – Ms. Korte provided a letter written by Mr. Daniel Breth, Cardinal’s Nest Ct., questioning the valuation of a lot he owns. After comparison with neighboring properties, Bresnahan moved to not change the assessment of Mr Breth’s property. The value was considered to be in line with neighbors.
5. **Nolden Property** – Ms. Korte provided a letter written by Mr. Joe Nolden questioning the valuation of a property at 33132 154th Ave. According to Mr. Nolden, he paid \$140K, the bank appraised it at \$160K, and the County assessed it at \$174K. More information is needed to document these claims. Gondringer moved to not change the valuation on Mr. Nolden’s property because of the lack of information. Bresnahan second. All in favor. Motion carried.

Adjournment: Bresnahan moved to adjourn the meeting at 9:10 PM. Gondringer second. All in favor.
Motion carried.

Respectfully submitted,
Stephen Saupe, Clerk