

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

May 5, 2011  
Avon Township Hall

**Call to Order:** Chairman Gondringer called the meeting of the Avon Township Appeals and Equalization Board to order at 7:00 P.M.

**Roll Call:** Present – Richard Bresnahan, LeRoy Gondringer, John Merdan. Also present: Stephen Saupe, Avon Township Clerk, and Stearns County Assessors Kathy Korte and Jeff Johnson.

## **Business:**

1. **Training** – the next training session for the Appeals & Equalization Board will be November 9, 2011 from 6 – 9:00 PM, at the Stearns County Training Center.
2. **Sales Summary** – Ms. Korte provided a summary of sales in the Township. The sales ratio is about 90%. The agricultural market has remained the same, commercial property increased about 3% while Green Acres increased about 12%.
3. **Pfleuger Property** – Ms. Deb Lampert Pfleuger appeared to question the assessment on her property (03.00896.000). A current appraisal listed the value as \$20,000 less than the current assessed value. The appraisal was conducted for personal reasons. The home is a 3-bedroom, walk-out rambler with 2.75 baths with a 5 acre home site and an additional parcel (03.00896.0010) of 10 acres. Mr. Johnson suggested that the difference was due, in part, to the contracted appraisal listing the home as a rambler, which can account for a 5% difference in appraised value. Merdan moved to lower the assessed value for both properties from \$258,400 to \$254,500. Bresnahan second. All in favor. Motion carried. The assessed value of 03.00896.0001 decreases from \$214,800 to \$210,900 but there is no change for parcel 03.00896.0010 (assessed value \$43,600).
4. **Drekonja Property** – Ms. Ingrid Drekonja appeared to question the assessment of her 0.6 acre parcel on Achman Lake. Ms. Drekonja provided evidence that the property value was higher than neighboring properties. Bresnahan moved to lower the assessed value of this parcel from \$54,600 to \$29,000. Merdan second. All in favor. Motion carried.
5. **Zwilling Property** – Ms. Sandra Zwilling appeared to inquire whether her property, which is currently classified as non-homestead/vacant seasonal should be changed since she has had cattle on the property for 15 years. Assessors indicated that the change wouldn't affect the tax liability. She might be able to reduce her taxes by considering alternate programs such as Green Acres, Managed Forest Land, a Land Trust easement, or as a state Scientific and Natural Area (SNA). Green Acres would require that she file a federal Schedule F. Gondringer moved that there be no change in the current assessment of the Zwilling property. Bresnahan second. All in favor. Motion carried.
6. **Maciejewski Property** – Mr. Elmer Maciejewski appeared to request information about land valuations and whether they were based on auction sales or within family sales prices.
7. **Woods Letter** – Ms. Jeanne Woods sent a letter inquiring about the increase in the valuation of her 158.6-acre property from \$236,100 to \$392,100. There has been an increase in agricultural activities on the property and the overall value of the property is currently listed as approximately \$2,500 per acre. Since the property is in Green Acres and these values increased, the tax increase shouldn't be too large.

Bresnahan moved that there be no change in the current assessment of this property. Merdan second. All in favor. Motion carried.

- 8. **Yurczyk Letter** – Ms Lori Yurczyk wrote that the size of her residence for tax purposes is reported to be larger than it actually is, which would impact her tax liability. The Assessors and Ms. Yurczyk have not been able to find a mutually-convenient time to re-measure the home. Bresnahan moved that there be no change because there is insufficient evidence. Merdan second. All in favor. Motion carried. If the home can be measured before the County Board of Appeal and Equalization meeting in June, Ms. Yurczyk could present her case at that time.

**Adjournment:** Bresnahan moved to adjourn the meeting at 9:23 PM. Merdan second. All in favor. Motion carried.

Respectfully submitted,

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Stephen G. Saupe, Clerk

Supervisor Approval:

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Richard Bresnahan

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LeRoy Gondringer

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John Merdan

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date