



LIVONIA TOWNSHIP  
BOARD OF APPEAL AND EQUALIZATION  
HELD AT THE LIVONIA TOWNSHIP HALL  
APRIL 27, 2015

**Township Supervisors present:** Gary Doebler, Butch Hass, Dave Hewitt, Doug Manthei and Sheldon Pool  
**Township Staff present:** Jody Hammre, Clerk/Treasurer and Kellie Fiedler, Deputy Clerk/Treasurer  
**County Assessor Staff present:** Greg Olson, County Assessor; Linda Bronson, Livonia Township Residential Appraiser; Kristi Botzek, Livonia Township Residential and Agricultural Appraiser; Shelly Maloney, Computer Specialist/Residential Appraiser.

Chairman Hewitt called the Local Board of Appeal and Equalization to order at 6:00 pm

Hewitt turned the meeting over to Greg Olson, County Assessor.

Olson stated that he is the new Sherburne County Assessor, replacing Dan Weber who was promoted to another position in December of 2014. Olson has been with the County since 1993. Olson reported that residential values increased 9.9% overall. There were 47 Livonia Township sales, 913 Sherburne County sales. The 5 year history shows that for three years values were lowered, however the last two years the value has increased, indicating a changing market. Overall, agricultural values increased 2.06%. Commercial and Industrial values combined increased 1.4%. Total taxable new construction was \$6,461,800. Total Township Market Value is \$475,133,000.

Bronson reported 93 total sales, 47 were considered good sales, the remainder discarded from the study because they were bank sales, foreclosures, short sales or otherwise did not meet the study criteria. The Building Schedule was increased 5% county wide; most Livonia Township Residents had an increase of from 7% to 9%. The current sales ratio with the increases and re-assessment is 92.7%. Sections 10, 11, 12, 14 and part of Section 13 were re-appraised in 2014.

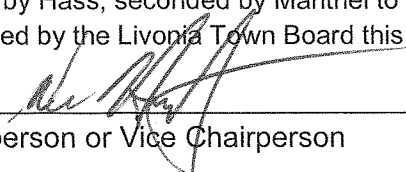
Botzek reported that agricultural land values were stable with 12 good sales of agricultural property. The median ratio of sales was 95.6%. There were no changes to the Green Acre Values for most agricultural parcels. No changes were made to Agricultural or Green Acre Values.

Daniel Johnson was present to request a decrease to the market value on his property, 10467 275<sup>th</sup> Avenue NW, Zimmerman; PID #30-547-0210. Johnson disputed the appraised market value of his property. The appraised value is \$296,700; Johnson feels that the market value is \$189,000. Johnson explained that his son who was home at the time of the appraisal was unable to take the time to allow inside access. Bronson stated that she waited to do the appraisal until the homestead application was submitted, and that efforts to contact the homeowner were not answered, so the appraisal was based on an estimate. Bronson offered to re-appraise the house when Johnson could allow access. Johnson agreed to arrange a time for a re-appraisal. The re-appraisal would not affect this year's value. Motion made by Butch Hass, seconded by Sheldon Pool for no change to the market value at this time. Motion carried with all in favor.

Bronson presented a re-appraisal for the 2015 appraisal of 11043 266<sup>th</sup> Ave NW, Zimmerman, MN 55398 PID #30-519-0325, Joseph & Julie Battig, due to the initial inspection done without an interior inspection. The interior inspection was completed on April 27, 2015. The market value of the buildings was changed from \$304,000 to \$278,000, a reduction of \$26,000. Motion made by Hass, seconded by Manthei to approve the decrease in market value of \$26,000 resulting in a total market value decrease for land and buildings from \$304,000 to \$278,000; motion carried with all in favor.

There were no further inquiries from the public.

Moved by Hass, seconded by Manthei to adjourn the Local Board of Appeal and Equalization at 6:20 pm.  
Approved by the Livonia Town Board this 18th day of May 2015

  
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Chairperson or Vice Chairperson

  
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Clerk/Treasurer or Deputy Clerk/Treasurer