

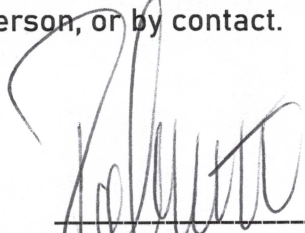
Local Board of Appeal and Equalization
Tuesday, April 9, 2024
6 pm, 12165 Hancock Street

Town Board Members Present: Supervisor Joe Danielson,
Supervisor Robin Boros, Supervisor Luke Babler, Clerk Lucinda Messman

Also Present: David Selbitschka – Deputy County Assessor, David Moore, Residential Appraiser, Lee Iverson, Natalie Leska-Iverson

1. Meeting called to order at 6:00 p.m. by Acting Chair Boros. Quorum verified, properly qualified Supervisors verified present.
2. Sherburne County Deputy Assessor Selbitschka and Residential Appraiser Moore reviewed distributed material with those present. [attached]
3. Open forum –
 - a) Lee Iverson & Natalie Leska-Iverson, 05-00401-0460, Wildwood Acres 1st Addition
 - i. Just bought the house for \$315,000 and it is assessed for \$389,000.
 - ii. Moved to area so this is the first time through this process. Wondering why the large jump?
 - iii. Moore: He could come out and reassess the interior of the home. It appears it has been over 10 years since anyone was inside (likely 2005)
 - iv. **Motion for no action taken this parcel by Danielson. Second by Babler. Motion carried, all voting in favor.**
 - b) Discussion of how property taxes work/assessments and inflated pricing right now
 - i. Look at property tax refunds – it is a two stage system
 - ii. Property tax statements are due to be filed with tax court by April 30th of this year.
 - iii. County Assessor tries to keep as close to 95% as possible
 - c) No other Township Residents present in person, or by contact.

Meeting adjourned at 6:48 p.m.


Robin Boros, Acting Chair


Lucinda Messman, Clerk

**2024 Becker Township
Local Board of Appeal and Equalization
April 9, 2024**

Sales from October 1, 2022, to September 30, 2023, were used to determine the estimated market values for the 2024 assessment. Countywide there was 1 good sale of parcels over 34.5 acres. Due to lack of sales, no adjustments were made to the estimated market value of agricultural land for the 2024 assessment.

The 2024 methodology utilizes agricultural sales within a region to develop a tillable and non-tillable value to be used for Green Acres in that area. Our Green Acres Region includes the Counties of Anoka, Chisago, Isanti, and Sherburne. The Department of Revenue issued a memo which indicated that the average per acre value 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).

Township Averages as Reported to the Department of Revenue for the 2024 Assessment

2024 Estimated Market Values

2a Tillable 6900/ac

2a/2b Pasture 6100/ac

-Same values have been applied to Rural Preserve and CRP land

Waste 750/ac

Wetlands 750/ac

2024 Green Acres Values

2a Tillable 4500/ac

2a Pasture 3200/ac

Waste 750/ac

-Same values have been applied to Rural Preserve and CRP land

Sherburne County Assessor

Sherburne County Government Center

13880 Business Center Dr NW

Elk River, MN 55330-1692

Phone: (763)765-4900

FAX: (763)765-4905

2024 BECKER TOWNSHIP ASSESSMENT

Residential and Seasonal improved properties remained stable in the 2024 assessment. There were 48 sales used in our sales study and 1,055 sales county-wide. Any increases in value, was done during reassessment and properties with new improvements.

Assessment Years	Study Ratio	Overall Change
2020	55 sales	91.7% x 1.045% = 95.8% adjusted ratio
2021	66 sales	89.0% x 1.067% = 95.0% adjusted ratio
2022	57 sales	78.2% x 1.194% = 93.3% adjusted ratio
2023	58 sales	90.4% x 1.056% = 95.5% adjusted ratio
2024	48 Sales	95.0% - end ratio =95.4% adjusted ratio

Rural Vacant land county-wide there was 1 sale.

Commercial and Industrial County-wide there were 14 total sales – no Industrial sales. Our commercial median ratio started as 86.06% and final ratio is 95.9%.

Total Taxable New Construction

Assessment Years	
2020	\$ 6,377,500
2021	\$ 8,833,737
2022	\$ 8,079,400
2023	\$ 8,495,200
2024	\$ 5,559,900

Total Township Estimated Market Value

Assessment Years	
2020	\$ 672,540,000
2021	\$ 732,893,100
2022	\$ 910,616,800
2023	\$ 988,164,100
2024	\$ 960,014,500

Becker Township Local Board of Appeal and Equalization

April 9, 2024 6:00 p.m.

Year End Summary – 2024 Assessment

Re-Assessment

Residential/Seasonal/Imp Ag	407
Commercial/Industrial/Exempt	0
Agriculture Land	71

Residential Statistics – 3 year history

Item	2023	2022	2021
New Homes	11	22	19
Misc Permits Decks/bsmt finish/additions/roofs	513	962	387
Total Sales	48	58	111
Median Sales Price	\$447,800	\$478,300	\$446,900
Median Market Value	\$430,200	\$455,900	\$402,900

2024 Assessment Adjustments

Vacant Land Adjustments	0%
Residential Home Adjustments	0%