



Board of Appeal and Equalization Meeting
Wednesday April 10, 2024 4:00 PM

The Orrock Township Board of Appeal and Equalization met on Wednesday April 10, 2024 at 4:00pm, at the Orrock Town Hall, 26401 -180thSt. NW, Big Lake, Minnesota with Chair Bryan Adams, Supervisors Paul Ellinger, Anne Felber, Bob Hassett and Clerk Chris Weber present. Attending from the Sherburne County Assessor's Office were Assessor Michelle Moen and Appraiser Mark Wingert. There was one audience member present. Bryan Adams and Anne Felber held current Board of Appeal and Equalization Certificates.

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

A brief description of the market valuation changes and information about the valuations of township properties was given by Michelle Moen. The Minnesota Department of Revenue requires the Assessor to maintain a median ratio between 90-105% of estimated market value (EMV) to the sale price of property. Sales from 10/01/2022–09/30/2023 were used to determine the EMV for the 2024 assessment. State statute states that values after final adjustments need to be within 90% and 105% of what was sold in the year.

Residential and Seasonal Values: The sales ratio study of residential and seasonal off-water improved properties in Orrock Township indicated a median sales ratio of 96.1% with an adjusted ratio of 96.4%, using 40 arms-length township sales with a median sales price of \$420,400. Residential and Seasonal value adjustments increased overall market value by approximately 0%. Lakeshore value adjustments increased 0%. Any increase in value was done during reassessment and properties with new improvements.

Rural Vacant Land: County-wide there was 1 sale.

Commercial and Industrial Values: County-wide there were 13 sales – with no industrial sales. The commercial median ratio started as 86.06% and the final adjusted ratio was 95.9%.

Agricultural Estimated Market Value: There was one good sale of parcels over 34.5 acres used in the study with a median sales ratio of 68.4%. Due to lack of sales, no adjustments were made to the estimated market values of agricultural land for the 2024 assessment. The green acres values received an increase over the 2023 valuation. The Department of Revenue had issue issued a memo which indicated that the average per acre for tillable land was to be \$4,400 (up \$500 from 2023) and the average for non-tillable was to be \$2,900 (up \$400 per acre from 2023) and the township values were raised accordingly.

Moen reported that they did not make any changes to land or buildings as a whole. All changes were due to reassessment/new construction or specific properties that the appraiser deemed necessary. They did update some land but that was due to reassessment changes. Overall, the townships and cities did not see mass changes this year due to the market.

Orrock Township 2024 Taxable New Construction: \$10,856,500

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Orrock Township 2024 Total Township Estimated Market Value: \$646,839,600

Orrock Township Permits: In 2023, there were 25 permits for single-family homes and 434 permits for other improvements for residential, commercial and industrial properties, for a total of 469 permits. This is compared to 2022 where there were 27 permits for new homes and 1,127 additional permits. The reason for the difference in other improvements permits was the hailstorms that affected the township in May 2022. In 2023, the median sales price in Orrock Township was \$420,400 and the median market value was \$414,400.

2024 Re-Assessment: A total of 414 residential properties, 41 commercial/industrial/exempt properties and 0 agricultural properties were appraised for the 2024 Assessment Adjustments.

The following changes were made for **Assessment Year 2024.**

Vacant Land Adjustments +0%

Residential Home Adjustments +0%

Lakeshore Adjustments +0%

After all the changes were made the **adjusted sales ratio (market value/sales price)** is 92.4%.

The full report will be retained as a part of the Official Minutes, which are available in the Clerk's Office.

Assessor Recommended Valuation Changes:

There were no recommended valuation changes.

The following residents had questions at the meeting:

Randy Hanson, PID 35-0014-2400 - 15747 260th Ave NW, Big Lake, MN 55309

Mr. Hanson stated his property value increased considerably from the 2023 valuation to the 2024 valuation and asked if anything could be done to reduce the value. The 2023 valuation amount was \$281,300 for the land and the 2024 valuation amount is \$450,000. There was an increase in value of \$80,400 for the new building (which is in progress) and the remainder of the increase was due to site improvements (well, septic and other site improvements). The land is now valued at \$88,300 resulting in an increase in assessed valuation in the amount of \$168,700. The valuation is based on what was on the property on January 2, 2024. Chair Adams stated that he believes that the valuation is reasonable. Supervisor Felber stated that she feels the site upgrades valuation seems high. Assessor Moen explained that those site valuation costs are based on what those improvements cost and what a one-acre improved site would sell for in Orrock Township. The consensus of the board was that the valuation is a fair value and no action was taken.

Adjournment:

Motion/Second to adjourn the Board of Appeal and Equalization meeting by: Ellinger/Hassett. In Favor: Adams, Ellinger, Felber and Hassett Opposed: None. Abstained: None. Motion passed, adjourning the Annual Board of Appeal and Equalization Meeting, on Wednesday, April 10, 2024 at 4:44PM.

Respectfully Submitted,
Chris Weber
Orrock Township Clerk

Accepted this **24th day of April, 2024**, by the Orrock Township Board of Supervisors.

Paul Ellinger, Vice-Chair

Attest: _____
Town Clerk