

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

April 27, 2015

Call to Order: Chairman Bresnahan called the meeting of the Avon Township Appeals and Equalization Board to order at 7:00 P.M. in the Main Chamber of the Avon Township Hall.

Pedge of Allegiance: The pledge of allegiance was recited

Roll Call: Present – Richard Bresnahan, John Merdan, and Roger Nelson. Also present: Stephen Saupe, Avon Township Clerk, and Stearns County Assessors Kathy Korte and Tina Diedrich-Von Eschen

Business:

1. **Welcome & Procedures** – Bresnahan outlined the process for the meeting. Decisions are made at the end of the meeting after all cases are heard and all pertinent information is obtained.
2. **Sales Summary** – Ms. Korte provided a summary of sales in the Township. Residential properties increased by 3% and lakeshore increased 3%. Agricultural land increased 4%, commercial showed little change, apartments showed no change, and Green Acres increased 7%.
3. **Requests & Actions** – Bresnahan opened the public hearing. The requests listed below were heard. Merdan moved to close the public hearing. Nelson second. All in favor. Motion carried. The Supervisors then discussed each and made a decision on each request. The requests and decisions are summarized below:
 - a. **Bitzan** – Mr. Michael Bitzan appeared to request a reevaluation of his property (32628 182nd Ave) because the lakeshore was primarily bulrushes, the shoreline was listed as being longer than it actually was because it is drawn on a diagonal, and there was no view of the lake from the upland, buildable site. After analyzing the data, Nelson moved to change the lake frontage of the property to 192 feet and to lower the value of the property from \$124,300 to \$91,700 (25% change). Merdan second. All in favor. Motion carried.
 - b. **Fischer** – Ms. Liz Fischer appeared to request a reevaluation of her property on Poverty Point because her assessment went up 7%, from \$283,000 to \$303,500. After evaluating the evidence, Nelson moved that no change to the assessment be made. Merdan second. All in favor. Motion carried.
 - c. **Thelen** – Mr. Jamie Thelan appeared to request a reevaluation of his property at 18304 Red Maple Drive, which is a seasonal cabin, without insulation, and 150 feet of lakeshore. After evaluating the evidence, Merdan moved that no change to the assessment be made. Nelson second. All in favor. Motion carried.
 - d. **Eisenschenk** – Mr. Alan J. Eisenschenk sent a letter through his attorney to the Assessor's Office requesting a change in the classification of his property (PID 03.00907.0000 & 03.00907.0005) since it has been grazed and pastured for 2 – 3 years.

Nelson moved to change the property classification to agricultural homestead. Merdan second. All in favor. Motion carried.

Adjournment: Merdan moved to adjourn the meeting at 8:15 PM. Nelson second. All in favor. Motion carried.

Respectfully submitted,
Stephen G. Saupe, Clerk

Supervisor Approval:

Richard Bresnahan

John Merdan

Roger Nelson

Attest

date