



LIVONIA TOWNSHIP
BOARD OF APPEAL AND EQUALIZATION
HELD VIA GOTOMEETING
APRIL 27, 2020

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; Russ Moen Assessor.

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. She verified that the LBAE trained board members are Hass, Maloney, and Hiller. Botzek then proceeded to review 2020 Livonia Township Assessment data. Botzek reported that residential and seasonal values increased by 5.4% overall. There were 67 Livonia Township good sales and 1,329 Sherburne County sales used in the sales study. The 5-year history and ratio charts show that the 2020 percentage at 88.6% 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 94.0%. 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 7 commercial sales and 3 industrial sales. The combined median ration started at 100% and the final ratio is 94.4%. Total taxable new construction was \$8,990,159. Total Township Estimated Market Value is \$685,316,500. Agricultural changes have stayed stable. 2019 had 7 sales with the median ratio at 98.9%. No changes were made on agricultural or green acre values, which are set by the state.

On the residential side, the beginning ratio were 88.6% using the 67 good sales. An average increase of 5% to buildings was made, land values increased an average of 8%. Residential and agricultural building sites increased from \$41,800.00 to \$46,000. Other acreage values were increased other than low acreage including waste land and wetland which remain at \$1,000 per acre.

Lakeshore values for Lake Fremont increase 10% for the first 50 feet of lakeshore. West and East Hunter Lake values remained the same, there were no sales on either lake.

After the changes were made, the ending ratio for Livonia Township was 94%.

In 2019 there were 29 single family home building permits issued, and 263 miscellaneous permits in Livonia Township. In 2018 there were 34 new home and 246 miscellaneous permits issued in Livonia Township.

Hass asked how the lake view homes on the north side of Lake Fremont are valued. Botzek explained that they are valued as any other lot, not as lake shore. She explained that there is likely a modifier affecting the value based on average sale prices in the neighborhood. Hass also asked about classifications that affect taxes. Botzek explained that several classifications can affect the tax rate including homestead vs non-homestead, disabled veterans, etc.

Diane Harstad. 11540 275th Ave Zimmerman. Harstad asked why her property tax had increased the amount that it had. She explained that there were no improvements or changes to the house but the tax value had gone up considerably. Botzek went over the calculations that are used to determine the values. Discussion followed about how the current market values impact property assessment values. Botzek took Harstad's contact information and will reach out to her when they are able to do in person visits again. Kuker made the motion for no change to Harstad's property value, Maloney seconded. Motion passed unanimously by roll call vote.



Botzek also had one recommendation for value change for Tom Haugland, 10410 265th Ave NW, Zimmerman. In response to Haugland's request to review the 2020 estimated Market Value, a decrease of \$5,100 in Market Value is recommended by the appraiser. This change is based on the demolition of storage sheds and basement finish which was previously estimated. Hass made the motion to accept the recommended change on the Tom Haugland property, Hiller seconded. Motion passed unanimously by roll call vote.

Hiller/Pool unanimous to adjourn the 2020 Livonia Township Local Board of Appeals and Equalization meeting at 6:31 PM

Approved by the Livonia Town Board this 18th day of May 2020

Chairperson or Vice Chairperson

Clerk/Treasurer or Deputy Clerk/Treasurer