

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

Wednesday, April 16, 2025

Call to Order: Chair Chad Klocker called to order the meeting of the Avon Township Local Board of Appeals and Equalization at 6:00 P.M. in the main chamber of the Avon Township Hall (16881 Queens Road Avon, MN). The meeting was also available virtually at <https://us02web.zoom.us/j/8325486945>, (Passcode: AvonTown).

Pedge of Allegiance: The pledge was recited.

Roll Call: Present – Craig Blonigen, Chad Klocker, Bryan Rassier, Stephen Saupe. There was a quorum. Also present: Stearns County Assessors Kathy Korte and Debbie Haus.

Approval of Agenda: Blonigen moved to approve the agenda as presented. Rassier second. All in favor. Motion carried.

Introduction / Procedures: Ms. Kathe Korte, Stearn County Assessor, described the purpose of the meeting. She said that the meeting is to provide residents with the opportunity to review their assessment for 2025 taxes payable in 2026. The Town Board makes the final decision on any adjustments while the assessors serve in an advisory capacity. Residents can appeal the Local Board of Appeals decision to the County Board of Appeals if they are unsatisfied with the outcome from tonight's meeting. Typically, two assessors are present at each meeting. Klocker and Rassier hold a current Certification for the Board of Appeals. Blonigen was recently certified; his term begins after this meeting. The Supervisors signed the LBAE Certification form.

Sales Summary: Ms. Korte provided a summary of sales in the Township. There were 17 qualified sales for Avon Township with a ratio of 84%, which should have been between 90 and 105%. Of those, 12 sales were residential (off-water) properties with a ratio of 84%, and 5 were lakeshore (on-water) sales with an 74% ratio. The lower ratios are one reason for the larger increases seen this year. The average typical adjustment for residential property was 9%, water/lakeshore – 14%, agricultural – 5%, Green Acres & Rural Preserve – 5%, and Commercial/Industrial – 3%. New construction totaled \$5,626,400. Ms.

The meeting was then opened to the public. All cases were first heard. After, the board discussed each and made a decision as appropriate. These are summarized as follows:

Requests & Actions:

- **Schulzetenberg (PID 03.01530.0072)** – Carl Schulzetenberg, 15684 Parkwood Circle, Avon, MN, appeared at the meeting tonight to express concern about the increase in his valuation. He said that last year his appeals notification came too late to appeal. The last time his property was inspected was seven years ago. He requested that an assessor actually visit the property to better determine the valuation. Ms. Korte summarized some of the data on file for the property and offered to meet him at the home to reassess the valuation. Klocker moved to make no change to the assessment and have Assessor visit the home to review and ensure accuracy of the assessment. Blonigen second. All in favor. Motion carried. Ms. Korte will make an appointment with Mr. Schulzetenberg to visit the

home.

- **Thielman (PID 03.01448.0000)** – Mr. John Thielman, 18359 Co Rd 154, contacted the Assessor’s office questioning his assessment. The home is 924 sq ft walkout with basement. Ms. Korte said she has not visited the property since it was built, and that Pelican Lake properties are in demand and have high property values. The land value was the biggest driver for the change in value. She recommends no change in valuation. Klocker moved to recommend no change in the assessment for the Thielman property. Blonigen second. All in favor. Motion carried.
- **M&M Cabin Trust (PID 03.01287.0000)** – Owners of the property at 17055 Upper Spunk Lake Road, contacted the Assessor’s office questioning the assessment. Ms. Korte said that there was a \$120,000 increase in the valuation that was due, in part, to a revised calculation in the frontage based on the legal description. The property is 1.2 acres with 185-foot frontage. Ms. Korte recommended lowering the assessment to \$366,100 due to shoreline adjustments and that there would be no change based on the cabin. Blonigen moved to lower the assessment for 03.01287.0000 from \$373,500 to \$355,000. Rassier second. All in favor. Motion carried.
- **Schmid Rev. Trust (PID 03.01027.0000)** – A letter was received from Florence Schmid, 33557 Poverty Point, questioning her assessment that increased about 19%, most of which was due to an increased value of the land (2.5 acres, 300-foot frontage). Ms. Korte has not been in the home and prefers to visit before recommending any change in home value. Klocker moved to make no change to the assessment and have the Assessor visit the home to review and ensure accuracy of the assessment. Blonigen second. All in favor. Motion carried.

Report/Announcements – Klocker announced that he checked out a blocked culvert on St. Anna Drive. It is frozen and will need to thaw before action can be taken.

Upcoming Meetings

- Planning Commission – April 30, 2025 at 7:00 PM.
- Town Supervisors – May 7, 2025 at 7:00 PM.

Adjournment: Gondringer moved to adjourn the meeting at 7:13 PM. Klocker second. All in favor. Motion carried.

Respectfully submitted,
Stephen Saupe, *Clerk*

date: April 21, 2025

Supervisor Approval:

date _____

Craig Blonigen

Chad Klocker

Bryan Rassier