



Local Board of Appeal and Equalization  
Tuesday, April 11, 2023  
6 pm, 12165 Hancock Street

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Town Board Members Present: Chair Brian Kolbinger, Vice Chair Brad Wilkening, Supervisor Joe Danielson, Supervisor Robin Boros, Deputy Treasurer Marilyn Danielson

Present in person: David Selbitschka - Deputy County Assessor, David Moore, Residential Appraiser, Zach Evenhouse, Sandy Larson

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1. Meeting called to order at 6:00 p.m. by Chair Kolbinger. Quorum verified, properly qualified Supervisors verified present.
2. Sherburne County Deputy Assessor Selbitschka and Residential Appraiser Moore reviewed packet material with those present. [attached]
3. Open forum -
  - a) Zach Evenhouse, 05-416-0120, Schmidt's River Place
    - i. Just bought the house for \$412,000 and it is assessed for \$504,300.
    - ii. Just closed on the property last month
    - iii. House built in 1996 - has not been updated.
    - iv. Moore: He could come out and reassess the interior of the home.
      1. He can discuss with Moore and if they agree that will be the valuation.
      2. If not agreement the Board of Commissioners meet June 15<sup>th</sup> and he can bring the reassessment to that meeting.
    - v. **Motion for no action taken this parcel by Danielson. Second by Boros. Motion carried, all voting in favor.**
  - b) Sandra Larson, 05-433-0106, Majestic Knoll
    - i. They do not believe they could sell the property for the present assessed value.
    - ii. She asked if it was possible for reassessment as the interior has not been updated since built in 1999.
    - iii. Moore: This home is better built than a lot of new ones with real hardwood floors. He will reassess after seeing the interior if they give him a call.
    - iv. **Motion for no change in assessed value for this parcel by Boros. Second by Danielson. Motion carried, all voting in favor.**
  - c) Moore: Michael Johnson was not able to be present this evening, but we do have some recommended changes to review with the board.
    - i. Michael Johnson, 05-123-2410 10195 177<sup>th</sup> Ave SE

1. Mike Johnson requested an appraiser to review the home and following changes are recommended.
2. Land Value to be reduced from \$400,100 to \$397,100.
3. Building Value to be reduced from \$586,000 to \$559,600.
4. The total difference would be -\$29,400.00.
5. Motion to accept changes as presented by Boros. Second by Wilkening.  
Motion carried, all voting in favor

4. No other Township Residents present in person, or by contact.

Meeting adjourned at 6:36 p.m.

  
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Brian Kolbinger, Chair

  
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Marilyn Danielson,

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**2023 Becker Township Local Board of Appeal and Equalization  
April 11<sup>th</sup>, 2023**

**Recommendation from County Assessor  
For Changes to 2023 Assessment**

Johnson, Michael  
10195 177<sup>th</sup> Ave SE  
BECKER, MN 55308

Parcel #: 05-123-2410  
Legal Description: Sec.23 T34N R28W

	<b>2023 Original</b>	<b>2023 Suggested Change</b>
Land	\$400,100	\$397,100
Buildings	<u>\$185,900</u>	<u>\$159,500</u>
Total	\$586,000	\$556,600

**Difference: (-\$29,400)**

Mike requested appraiser to review home on April 11th, 2023. Appraiser is recommending the following changes based on reassessment:

Land Value to be reduced from \$400,100 to \$397,100  
Building Value to be reduced from \$586,000 to \$559,600.

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