



LIVONIA TOWNSHIP
BOARD OF APPEAL AND EQUALIZATION
HELD AT THE LIVONIA TOWNSHIP HALL
APRIL 22, 2019

Township Supervisors present: Butch Hass, Kevin Hiller, Matt Kuker, Todd Maloney, and Sheldon Pool

Township Staff present: Jody Hammre, Clerk/Treasurer and Kellie Fiedler, Deputy Clerk/Treasurer

County Assessor Staff present: Kristi Botzek, Livonia Township Residential and Agricultural Appraiser; Bill Riley, Commercial Assessor, Shelly Maloney, Office Supervisor.

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

Hass turned the meeting over to Kristi Botzek, who stepped in for Greg Olson, County Assessor, who was unable to attend.

Botzek introduced herself and proceeded to review 2019 Livonia Township Assessment data. Botzek reported that residential and seasonal values increased by 6.71% overall. There were 60 Livonia Township sales and 1,348 Sherburne County sales. The 5 year history and ratio chart shows that the 2019 percentage at 87.69% would be too low for the Department of Revenue to accept so adjustments to assessed values were increased by 6.71% to reach an acceptable ratio of 93.56%. The Minnesota Department of Revenue requires the Assessor to maintain a median ratio between 90 - 105%. Sherburne County Assessor's office has a goal to have the ratio fall in the lower 90% range. This adjustment meets the target ratio. Overall, agricultural values increased approximately 2.89%. Commercial and Industrial values increased County wide 2.13%. Total taxable new construction was \$9,538,059. Total Township Market Value is \$640,559,900.

Botzek then explained the sales ratio study and the required ratio. Sales from October 1, 2017 to September 30, 2018 were used for the estimated market value for the 2019 assessment figures. The sales ratio study resulted in a median sales ratio of 87.7% using 60 good arms-length sales. Building values increased an average of 7%. Land values increased an average of 12%. Residential and agricultural building sites increased from \$38,000 to \$41,800. Vacant residential sites were increased from \$27,700 to \$30,500. The remaining acre rate (acreage over one acre), increased from \$4,800 to \$5,300 per acre. Low acreage remained the same at \$1,000 per acre. Lakeshore values for Lake Fremont increased \$100.00 per lake frontage foot, West Hunter Lake and East Hunter Lake stayed the same. The ending ratio for Livonia Township is 93.56%. Permit activity in 2018 included: 34 single family home permits and 212 miscellaneous permits for a total of 246 permits issued. In 2017 there were 189 miscellaneous permits and 35 new home permits.

Botzek reported on the County-wide Ag values. There were 12 good sales last year, of which only 4 were farm property. The median ratio was 93.37%. 2019 estimated market values are \$3,700 per acre for tillable, \$3,600 per acre for pasture, \$750 per acre for waste, \$4,200 per acre for woods and \$750 for wetlands. Green Acres Values increased by \$100.00 per acre from last year for an average of \$3,100 per acre for tillable, \$2200 per acre for Pasture and \$750 per acre for waste. The same values have been applied for Rural Reserve and CRP land.

Kari Lorenz Anderson, 27313 110th Street NW, Zimmerman. PID 30-481-0305 was present to make an appeal. Anderson explained that she is appealing the decision of her property assessment based on the difference between the current assessed value versus the value from a recent real estate appraisal. Botzek verified that the assessed value in 2013 was based on estimated value (no access to the house for that assessment). Anderson asked if the assessment could be reviewed. Kuker moved and Hass seconded to recommend no change to the current assessed value and for Botzek to reassess the property with access to the house. Motion passed.



Recommendations to Approve:

Brian and Cathy Denker, 24570 114th Street NW, Zimmerman, MN 55398, PID 30-426-0528. The homeowners requested a review. The property was reviewed on April 4, 2019. The Assessor recommends a reduction in value to the current assessment of \$330,000 to \$312,100, a decrease of \$17,900. Moved by Hass, seconded by Pool to decrease the assessed value by \$17,900 to \$312,100. Motion passed.

Wat Lao Xayabhoummaram, 26696 112th St NW, Zimmerman, MN 55398, PID #30-010-1100. A potential buyer requested a review based on repairs that need to be made. The Appraiser recommends no change to the 2019 Estimated Market Value of \$331,000. This allows the Appraiser to view the property after closing and recommend any changes to the County Board of Appeal and Equalization. Hass moved, Maloney seconded to recommend no change to the assessed value of the property. Motion passed.

Moved by Kuker, seconded by Hiller to adjourn the Local Board of Appeal and Equalization at 6:32 pm. Motion passed.

Approved by the Livonia Town Board this 22nd day of May 2019

Chairperson or Vice Chairperson

Clerk/Treasurer or Deputy Clerk/Treasurer