

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

April 26, 2012
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, and John Merdan. Also present: Stephen Saupe, Avon Township Clerk, and Stearns County Assessors Kathy Korte and Tina Diedrich-Von Eschen

Business:

1. **Sales Summary** – Ms. Korte provided a summary of sales in the Township. The sales ratio is about 98%. Residential and seasonal recreational properties decreased about 0.5%. The agricultural market remained the same, while commercial property decreased about 1%. Green Acres increased about 12%.
2. **Stalberger Property** – Mr. Dennis Stalberger appeared to question the assessment on his property (03.00813.0000). He is currently being assessed \$142,000 for a seasonal cabin (\$131,300) and out-lot (\$10,700). To prepare to sell this property, Mr. Stalberger had it professionally appraised. The appraisal was approximately \$30,000 less (\$110,000) than the County valuation. Ms. Korte and Ms. Diedrich-Von Eschen noted that the comparative sales in the appraisal were primarily foreclosure properties. Also, one comparative sale couldn't be located in County records. Information about the property was corrected to reflect that there are only two bedrooms and a different heat source; this resulted in a decreased assessment of \$1,100. Bresnahan moved to lower the assessment of Mr. Dennis Stalberger's cabin by \$1,100 to \$130,200, and further moved that the out-lot assessment would remain the same (\$10,700) for a total assessment of \$140,900. Merdan second. All in favor. Motion carried.

Adjournment: Merdan moved to adjourn the meeting at 8:00 PM. Bresnahan second. All in favor. Motion carried.

Respectfully submitted,
Stephen G. Saupe, Clerk

Supervisor Approval:

Richard Bresnahan

LeRoy Gondringer

John Merdan

Attest

Stephen Saupe, Clerk

date