



Board of Appeal & Equalization Meeting
Wednesday April 10, 2019 4:00pm

Orrock Township Board of Appeal and Equalization met on Wednesday April 10, 2019 at 4:00pm, at the Orrock Town Hall, 26401 - 180th St. NW, Big Lake, Minnesota with Chair Corrie Silverberg, Vice-Chair Bryan Adams, Supervisors Paul Ellinger & Bob Hassett and Clerk Brenda Kimberly-Maas present. Attending from Sherburne County Assessor's Office were Assessor Greg Olson, Residential Assessor Russ Moen, Office Supervisor Shelly Maloney, Agricultural Appraiser Kristi Botzek and Township 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 Silverberg, 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 Russ 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 10/01/2017 – 09/30/2018 were used to determine the EMV for the 2019 assessment. A sales ratio study of residential and seasonal improved properties in Orrock Township indicated a median sales ratio of 87.00%, using 50 arms-length sales. Therefore, the following changes were made for **Assessment Year 2019:**

Residential/Seasonal values went up 6.5% in Orrock. There were 50 sales from Orrock Township and 1348 county-wide sales used to study the estimated market values. Beginning ratio on sales was 87.00% and was adjusted by +6.5%, for an adjusted ratio of 92.65%

Agricultural values increased overall by 1.1%.

MN Dept. of Revenue memo average values/acre: tillable land \$3200/acre (increase \$100/acre) non-tillable land \$1900/acre (increase \$100/acre)

Orrock Agricultural Values: 2a Tillable - \$3400/acre, 2a/2b Pasture - \$3600/acre (Rural Preserve & CRP lands use same values), Waste - \$750/acre, 2b Woods - \$4700/acre, Wetlands - \$750/acre.

Green Acre Values (up \$100/acre): 2a Tillable - \$3200/acre, 2a Pasture - \$2100/acre, Waste - \$750/acre (DNR wetland maps are used to verify waste land).

Commercial and Industrial values increased 2.13% (22 sales county-wide).

Orrock Taxable New Construction \$8,598,400

Orrock Total Estimated Market Values/Taxable Real Property: \$374,476,400

Sherburne County Building Schedule – home increases were between 1 and 12%, garage schedule increased 8% and pole buildings increased \$2/sq ft.

2018 Permits issued for Orrock included 29 single-family homes, 112 miscellaneous and septic repair/upgrades, for a total of 141 permits.

A total of 375 properties were part of the quintile review in 2018. All scheduled properties were reviewed by the appraiser. The reassessment area included parcels in sections 30 and 32 and platted property located in the following developments: Eagle Lake Shores #1, #2, #3 & #4. Walden Estates & Walden Estates 2nd, Backwoods Crossing, Sunrise Estates, Brian's Way, Eagle Lake Woodland Estates, The Backwoods & The Backwoods 2nd, Woods at Eagle Lake & Woods at Eagle Lake 2nd, Timberquest, LG Ridge, Eagle Lake Estates & Eagle Lake Estates 2nd.

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

Assessor Recommended Valuation Changes:

Joni Morton: ANN LAKE BEACH–LOT 4, BLK 1 & E 1/2 OF LOT 5, BLK 1. PID# 35-408- 0108, 16449 – 253 ½ Ave. NW, Big Lake, MN 55309.

Ms. Morton requested appraiser to review her home on April 2, 2019. The home has some non-conformities. Appraiser is recommending the following changes based on reassessment:

	2019 Original	2019 Suggested Change
Land	\$ 104,200	\$ 104,200
Building	<u>\$79,100</u>	<u>\$ 69,400</u>
Total	\$183,300	\$173,600

Decrease of \$ 9,700.

Motion/Second: Accepting the recommended adjustment made by appraiser Russ Moen. PID# 35-408-0108 reducing the building value by \$ 9,700 for a total valuation of \$173,600 by: Bob Hassett/Paul Ellinger.

Approved by: Adams, Ellinger, Hassett and Silverberg.

Opposed by: none

Motion Carried

John Guilfoyle: ANN LAKE BEACH–LOTS 2 & 3, BLK 1. PID# 35-408- 0106, 16441 – 253 ½ Ave. NW, Big Lake, MN 55309. Mr. Guilfoyle requested appraiser to review his cabin on April 9, 2019. The cabin is uninhabitable and is used for storage. Appraiser is recommending the following changes based on reassessment:

	2019 Original	2019 Suggested Change
Land	\$ 123,400	\$ 123,400
Building	<u>\$ 23,600</u>	<u>\$ 6,100</u>
Total	\$ 147,000	\$ 129,500

Decrease of \$ 17,500.

Motion/Second: Accepting the recommended adjustment made by appraiser Russ Moen. PID# 35-408-0106 reducing the building value by \$ 17,500 for a total valuation of \$129,500 by: Bryan Adams/Bob Hassett

Approved by: Adams, Ellinger, Hassette and Silverberg.

Opposed by: none

Motion Carried

NO OTHER REASSESSMENTS BROUGHT FORTH.

Adjournment:

Bryan Adams moved to adjourn meeting at 4:39PM. Second made by Corrie Silverberg

Approved by: Adams, Ellinger, Hassett & Silverberg

Opposed by: none

Motion carried adjourning the Annual Board of Appeal and Equalization Meeting, on Wednesday, April 10, 2019 at 4:39PM.

Respectfully Submitted,
Brenda Kimberly-Maas
Orrock Township Clerk

Accepted this 24th day of April, 2019, by the Orrock Township Board of Supervisors.

Chairperson

Attest: _____
Town Clerk