

Albion Township
Local Board of Appeal & Equalization Meeting
April 7, 2026

The meeting was called to order at 7:00 pm.

Present Bob Neumann Chair, Chad Walhowe Vice-Chair, John Uecker Supervisor, Jami Berg Treasurer, Debbie Uecker Clerk, Bill VanBergen Wright County Assessor, Alex Bersie Wright County Assessor & 4 residents.

Bill VanBergen gave an update on Wright County & discussed the 2026 Assessment overview. The opening statement addresses this Board of Equalization meeting regarding 2026 assessments payable in 2027. The Board could change the value of the assessed property and classifications. Residents that appeal to the township may make a final appeal to the County Board of Appeals in June. Albion had 6 sales and the ratios were in the 70% range, if we don't hit the 95%-100% range the State will automatically increase values. Alex Bersie discussed the overall market value, and we are still in an increasing trend.

Dave Holmgren PID 201-000-202300 – 2600 Co Rd 5 NW, questioned why his homestead exclusion was removed, he had refiled for it on 3/9/26. Any deed change will remove the homestead exclusion, any value over \$517K will automatically lose the homestead exclusion.

Darcy Tatham had general questions on green acres deferral that Alex and Bill answered. When a referendum is on a parcel it is only on the house and 1 acre, not on land.

Chris Uecker had general questions whether a 1031 exchange is considered for sales or if they are removed. It depends if they are way outside of the range, they can be removed.

Doyle Johnson PID 201-000-232101 – 2835 Hoyt Ave NW the old house was removed, and recommendation was to reduce the assessment value by \$76,600. Motion was made by John Uecker, 2nd by Chad Walhowe to reduce the property value by \$76,600 and carried 3-0.

Hank Boon – 201-003-001020 is traveling right now and it is recommended to vote no change to extend the opportunity to allow work on the assessment value. Motion was made by John Uecker, 2nd by Chad Walhowe to vote no change in valuation and carried 3-0.

The meeting was adjourned by Bob Neumann at 7:57pm.

Prepared by: _____ Date: _____
Debbie Uecker, Clerk