

Albion Township
Local Board of Appeal & Equalization Meeting
April 8th, 2025

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 & 2 residents.

Bill VanBergen gave an update on Wright County & discussed the 2025 Assessment overview. The opening statement addresses this Board of Equalization meeting regarding 2025 assessments payable in 2026. 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 4 qualified sales in residential values. Alex Bersie discussed the 2026 assessment will have a change in Ag Land as there have been high sales of more than \$10,000 an acre.

Doyle Johnson PID 201-000-232101 – 2835 Hoyt Ave NW was present to discuss his property assessment. In 2023 he applied for a new home construction permit and as of January 2nd, 2025, the old house and new house are still currently on site. The new house was completed, and the certificate of occupancy was issued in March 2025. The old house had the furnace removed and the water line to the house was removed. Bill suggested a reduction in assessment as the old house is now viewed as a guest house and a line-item correction for a double charge on an outside building for an overall reduction of \$19,000. Bill presented pictures of the inside of the old house. The old house is currently valued at \$178,000 and overall, the total property assessment is valued at \$569,000. After further discussion Doyle's plan is to take down the old house this summer. A motion was made by John Uecker, 2nd by Chad Walhowe to lower the value of the old house to an assessment value of \$80,000 and carried 3-0.

Bill corrected the 2026 assessment and removed the double charge of \$5,900 on the outside building.

Chad Ward 201-000-272305 – 1708 County Road 6 NW, Annandale was present to discuss his assessment he currently has a 1 bed, 1 bath home and if something happens to his property he is unsure if he could rebuild due to planning and zoning setbacks, he has .8 of an acre. His 2025 assessment is \$171,400 and he is asking for a reduction to \$85,700. Motion was made by Chad Walhowe, 2nd by John Uecker to lower the assessment value on Chad's property to \$151,400 and carried 3-0.

The meeting was adjourned by Bob Neumann at 7:50pm.

Prepared by: _____ Date: _____
Debbie Uecker, Clerk