



LIVONIA TOWNSHIP  
BOARD OF APPEAL AND EQUALIZATION  
HELD AT THE LIVONIA TOWNSHIP HALL

APRIL 25, 2016

**Township Supervisors present:** Gary Doebler, Butch Hass, Dave Hewitt, Todd Maloney and Sheldon Pool

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

**County Assessor Staff present:** Greg Olson, County Assessor; 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 introduced himself and proceeded to review 2016 Livonia Township Assessment data. Olson reported that residential values increased by 3.85% overall. There were 63 Livonia Township sales, 1,185 Sherburne County sales. The 5 year history shows that for two years values were lowered, however the last three years the value has increased. Overall, agricultural values increased 4.87%. Commercial values decreased 18.23%, largely due to a reclassification to rural vacant land for some gravel pits. Industrial values decreased 1.12%. Total taxable new construction was \$5,396,768. Total Township Market Value is \$496,739,900.

Botzek reported 111 total sales, 63 were considered good sales, and the remainder were 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. The current sales ratio is 90.3%. 531 parcels were reassessed in 2015 in Sections 13, 15, 16, 22 and 23. Botzek also reported there were 2 agricultural sales in the County. Both residential and agricultural building sites remained at \$30,000, Vacant Residential sites were increased from \$20,000 to \$24,000, and the rate for acreage over one acre remained the same at \$3800 per acre. Low acreage was increased county wide from \$750 per acre to \$1000 per acre. Green acre comparison values for Sherburne County are now in a different region including Benton and Morrison County. Tillable values have decreased.

Value for Lakeshore buildings increased by 4% and value for lakeshore property increased by 10% based on 14 lakeshore sales on Lake Fremont. The ratio based on these increases went from 89.31% to 92.1%.

The ending ratio for Livonia Township was 93.7%.

Shawn Conner was present to request a decrease to the market value on his property, 13115 277<sup>th</sup> Ave NW, Zimmerman; PID #30-005-1101. Conner disputed the assessed market value of his property, pointing out the home was over appraised in 2014 and the appraised value has gone up substantially since then. Botzek explained the increases to all properties in the last few years due to improved home values based on good home sales in the area. Conner explained that there has been no new work on the home, it is all original to when the home was built in 1994. Botzek indicated that the value can be reduced due to depreciation that had not been accounted for previously. Motion made by Hewitt, seconded by Doebler to approve the decrease in Market Value from \$337,200.00 to \$325,800.00, a difference of \$11,400.00 to reflect depreciation. Motion carried with all in favor.


Botzek presented a reassessment request for the 2016 assessment of 26548 143<sup>rd</sup> Street NW, Zimmerman, MN 55398 PID #30-440-0315, Federal Home Loan Mortgage (Andrew Nielson). The house was reassessed on April 22, 2016; the buildings were re-measured and the interior of the house was viewed. The market value of the buildings was changed from \$358,500 to \$302,900, a reduction of \$55,600. Motion made by Doebler, seconded by Pool to approve the decrease

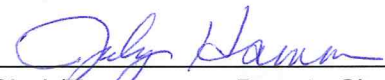


in market value of \$55,600 resulting in a total market value decrease for land and buildings from \$420,400 to \$364,800; motion carried with all in favor.

There were no further inquiries from the public.

Moved by Doebler, seconded by Hass to adjourn the Local Board of Appeal and Equalization at 6:18 pm.  
Approved by the Livonia Town Board this 23rd day of May 2016

  
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Chairperson or Vice Chairperson

  
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Clerk/Treasurer or Deputy Clerk/Treasurer