



BOARD OF APPEAL & EQUALIZATION MEETING
WEDNESDAY APRIL 11, 2018 4:00PM

Orrock Township Board of Appeal and Equalization met on Wednesday April 11, 2018 at 4:00pm, at the Orrock Town Hall, 26401 - 180th St. NW, Big Lake, Minnesota with Chair Charles Gotzian, Vice-Chair Bryan Adams, Supervisor Corrie Silverberg and Clerk Brenda Kimberly-Maas present. Attending from Sherburne County Assessor's Office were Assessor Greg Olson, Residential Assessor, Shelly Maloney, Agricultural Appraiser Kristi Botzek and Commercial Appraiser Bill Riley.

Bryan Adams and Corrie Silverberg held current Board of Appeal and Equalization Certificates.

A quorum was present and the meeting was called to order by Chair Gotzian, at 4:00PM with the reciting of the Pledge of Allegiance.

A brief description of the market valuation changes was given by Greg Olson. Information about the valuations of township properties, existing structures, residential and agricultural land was given by Shelly and Kristi. The Minnesota Department of Revenue requires the Assessor to maintain a median ratio between 90-105% of estimate market value (EMV) to the sale price of property. Sales from 10/01/2016 – 09/30/2017 were used to determine the EMV for the 2018 assessment. A sales ratio study of residential and seasonal improved properties in Orrock Township indicated a median sales ratio of 85.745%, using 40 arms-length sales. Therefore, the following changes were made for **Assessment Year 2018:**

Residential/Seasonal values went up 7.5% in Orrock. There were 40 sales from Orrock Township and 1381 county-wide sales used to study the estimated market values. Beginning ratio on sales was 85.75% and was adjusted by +7.5% for an adjusted ratio of 92.18%

Agricultural values increased overall by 1%.

Commercial and Industrial values increased, 1%.

Taxable New Construction \$8,332,100

Orrock Total Estimated Market Values/Taxable Real Property: \$356,148,800

Sherburne County Building Schedule –increased between 3 and 13%. **Orrock had no additional increases.**

2017 Permits issued for Orrock included 31 single-family homes, 168 miscellaneous and septic repair/upgrades, for a total of 199 permits.

A total of 372 properties were part of the quintile review in 2017. All scheduled properties were reviewed by the appraiser. In addition, March 6, 2017 a tornado touched down in Orrock Township. All properties in the path were reassessed. The reassessment area included Metes & Bounds parcels in sections 27, 33 and 34 and platted property located in the following developments: Sherburne Forest, Sherburne Woods, Sunshine Acres, Timber Ridge, Registered Land Survey 7, Winter Meadows, Sandburr Acres, Benson Ridge, Shores of Eagle Lake, Pats Park and Registered Land Survey 38.

Full Report is on file in the Clerk's office.

Assessor Recommended Valuation Changes:

Wendy & William Taylor: TIMBERQUEST– Lot 10, Block 4. PID# 35-485- 0450, 18559 – 243rd Ave. NW, Big Lake, MN 55309.

The Taylors purchased the property on May 31, 2017 for \$370,000. The Taylors requested appraiser to review a home equity appraisal they had done in March 2018. Appraiser asked to review the property and completed a reassessment on March 28, 2018. Appraiser is recommending the following

changes based on reassessment:

	2018 Original	2018 Suggested Change
Land	\$ 65,100	\$ 65,100
Building	<u>\$321,900</u>	<u>\$304,800</u>
Total	\$387,000	\$369,900

Decrease of \$ 17,100.

Motion/Second: Accepting the recommended adjustment made by appraiser Shelley Maloney. PID# 35-485-0450 reducing the building value by \$ 17,100 for a total valuation of \$369,900 by: Charlie

Gotzian/Corrie Silverberg

Approved by: Adams, Gotzian and Silverberg.

Opposed by: none

Motion Carried

Bryce & Jennifer Murphy: SHERBURNE FOREST– Lot 4, Block 1. PID# 35-419-0108, 23920 – 165th St. NW, Big Lake, MN 55309.

Removing commercial class, business moved. Appraiser is recommending the following changes based on reassessment:

	2018 Original	2018 Suggested Change
Land	\$ 68,300	\$ 67,000
Building	<u>\$153,200</u>	<u>\$153,200</u>
Total	\$221,500	\$220,200

Decrease of \$ 1,300.

Motion/Second: Accepting the recommended adjustment made by appraiser Shelley Maloney. PID# 35-419-0180 reducing the land value by \$ 1,300 for a total valuation of \$220,200 by: Bryan

Adams/Corrie Silverberg

Approved by: Adams, Gotzian and Silverberg.

Opposed by: none

Motion Carried

John & Heather Van Cleave: Gateway Forest Development – Lot 2, Block 2. PID # 35-453-0210, 14674 262nd Ave NW, Big Lake, MN 55309

Van Cleave's contacted appraiser regarding valuation increase for the 2018 assessment. Appraiser reviewed the property on April 5th, 2018 and recommends changes to the assessment:

	2018 Original	2018 Suggested Change
Land	\$75,200	\$73,700
Building	<u>\$323,100</u>	<u>\$286,100</u>
Total	\$398,300	\$359,800

Decrease of \$ 38,500.

Motion/Second: Accepting the recommended adjustment made by appraiser Shelley Maloney. PID# 35-453-0210 reducing the land value by \$ 1,500 and building value by \$37,000, for a total valuation of \$359,800 by: Corrie Silverberg/Bryan Adams

Approved by: Adams, Gotzian and Silverberg.

Opposed by: none

Motion Carried

NO OTHER REASSESSMENTS BROUGHT FORTH.

Adjournment:

Gotzian moved to adjourn meeting at 4:30PM

Second by Corrie Silverberg

Approved by: Adams, Gotzian & Silverberg

Opposed by: none

Motion carried adjourning the Annual Board of Appeal and Equalization Meeting, on Wednesday, April 11, 2018 at 4:30PM.

Respectfully Submitted,
Brenda Kimberly-Maas
Orrock Township Clerk

Accepted this 25th day of April, 2018, by the Orrock Township Board of Supervisors.

Chairperson

Attest: _____
Town Clerk