

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

Wednesday, April 13, 2026

**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).

**Pledge of Allegiance:** The pledge was recited.

**Roll Call:** Present – Craig Blonigen, Chad Klocker, Bryan Rassier, and Marion Gondringer (Acting Clerk). Absent: Stephen Saupe (*leave of absence*). 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, introduced herself and Ms. Haus. She then described the purpose of the meeting. The Supervisors signed in and the training for all is up to date.

**Sales Summary:** Ms. Korte provided a summary of sales in the Township. There were 11 qualified sales for Avon Township with 6 off-water and the rest on-water. She said that the typical Adjustments by Property Type were 1-8% (6% average) for Residential off Water, 0-4% (1% average) for Water/Lakeshore, 5-9% for Agricultural, 6% for Green Acres and Rural Preserve, and 4-12% for Commercial/Industrial. She said that there were two appointments for this evening. Ms. Korte stated that their assessments attempt to be from 90-105% of the market value. Every five years they do site reviews of each property.

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:**

- **Wolter** (PID 03.01474.0001) – Russ and Judy Wolter, 37023 Sara Lane, appeared at the meeting. Mr. Wolter stated that their taxes went up significantly last year and that they missed the LBAE meeting last year. They noticed that again this year their tax liability increased. They shared comparisons with other residents on Sara Lane. Ms. Wolter said their evaluation was significantly greater than any other home on Sara Lane and that a neighbor took their home off the market because it didn't sell at a significantly lower price than the price at which their home is valued. Mr. Wolter said they contacted two realtors who provided a market analysis and suggested value of about \$470,000. In addition, the Wolters described some homes that had been sold in the area that also needed to lower the asking price, several with more properties and buildings. They request that their taxable value be closer to the market value. Ms. Korte said that last year there were higher increases than this year. Ms. Korte did a value re-estimation and it was about \$492,000. Mr. Wolter also said that the house is on 0.9 acres but that the website lists the property at 3.9 acres which includes a communal area of 3 acres. Ms. Korte recommended talking to Environmental Services regarding acreage, but their assessed value is not based on 3.9 acres. Blonigen moved to lower the assessed value to \$480,000. Rassier second. All in favor. Motion carried.
- **Martini** (158.62 acres; 03.00966.0000) – Dean and Kelly Martini appeared to discuss why a meadow that they purchased a few years ago for \$150,000 is now assessed much higher especially since they often can't

even cut hay from it because it is too wet. The taxable amount has increased over time. Ms. Korte said that the previous owners also appealed the assessments and that the individuals from their office have walked the property. She also said that the property includes about 83 acres of meadow, 31 wooded acres, and 41 acres of low woodlands. She also said that the value without adjustments is about \$946,800. There are four building entitlements with the property. With adjustments (about 29%), it lowers the market value to \$676,600. The property is enrolled in Green Acres which significantly lowers the taxable rate because tax is not paid on the building entitlements. The average value of the property is \$4,265 per acre. It was noted that one of the Martini’s parcels was not enrolled in the Green Acres program when it could be. Ms. Korte will check the other parcels and send enrollment info as appropriate. Rassier moved to make no change to the assessed value. Blonigen second. All in favor. Motion carried.

**Upcoming Meetings**

- Planning Commission – April 29, 2026 at 7:00 PM.
- Town Supervisors – May 6, 2026 at 7:00 PM.

**Adjournment:** Rassier moved to adjourn the meeting at about 6:50 PM. Blonigen second second. All in favor. Motion carried.

Respectfully submitted,  
Stephen Saupe, *Clerk*  
Marion Gondringer, *Acting Clerk*

date: April 26, 2026

**Supervisor Approval:**

date\_\_\_\_\_

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Craig Blonigen

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Chad Klocker

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Bryan Rassier