

LIVONIA TOWNSHIP
BOARD OF APPEAL AND EQUALIZATION
HELD AT THE LIVONIA TOWNSHIP HALL
APRIL 11, 2011

Chairman Sherper called the Board of Appeal and Equalization to order at 6:30 p.m.

Township Supervisors present: Gary Doebler, Dave Hewitt, Doug Manthei and Don Sherper

Township Supervisors absent: Butch Hass

Township Staff present: Lila Spencer, Clerk/Treasurer

County Assessor's Staff present: Gerald Kritzeck, County Assessor, John Cullen, Chief Deputy/Commercial Appraiser, Linda Bronson, Livonia Township Residential Appraiser, Jeanne Henderson, Agriculture Specialist and Shelly Murschel Computer Specialist/Residential Appraiser

Sherper turned the meeting over to Kritzeck. At this meeting the Town Board has the authority to make changes to property values or classifications for the January 2, 2011 assessment. Sales from October 1, 2009 to September 30, 2010 were used to determine the January 2, 2011 Assessor's Estimated Market Value (EMV). The Minnesota Department of Revenue requires the Assessor to maintain a sales ratio of 90-105%. During 2010 in Livonia Township 3 building permits for houses were issued and 131 permits for additions, new roofs, siding, decks, garages and accessory buildings. By comparison in 2009 6 new house permits and 137 miscellaneous permits were issued. Re-assessment of properties in sections 25, 26, 27, 31, 34, 35 and 36 was completed in 2010. The sales ratio study of residential improved property in Livonia Township indicated a median ratio of 95.8% using 33 sales. Residential land values were lowered 12%, the building schedule was lowered county wide by 3%. After all the changes were made, the adjusted sales ratio for Livonia Township is 90.53%.

John Cullen reported county wide there were not enough commercial sales for a sales ratio. This is largely due to the sluggish economy; there are many vacant commercial properties. In Livonia Township 18 commercial permits were issued for gravel mining, one cell tower and an auto repair shop.

Jeanne Henderson reported in 2011 the EMV of tillable and pasture 2A land is \$4,300-\$4,500 per acre compared to \$4,700 in 2010. In 2010 EMV waste land was \$1,300 per acre and is \$500 per acre in 2011. The EMV is considered the high value for ag land. Kritzeck added Green Acre (GA) values went up 7.5% this year; the valuation of which has been taken over by the Department of Revenue. In Sherburne County GA land is valued at \$3,225 per acre vs. \$3,000 per acre in 2010. In 2011 the Rural Preserve Program is being revamped to address issues with taking land out of the GA program.

Town property owners in attendance addressed the Board as follows:

Diana Herrmann, 9925 261st Avenue; PID 30-013-1206, 20 acres, split class-residential and rural vacant land. EMV on the residential land is \$74,900; building value is \$82,000 for a total of \$156,900. The house is a grade 6 (grades range from 4.5 to 15 with 15 being the highest grade), house is not new, is receiving 20% depreciation, 887 sq ft over basement, 300 sq ft over crawl space, 600 sq ft attached garage, built in 1919 moved onto property in the 1980's. EMV of the vacant non productive land is \$15,500. Ms. Herrmann is contesting the value of the house because of its age and condition; house and land are not worth the value. She contested the value of the detached garage she referred to as a machine shed, 720 sq ft, valued at \$1,296. Moved by Manthei, second by Hewitt for no change. Manthei asked about reducing the grade to 5;

Bronson stated that would lower the house value by \$6,000.00. Motion failed. Moved by Manthei, second by Hewitt to lower valuation of the house to a grade 5. Motion carried.

George Sanford had several parcels where he felt the values should be adjusted downward:

4 lots in Ridgeview – 30-537-0110 Lot 2 Block 1; 30-537-0115 Lot 3 Block 1; 30-537-0210 Lot 2 Block 2 and 30-537-0215 Lot 3 Block 2. All have an EMV of \$43,300, each lot has a buildable site, each lot is open, i.e. no trees, and each lot has a large drainage easement. All are 2.5 acre lots. Murschel calculated acreage of the drainage easement on each lot as follows:

Lot 2 Block 1 - .58 acre; Lot 3 Block 1 - .86 acre; Lot 2 Block 2 - 1.14 acre and Lot 3 Block 2 – 1.48 acre.

Based on those calculations and the lots have considerable drainage easements, moved by Hewitt, seconded by Doeblor to lower the value on the lots as follows:

Lot 2 Block 1 by 20% to \$34,600; Lot 3 Block 1 and Lot 2 Block 2 by 30% to 30,300 and Lot 3 Block 2 by 40% to \$26,000.

Motion carried.

4 lots in Meyers Estates – 30-521-0130 Lot 6 Block 1; 30-521-0135 Lot 7 Block 1; 30-521-0140 Lot 8 Block 1 and 30-521-0145 Lot 9 Block 1. EMV of Lots 6, 7, and 9 is \$43,300' 2.5 acre lots and EMV of Lot 8 is \$43,900, 2.64 acre lot. All lots are open, no trees except scrub trees on two lots, and no drainage easements. Moved by Hewitt, seconded by Doeblor to lower value on all the lots by 11% to \$38,500 on Lots 6, 7 and 9 and \$39,100 on Lot 8. Motion carried.

Metes and Bounds parcel – 30-015-4401, 20 acre site with pole building and 30-409-0160 Timber Hills Acres Lot 6 Block 1 – 3.84 acres with house. Sanford stated the lots are appraised as separate parcels but both contain the buildings; cannot sell the parcels that way. He also stated he may have to do a simple plat to correct the lot lines. The Board suggested he investigate his options at the County level. Moved by Manthei, seconded by Doeblor to take no action. Motion carried.


Bronson submitted PID 30-035-2300, Wayne & Pam Skrove, 23485 112th Street as an Assessors recommendation for change from the original 2011 assessment of \$205,200 to \$174,300. Property owner initially ignored request for re-appraisal; after original assessment, Bronson was granted entry to property. Moved by Hewitt, seconded by Doeblor to reduce value by \$30,900 as recommended to \$174,300. Motion carried

Henderson submitted PID 30-011-4300, Douglas and Rita Kloss as an Assessors recommendation to change the classification of the parcel from rural vacant to agricultural. A farm lease agreement between the property owner and lessee was provided to the Assessor's Office as proof land is being farmed to qualify the property for the reclassification. Moved by Hewitt, seconded by Manthei to approve the reclassification from rural vacant to agricultural for the 2011 assessment year.

There were no further inquiries. Moved by Hewitt, seconded by Doeblor to adjourn at 9:20 p.m. motion carried.

Approved this 25th day of April, 2011


Chairperson or Vice Chairperson


Clerk/Treasurer or Deputy Clerk/Treasurer