

2015 Local Board of Appeal & Equalization HELGA TOWNSHIP

MINUTES

APRIL 29TH, 2015

9:30 AM

NARY SCHOOL – 25895 COUNTY 9

ATTENDEES: Township Board Supervisors - Don Clay, James Lyle, Dale Berglund, & Joanna Olson-Hammerstrom; Township Clerk – Susan Adkins; Township Assessor - David Johnson; County Assessor – Ginger Woodrum & Deputy Assessor – Maria Shepherd

MEETING INTRO: The meeting was called to order at 9:30 AM. The Pledge of Alleigiance was said by all. The Board members and Assessment personnel introduced themselves to all. Ms Woodrum gave an overview of the property tax and assessment system, as well as county wide sales.

Appeals were then taken and heard by order of sign-up.

APPEALS

1. **PID # 11.24.01200 NAME: KIP REINARZ CLASS: AG HMSTD & COMM**

DISCUSSION: Property is 73.52 acres. Total value is \$392,841. Land - \$148,228 Building - \$97,737 and Xfob's - \$146,876. Mr. Reinarz is appealing his value. He presented to the Board that he came last year before the Board because his value went up over \$100,000 from 2014 to 2015. He thought he had it all figured out but then he received his 2016 valuation notice he stated that his value increased again by \$42,000. Mr. Johnson questioned if Mr. Reinarz might have the incorrect information since the value actually decreased for 2016. Ms .Woodrum stated that the value did decrease as Mr Johnson stated. Mr. Reinarz felt that the value is still too high. He felt that value is still too high. He asked if we would email his payable 2016 field card to him so that he could look over the buidling value. His email is kipr@paulbunyan.net. Mr. Reinarz stated that he did see the wrong year online. He stated that he would wait to have his field card emailed to him and then would contact the County to see if he feels he needs to go before the County Board.

RECOMMENDATIONS:

M/S/P: CLAY/BERGLUND-

2. **PID # 11. 27.00700 NAME: KEN STEVENS CLASS: 206**

DISCUSSION: He stated that 2014 from 2015 his value increased by 25-30%. It went up to \$207,000. For 2016 his value is \$195,100. Property is 3.56 acres. He had the property for sale for \$175,000 and the best offer he ever received was \$125,000. Mr. Johnson stated that the property was in his quintile last year and he remembers that there was a lot of features that were omitted in the original assessment from what is actually there today. Ms. Woodrum asked if he had ever received something in writing from a realtor stating what the sales price should be. She explained that unfortunately until property starts selling, by statute they can't change rates. Mr. Stevens was adamant that the property value is too high. Ms. Woodrum stated they have to work on a mass appraisal. There were 16 sales last year, the sales ratio was 102% indicating rates were slightly high. She lowered rates which brought the township's sales ratio to just below 100%. She explained that a sale needs to happen before rates change. If the values are lowered to what the sales price is, when it does sell it will indicate that rates are right on verses leaving he value where it is and when it sells it will show that the value is too high. Mr. Stevens stated once again that the property was on the market for 4 years and it didn't sell. He felt there had to be something that can be done. He didn't feel that saying the township as a whole is fine so we can't do anything or shouldn't do anything was an adequate answer to his problem.

Mr. Johnson tried to explain what he had on the field card and wanted to know if everything he has on the field card is accurate. Ms. Woodrum explained that if the Board states that the values should be lowered then they need to be equal in what is proposed. They can't look at just this one property and make changes. Mr. Johnson went over Mr. Stevens field card in detail to ensure its accuracy. Mr. Johnson found a couple of errors that he will recommend changes for.

RECOMMENDATIONS: Xfob 1 – delete, xfob 4 – change code from 2407 to 2406.

M/S/P: DON CLAY/ DALE BERGLUND/ MOTION CARRIED TO ACCEPT THE RECOMMENDATIONS.

3. PID # 11.02.00210 NAME: JOANNA OLSON-HAMMERSTROM CLASS: 201-0 / 233

DISCUSSION: She feels that it is less than average quality. The assessed value is \$117,000. An appraisal was done on the property. The appraised value \$72,000. There were several comps found in the appraisal but because of the condition of the property the only viable comps were foreclosures. Mr. Johnson asked if there had been any changes done to the property since he was last in it. Ms. Olson-Hammerstrom stated that no changes had been made. Ms. Woodrum advised the Board that because she is a board member she will need to bring her appeal straight to the County Board.

Please email a copy of the green valuation notice jo@rrarms.com. Please add her to the County Board Agenda.

RECOMMENDATIONS: No changes due to her position on the board but bring this before the County Board.

M/S/P: DON CLAY/JAMES LYLE – MOTION CARRIED TO ACCEPT THE RECOMMENDATION. JOANNA OLSON-HAMMERSTROM ABSTAINED.

APPEALS BY THE COUNTY OR TOWNSHIP ASSESSOR

4. PID # 11.05.00200 NAME: WILL FAMILY TRUST CLASS: RVL

DISCUSSION: This is a 40 acre parcel. The value increased from \$54,100 in 2015 to 80,900 for 2016. This property had not previously been tiered out and it sits along a road. The other concern was that he also has an 80 acre parcel (11.05.00100) that also had not been tiered out but the value only increased a total of 9,000 based on the zone that it is located on. It is now valued like every other property that has road frontage.

RECOMMENDATIONS: No change.

M/S/P: DON CLAY/JAMES LYLE/ MOTION CARRIED TO ACCEPT THE RECOMMENDATION.

5. PID # 11.07.01700 NAME: NORTON FAMILY TRUST CLASS: SRR

DISCUSSION: This property is valued at \$108,700. He visited the property on December 10, 2014. When he visited the property the elevation was 3-4 feet and looked nice. The cabin value was \$4,900 which was low. The value of the cabin was increased to \$26,000. The land was previously valued at 64,500 and is was increased to 81,500. The previous local assessor stated that it was last assessed on October 1, 2009. There is a 50% adjustment for the access issues that are there. It is like an island and not all of the front footage is being valued. 262 feet of the 1475 feet are being valued since the rest of the frontage feet is more of wetlands and unusable. The total value on the property is \$108,000. It is a unique property. He felt that the value was reasonable.

RECOMMENDATIONS: No change.

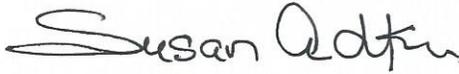
M/S/P: DON CLAY/JOANNA OLSON-HAMMERSTROM/ MOTION CARRIED TO ACCEPT THE RECOMMENDATION.

There being no further business coming before the board, a motion was made to adjourn the meeting.

ADJOURNMENT

M/S/P DON CLAY/JOANNA OLSON-HAMMERSTROM - ADJOURNED THE MEETING AT 10:55 AM

Respectfully submitted,



Susan Adkins
Helga Township Clerk

