



LIVONIA TOWNSHIP  
BOARD OF APPEAL AND EQUALIZATION  
APRIL 26, 2021

**Township Supervisors present:** Butch Hass, Kevin Hiller, Todd Maloney, and Sheldon Pool  
**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 Residential and Agricultural Assessor; Russ Moen, Assessor for Orrock Township and the City of Zimmerman.

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

Hass turned the meeting over to Kristi Botzek.

Botzek introduced herself, then proceeded to review 2021 Livonia Township Assessment data. Botzek reported that residential and seasonal values increased by 5.4% overall. There were 72 Livonia Township good sales and 1,507 Sherburne County sales used in the sales study. The 5-year history and ratio charts show that the 2021 percentage at 88.54% would be too low for the Department of Revenue to accept so adjustments to assessed values were increased by 6.1% to reach an acceptable ratio of 93.9%. The Minnesota Department of Revenue requires the Assessor to maintain a median ratio between 90 -105%. This adjustment meets the target ratio. Commercial and industrial county wide sales were 9 commercial sales and 4 industrial sales. The combined median ratio started at 90.7% and the final ratio is 99.1%. Total taxable new construction was \$13,789,021. Total Township Estimated Market Value is \$755,744,300.

On the residential side, the beginning ratio was 88.54% using the 72 good sales. An increase of 1-4% to buildings was made. Residential and agricultural building sites increased from \$46,000.00 to \$59,800.00. Vacant Residential sites were increased from \$36,600 to \$47,600, the remaining acreage over 1 acre increased from \$5,800 to \$6,400 per acre. Rural Vacant Land values range from \$4,900 to \$7,500 per acre. Low acreage increased from \$1,000 to \$1200 per acre.

Agricultural values have stayed stable. 2020 had 12 sales with the median ratio at 96.7%. The MDR indicated that the average per acre value for tillable land will now be \$3,600 per acre, an increase of \$300.00 per acre from 2020 rates, and the average for non-tillable will now be at \$1,800 per acre, a decrease of \$100.00 per acre from 2020 rates.

Lakeshore values for Lake Fremont were increased to be consistent with the City of Zimmerman Lake Fremont parcels. West and East Hunter Lake values remained the same.

After the changes were made, the ending ratio for Livonia Township was 93.9%.

In 2020 there were 44 single family home building permits issued, and 293 miscellaneous permits in Livonia Township. In 2019 there were 29 new home and 292 miscellaneous permits issued in Livonia Township.

Randy Hanson, PID #30-009-1200, requested that the value of the property he recently purchased, the island in Lake Fremont, be lowered to the value from the previous year. Hanson stated that the purchase price was less than the taxable value. Hass/Maloney unanimous to change that value of PID #30-009-1200 to the previous year's value.

Maloney/Hiller unanimous to adjourn the 2021 Livonia Township Local Board of Appeals and Equalization meeting at 6:17 PM

Approved by the Livonia Town Board this 24<sup>th</sup> day of May, 2021

Chairperson or Vice Chairperson

Clerk/Treasurer or Deputy Clerk/Treasurer