



LIVONIA TOWNSHIP
BOARD OF APPEAL AND EQUALIZATION
APRIL 24, 2023

Township Supervisors present: Butch Hass, Kevin Hiller, Lila Spencer and Harold Kluge Jr.

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

County Assessor Staff present: Michelle Moen, Sherburne County Assessor; Kristi Botzek, Livonia Township Agricultural Assessor; Russ Moen, Residential Assessor for Livonia Township

Chairman Hass called the Local Board of Appeal and Equalization to order at 6:06 pm

Hass turned the meeting over to Russ Moen.

Russ Moen introduced himself, then proceeded to review 2023 Livonia Township Assessment data. Moen went over the statistics used to determine the assessed value of properties in the Township. During the period September 1, 2021 through October 30, 2022, 460 Residential/Seasonal/Imp Ag properties, 10 Commercial and 10 Agricultural properties were reassessed. He stated that a year ago the housing market was still unusual with many properties selling as soon as they were on the market. There were 82 sales that were good sales to use for adjusting the assessed value (estimated market value) of the properties in Livonia Township. There were 9 new homes last year, and 961 building permits for roofs, decks, basements, additions, and miscellaneous projects. The statistics based on the 82 total sales in Livonia Township had a median sale price of \$487,000, the median market value was \$450,900. Vacant land adjustments were adjusted up 25%, residential homes were adjusted 10+%, lakeshore adjustments were adjusted up between 10% and 15%. These adjustments are made to reflect current market sales price for homes and property.

Michelle Moen reviewed additional statistics and how the numbers are determined to comply with Minnesota State regulations. Total taxable new construction was \$6,903,400. Total Township Estimated Market Value is \$1,038,671,600. The Minnesota Department of Revenue requires the Assessor to maintain a median ratio between 90 - 105%. With the adjustments the residential ratio is at 93.9%. The Homestead Exclusion was also discussed, and property owners were encouraged to reach out to their Legislators and ask that the Homestead Exclusion value limit is increased to match the market value increases of property.

For Agricultural Assessments: County wide there were 19 good sales of parcels over 34.5 acres that were used in the study. Agricultural values increased by 10% and Rural Vacant Land Values were increased by 30%. The ending ratio after changes is 98%.

There were no questions about the information presented.

Resident questions and request for adjustments were as follows:

Joshua Belmore, PID 30-416-0130, stated that he is concerned about what he said is a 10% increase year after year. Moen asked if his concern was tax or value. Discussion followed about the difference between the assessed value of homes based on real market sales and the real estate taxes for a property. Hass explained that the Livonia Township can only control the portion of property taxes that are collected that go to Livonia Township. He also stated that the Township has held our budget to a very steady amount over the years so the Township's portion of real estate taxes has not changed much. He also said the Township is very frugal with finances in an effort to keep the property taxes collected on the behalf of the Township the same or at a small increase. Russ Moen again brought up the need to talk to government representatives to increase the Homestead exclusion limit. Michelle Moen said that they are starting to see market values level off. If this continues, then the assessed values will level or correct as they need to be withing 90% – 105% of market value. Because the Assessments respond to historical market numbers, it takes a year to catch up.



Paula Dare, PID 30-438-0105, was also concerned about the steady increase in property taxes that she has had to pay. Michelle Moen recommended that she makes sure her Tax Preparer checks to see if she is eligible for a property tax refund or another relief program that is offered. The information is on the back of her tax statement. Further discussion on the value of her property, a no value change allows Russ Moen the opportunity to review the property and have a recommendation for the County Board. Hass/Hiller unanimous to approve a no value change on Paula Dare's property.

John Marszalek, 30-423-0110, stated that he was attending to get information on the process and was not appealing his assessment. He also stated that the spending across the board is not sustainable, though he thanked the Livonia Town Board for keeping the township taxes at a steady rate rather than increasing. He said that steadily increasing taxes are not sustainable for older people. Hass commented that many of our newer residents who are coming from the Twin City area are expecting more amenities and more frequent services, and those extra services are very expensive. Michelle Moen stated that inflation has also increased the cost of running an office because supplies have all increased in cost.

This concluded the list of residents who signed in to voice their concerns or ask questions.

Krisit Botzek presented a recommended classification and value change to the Board: Karen Sherper-Rohs, 12275 239th Ave, has agricultural land that is in a Conservation Easement. Botzek recommended a classification and value change from Residential/Rural Vacant Land to Agricultural as it was confirmed that it is being actively used as agricultural land. Hass moved/ Hiller seconded, Board unanimous to approve the recommended change of classification on the Sherper-Rohs property.

LBAE Meeting adjourned at 6:41 pm

Approved by the Livonia Town Board this 22nd day of May, 2023

Chairperson or Vice Chairperson

Clerk/Treasurer or Deputy Clerk/Treasurer