

Local Board of Appeal and Equalization

Tuesday, April 5, 2022

6 pm, 12165 Hancock Street

Meeting held with in person and zoom option

Town Board Members Present: Chair Brian Kolbinger, Vice Chair Brad Wilkening, Supervisor Joe Danielson, Supervisor Luke Babler (online), Supervisor Robin Boros, Clerk Lucinda Messman, Deputy Clerk Fran Seeley

Present in person: David Selbitschka - Deputy County Assessor, David Moore, Residential Appraiser, Thomas & Patty Kosloske

Present on-line: Joel Muelberg, NP Nyguen, Daniel & Cindy Wampach

Tuesday, April 7, 2020 The Becker Town Board passed Resolution 2020-15: A Resolution Establishing the Ability Conduct Open Meetings by Telephone. January 1, 2021, the Town Board of Becker Township, Sherburne County, Minnesota, will continue to use the Zoom platform as an option for meeting attendance as long as a health pandemic exists.

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]
 - a. Very different market today than past years. Numbers shocking to all in **assessor's office as well.**
 - b. Many pieces as to why reviewed with those present in person and online.
 - c. Ag Market similar to others but lesser number of sales. Department of Revenue did not change tillable land value.
 - d. Anyone who has Ag land is encouraged to get enrolled in Green Acres if possible
 - i. Supervisor Babler asked what requirements are
 1. Talk to Kristie Botzack at Sherburne County 763-765-4900.
 2. A few minimums include
 - a. 10+ acres into production
 - i. Fenced and pastured; or
 - ii. Tillable/in production
 - b. If Ag + Homestead = best chance to qualify
3. Open forum -
 - a. Tom Kosloski, 05-401-0320, Wildwood Acres
 - i. Sticker Shock - 2.5 acres
 - ii. 24% increase seems like a huge jump when things are deteriorating at his location
 1. Oak wilt has required removal of 13 mature oak trees

- 2. No longer the nice wooded lot they purchased
- 3. Does this go into consideration of property values?
- iii. Selbitschka: unfortunately, in this market it seems to not be taking that type of thing into consideration. No, the tree changes were not taken into account
- iv. Kolbinger: As homeowners in the Township, we are also trying to understand the market. If you look at the Township Market Value on the handouts, you will see it has increased overall by 20% for the township.
- v. Wilkening: Levy/assessed value discussion.
 - 1. Levy is fixed at this time
 - 2. Comparatively, if all township assessments increase, your "share" of what you pay towards the levy will not be changing. Things stay relatively the same. If your neighbors assessed value does not increase in a similar manner, then you would be paying a higher percentage.
- vi. Selbitschka: There is no relationship between increased property values and the tax rate. If your taxes increase by 24% like the value of your home, please contact me as that should not happen. Homestead market exclusion also discussed. All present encouraged to contact state representatives with how unfair the current system is.
- vii. Moore: Will check if Oak Wilt is changing values. Touch and go as several good sales are needed before we can make a change on this.
- viii. **Motion for no change in assessed value for this parcel by Wilkening. Second by Danielson.**

Babler – aye

Boros – aye

Danielson – aye

Kolbinger – aye

Wilkening – aye

Motion carried, all voting in favor.

- b. Joel Muehlberg, 05-124-2204, not platted
 - i. Has spoken with assessor who explained the process and value determination to him
 - ii. Concerned with value increases of 22% across the county. Finds it difficult to believe this amount. Any chance of a tiered increase or capita increase?
 - iii. Has the County or Township reached out to the legislature to discuss Homestead exemptions?
 - iv. Selbitschka: the County assessors group NAAO is reaching out to the legislatures as a group. The County has had initial discussions regarding reaching out to legislators, but it has not happened at this time. Tiered valuation is a problem – reasoning discussed.
 - v. **Motion for no change in assessed value for this parcel by Boros. Second by Danielson.**

Babler – aye
Danielson – aye
Wilkening – aye

Boros – aye
Kolbinger – aye
Motion carried, all voting in favor.

c. Moore: Several property owners were unable to be present this evening, but we do have some recommended changes to review with the board.

i. Mark Schaefer, 05-407-0110, Oak Crest Estates

1. A decrease in the parcel's estimated value is recommended due to not being able to view the interior of the home for improvements.
2. Decrease of 5,600 due to type and quantity of fireplaces.
3. **Motion to decrease the assessed value for this parcel by 5,600 by Wilkening. Second by Boros.**

Babler – aye
Danielson – aye
Wilkening – aye

Boros – aye
Kolbinger – aye
Motion carried, all voting in favor.

ii. Daniel Wampach, 05-111-4406, not platted

1. A decrease in the parcel's estimated value is recommended due to not being able to view the interior of the home for improvements.
2. Decrease of 400 due to no heat in the garage.
3. **Motion to decrease the assessed value for this parcel by 400 by Danielson. Second by Babler.**

Babler – aye
Danielson – aye
Wilkening – aye

Boros – aye
Kolbinger – aye
Motion carried, all voting in favor.

iii. Brian Harkin, 05-449-0124, Eagles Landing

1. A decrease in the parcel's estimated value is recommended due to not being able to view the interior of the home for improvements.
2. Decrease of 700 due to no heat in the garage.
3. **Motion to decrease the assessed value for this parcel by 700 by Babler. Second by Danielson.**

Babler – aye
Danielson – aye
Wilkening – aye

Boros – aye
Kolbinger – aye
Motion carried, all voting in favor.

iv. Jerry Anderson, 05-451-0135, not platted

1. A decrease in the parcel's estimated value is recommended due to not being able to view the interior of the home for improvements.
2. Decrease of 800 due to type and quantity of fireplaces.
3. **Motion to decrease the assessed value for this parcel by 800 by Wilkening. Second by Boros.**

Babler – aye
Danielson – aye

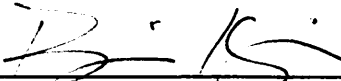
Boros – aye
Kolbinger – aye

Wilkening – aye

Motion carried, all voting in favor.

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

Meeting adjourned at 6:56 p.m.



Brian Kolbinger, Chair



Lucinda Messman, Clerk

**2022 Becker Township
Local Board of Appeal and Equalization
April 5, 2022**

Sales from October 1, 2020 to September 30, 2021 were used to determine the estimated market values for the 2022 assessment. Countywide there were 16 good sales of parcels over 34.5 acres used in the study. The Agricultural time trend was 13.848%. The median ratio of these sales after time trend was applied was 69.91%. Tillable and Pasture rates were increased by 50%. There was no change to waste rates. The ending ratio after these changes is 92.9%.

The 2022 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 \$3,600 (no change from 2021) and the average for non-tillable was to be \$2000 (up \$200 per acre from 2021).

Township Averages as Reported to the Department of Revenue for the 2022 Assessment

2022 Estimated Market Values

2a Tillable 6100/ac

2a/2b Pasture 5500/ac

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

Waste 750/ac

Wetlands 750/ac

2022 Green Acres Values

2a Tillable 3700/ac

2a Pasture 2400/ac

Waste 750/ac

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

Becker Township Local Board of Appeal and Equalization

April 05, 2022 6:00 p.m.

Year End Summary – 20221 Assessment

Re-Assessment

| | |
|------------------------------|-----|
| Residential | 474 |
| Commercial/Industrial/exempt | 37 |
| Agriculture | 68 |

Residential Statistics – 3 year history

| Item | 2021 | 2020 | 2019 |
|---|-------------|-------------|-------------|
| New Homes | 19 | 24 | 18 |
| Misc Permits Decks/bsmt finish/additions | 231 | 387 | 305 |
| Total Sales | 111 | 66 | 55 |
| Median Sale Price | \$446,900 | \$337,000 | \$339,000 |
| Median Market Value | \$402,900 | \$320,200 | \$324,800 |

2022 Assessment Adjustments

| | |
|------------------------------|------|
| Vacant Land Adjustments | +20 |
| Residential Home Adjustments | +15% |
| | |

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

2022 BECKER TOWNSHIP ASSESSMENT **Spring PRISM Report**

Residential and Seasonal values increased in overall market value by approximately 15.1%. The property value increases are the result of 57 township sales used in our sales ratio study and 1,544 sales county-wide.

| Assessment Years | Study Ratio | Overall Change |
|-------------------------|--------------------|-------------------------|
| 2018 72 sales | 86.5% x 1.078% | = 93.27% adjusted ratio |
| 2019 60 sales | 89.5% x 1.064% | = 95.22% adjusted ratio |
| 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 |

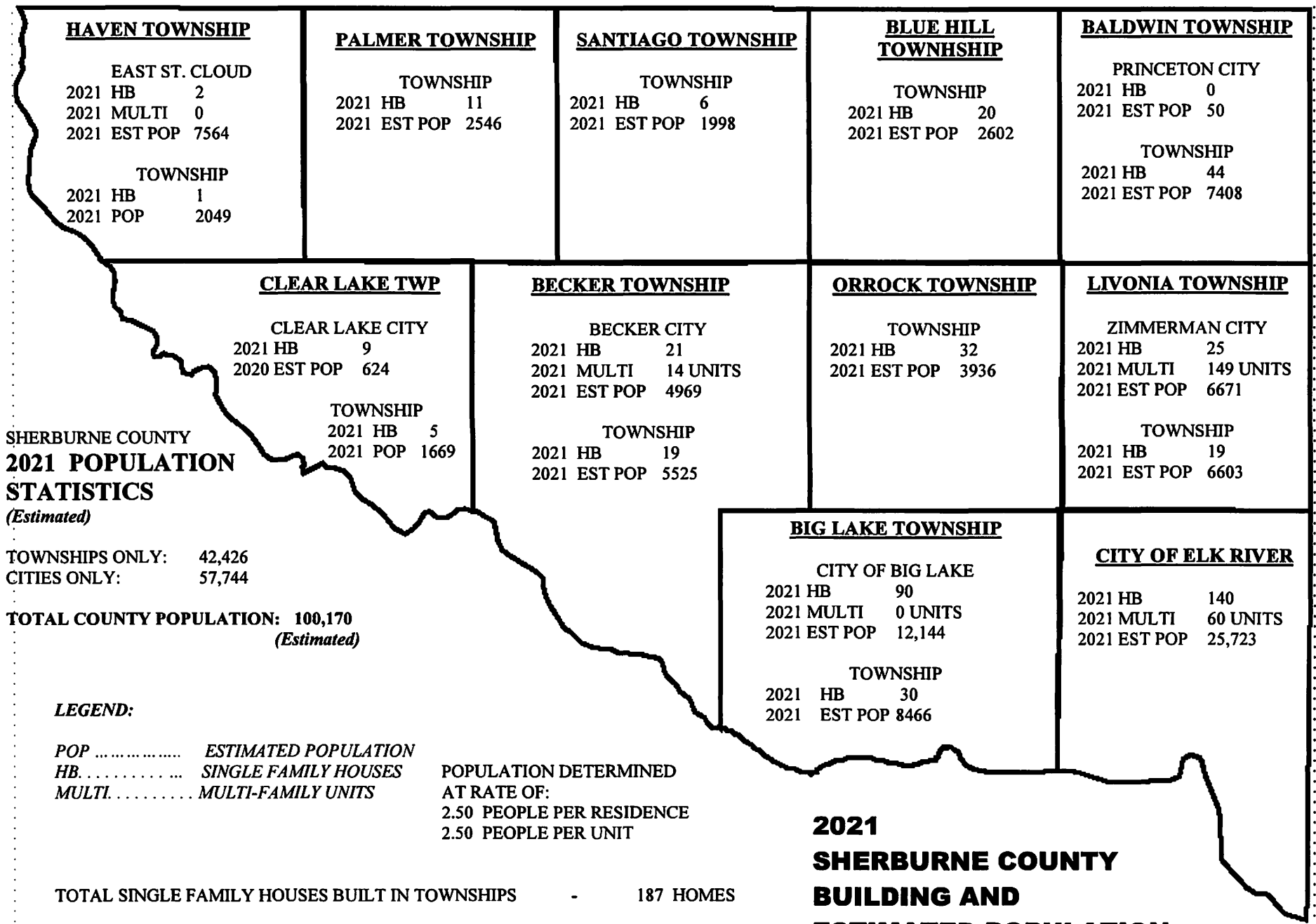
Commercial and Industrial County-wide there were 17 sales, 12 Commercial and 5 Industrial. Our combined median ratio started as 81.9% and final ratio is 91.1%

Total Taxable New Construction

| Assessment Years | |
|-------------------------|--------------|
| 2018 | \$ 8,824,400 |
| 2019 | \$ 6,690,400 |
| 2020 | \$ 6,377,500 |
| 2021 | \$ 8,833,737 |
| 2022 | \$ 8,092,000 |

Total Township Estimated Market Value

| Assessment Years | |
|-------------------------|----------------|
| 2018 | \$ 600,896,000 |
| 2019 | \$ 638,062,400 |
| 2020 | \$ 672,540,000 |
| 2021 | \$ 732,893,100 |
| 2022 | \$ 924,553,200 |



SHERBURNE COUNTY
2021 POPULATION STATISTICS
(Estimated)

TOWNSHIPS ONLY: 42,426
 CITIES ONLY: 57,744

TOTAL COUNTY POPULATION: 100,170
(Estimated)

LEGEND:

POP ESTIMATED POPULATION
 HB SINGLE FAMILY HOUSES
 MULTI MULTI-FAMILY UNITS

POPULATION DETERMINED
 AT RATE OF:
 2.50 PEOPLE PER RESIDENCE
 2.50 PEOPLE PER UNIT

TOTAL SINGLE FAMILY HOUSES BUILT IN TOWNSHIPS - 187 HOMES
 TOTAL SINGLE FAMILY HOUSES BUILT IN CITIES - 287 HOMES
 MULTI-FAMILY UNITS: - 223 UNITS

2021 SHERBURNE COUNTY BUILDING AND ESTIMATED POPULATION REPORT
 2/2/22

SHERBURNE COUNTY
ESTIMATED 2021 POPULATION
100,170

Townships only - 42,426

Cities only - 57,744

(Figures determined at a rate of 2.5 people per residence or multi-family unit)

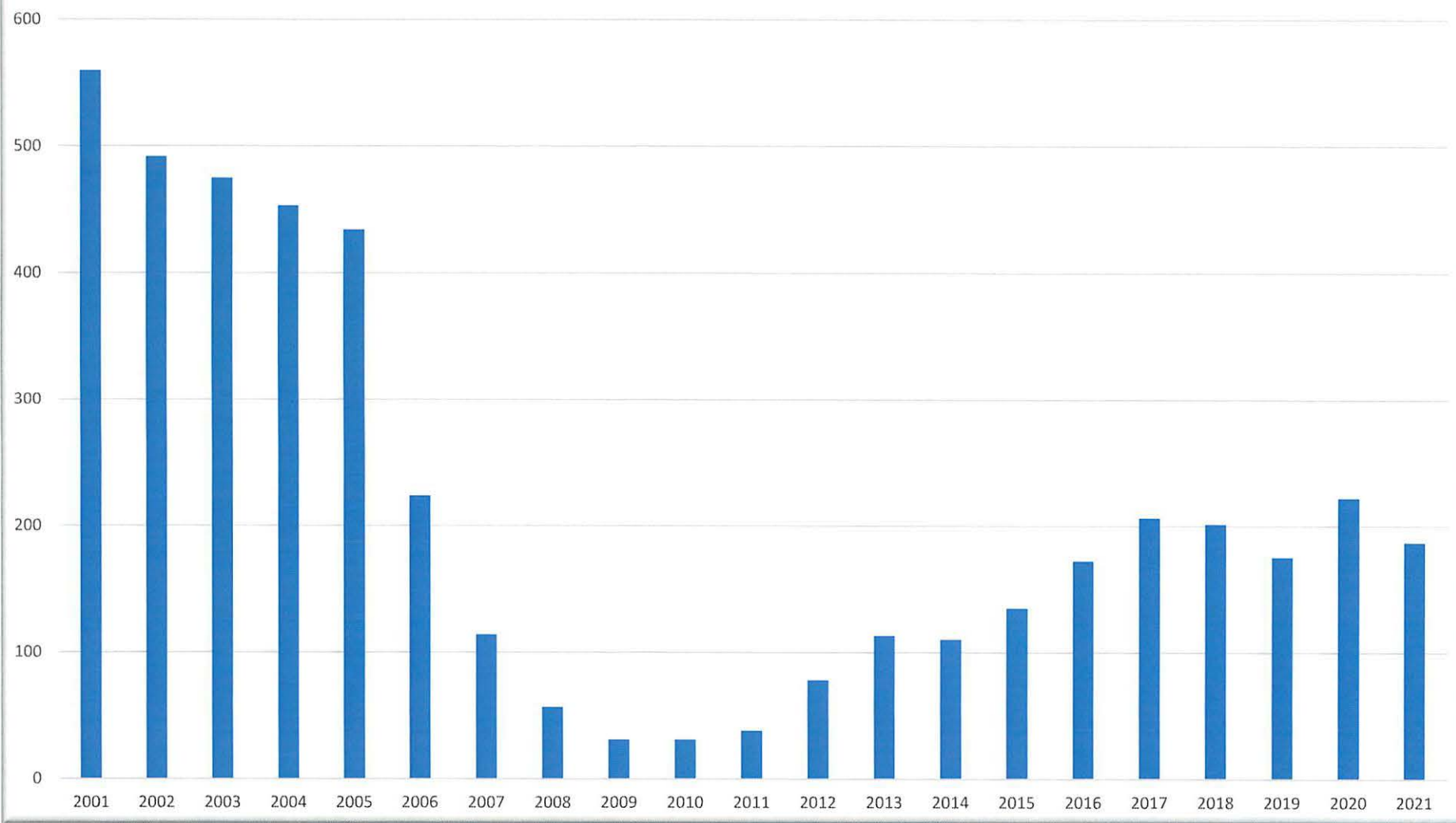
PERMITS ISSUED IN THE TOWNSHIPS OF SHERBURNE COUNTY

| TOWNSHIP | NEW HOME PERMITS & VALUATIONS | | ALL OTHER BUILDING PERMITS & VALUE <small>(Does not include Solar Farms)</small> | | SEPTIC UPGRADES | NEW SEPTICS <small>(Does not include hook-ups to cluster systems)</small> |
|-------------------|--|-------------------|--|-------------------|------------------------|---|
| BALDWIN | 44 | 8,710,000 | 228 | 1,758,000 | 48 | 45 |
| BECKER | 19 | 6,292,321 | 235 | 5,380,692 | 30 | 17 |
| BIG LAKE | 30 | 8,062,000 | 266 | 1,644,000 | 56 | 28 |
| BLUE HILL | 20 | 3,936,000 | 88 | 712,000 | 12 | 21 |
| CLEAR LAKE | 5 | 1,334,000 | 62 | 1,787,000 | 11 | 8 |
| HAVEN | 1 | 219,000 | 62 | 1,112,000 | 11 | 2 |
| LIVONIA | 19 | 4,486,000 | 231 | 1,946,000 | 21 | 20 |
| ORROCK | 32 | 7,133,000 | 124 | 604,000 | 18 | 5 |
| PALMER | 11 | 2,099,000 | 113 | 829,000 | 22 | 13 |
| SANTIAGO | 6 | 1,403,000 | 37 | 189,000 | 19 | 6 |
| TOTALS | 187 | 43,674,321 | 1446 | 15,961,692 | 248 | 165 |

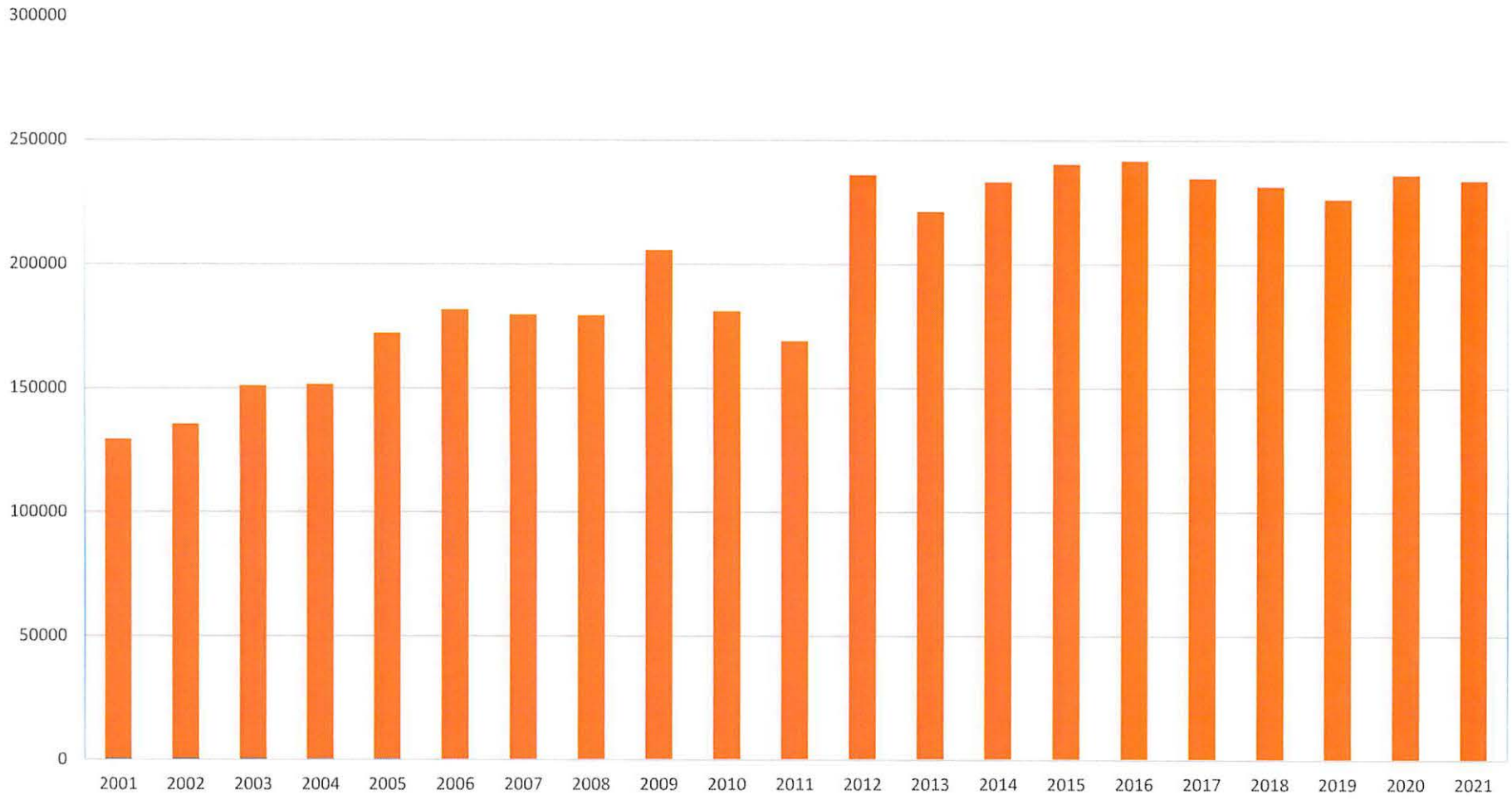
**NEW HOME / MULTI-FAMILY UNIT PERMITS
ISSUED IN THE CITIES OF SHERBURNE COUNTY**

| CITIES | NEW SINGLE-FAMILY HOMES | MULTI-FAMILY UNITS |
|-----------------------|--------------------------------|---------------------------|
| EAST ST. CLOUD | 2 | 0 |
| PRINCETON | 0 | 0 |
| ZIMMERMAN | 25 | 149 |
| BECKER | 21 | 14 |
| CLEAR LAKE | 9 | 0 |
| BIG LAKE | 90 | 0 |
| ELK RIVER | 140 | 60 |
| TOTALS | 287 New Homes | 223 Units |

New Home Permits



Average New Home Valuation



SHERBURNE COUNTY
RECORDED PLATS
TOWNSHIPS ONLY

| | | | | | | | |
|------|----------|---|--|------|----------|---|--|
| 1969 | 10 PLATS | - | 193 Residential lots | 1997 | 54 PLATS | - | 517 Residential lots |
| 1970 | 10 PLATS | - | 224 Residential lots | 1998 | 38 PLATS | - | 612 Residential lots |
| 1971 | 11 PLATS | - | 162 Residential lots 7 (COMMERCIAL LOTS) | 1999 | 52 PLATS | - | 523 Residential lots 2 (COMMERCIAL LOTS) |
| 1972 | 24 PLATS | - | 563 Residential lots 36 (COMMERCIAL LOTS) | 2000 | 43 PLATS | - | 383 Residential lots 17 (COMMERCIAL LOTS) |
| 1973 | 21 PLATS | - | 575 Residential lots 49 (COMMERCIAL LOTS) | 2001 | 46 PLATS | - | 446 Residential lots 4 (COMMERCIAL LOTS) |
| 1974 | 18 PLATS | - | 292 Residential lots | 2002 | 54 PLATS | - | 461 Residential lots 3 (INDUSTRIAL LOTS) 1 (COMMERCIAL LOTS) |
| 1975 | 3 PLATS | - | 10 Residential lots 3 (COMMERCIAL LOTS) | 2003 | 47 PLATS | - | 531 Residential lots 10 (COMMERCIAL LOTS) |
| 1976 | 6 PLATS | - | 143 Residential lots | 2004 | 57 PLATS | - | 579 Residential lots 6 (INDUSTRIAL LOTS) |
| 1977 | 8 PLATS | - | 149 Residential lots | 2005 | 46 PLATS | - | 406 Residential lots |
| 1978 | 7 PLATS | - | 174 Residential lots | 2006 | 30 PLATS | - | 404 Residential lots |
| 1979 | 12 PLATS | - | 227 Residential lots | 2007 | 20 PLATS | - | 187 Residential lots 21 (COMMERCIAL LOTS) |
| 1980 | 4 PLATS | - | 106 Residential lots | 2008 | 11 PLATS | - | 23 Residential lots |
| 1981 | 1 PLAT | - | 4 Residential lots | 2009 | 5 PLATS | - | 5 Residential lots |
| 1982 | 2 PLATS | - | 21 Residential lots | 2010 | 4 PLATS | - | 8 Residential lots |
| 1983 | 1 PLAT | - | 49 Residential lots | 2011 | 7 PLATS | - | 10 Residential lots 1 (INDUSTRIAL LOT) |
| 1984 | 3 PLATS | - | 18 Residential lots | 2012 | 5 PLATS | - | 5 Residential lots |
| 1985 | 6 PLATS | - | 44 Residential lots | 2013 | 3 PLATS | - | 3 Residential lots |
| 1986 | 5 PLATS | - | 72 Residential lots | 2014 | 10 PLATS | - | 18 Residential lots 3 (COMMERCIAL LOTS) |
| 1987 | 8 PLATS | - | 133 Residential lots | 2015 | 9 PLATS | - | 25 Residential lots |
| 1988 | 8 PLATS | - | 131 Residential lots | 2016 | 4 PLATS | - | 16 Residential lots 2 (INDUSTRIAL LOTS) |
| 1989 | 7 PLATS | - | 75 Residential lots | 2017 | 9 PLATS | - | 28 Residential lots |
| 1990 | 9 PLATS | - | 69 Residential lots 3 (COMMERCIAL LOTS) | 2018 | 13 PLATS | - | 53 Residential lots |
| 1991 | 5 PLATS | - | 73 Residential lots | 2019 | 18 PLATS | - | 151 Residential lots |
| 1992 | 10 PLATS | - | 168 Residential lots | 2020 | 10 PLATS | - | 36 Residential lots |
| 1993 | 21 PLATS | - | 303 Residential lots | 2021 | 21 PLATS | - | 87 Residential lots |
| 1994 | 14 PLATS | - | 260 Residential lots | | | | |
| 1995 | 34 PLATS | - | 268 Residential lots | | | | |
| 1996 | 68 PLATS | - | 487 Residential lots 30 (COMMERCIAL LOTS) | | | | |

**SHERBURNE
2021 PLATTED/UNPLATTED ACRES
TOWNSHIPS ONLY**

| TOWNSHIP | # PLATS RECORDED IN 2021 | # PLATTED LOTS | ACRES PLATTED | ACRES ANNEXED | TOTAL PLATTED ACRES | TOTAL UNPLATTED ACRES | % OF ACRES PLATTED |
|-----------------|---|-------------------------------------|--------------------------------------|----------------------------------|---|---|-------------------------------|
| BALDWIN | 11 | 66 | 311 | 56 (M&B) | 6,823 | 15,349 | 31% |
| BECKER | 3 | 6 | 55 | 0 | 4,915 | 28,952 | 15% |
| BIG LAKE | 0 | 0 | 0 | 85 (M&B) | 6,217 | 19,495 | 24% |
| BLUE HILL | 1 | 3 | 10 | 0 | 2,371 | 20,981 | 10% |
| CLEAR LAKE | 0 | 0 | 0 | 0 | 1,403 | 22,168 | 6% |
| HAVEN | 0 | 0 | 0 | 0 | 1,298 | 20,421 | 6% |
| LIVONIA | 5 | 9 | 88 | 198 (M&B) | 5,783 | 14,520 | 28% |
| ORROCK | 0 | 0 | 0 | 0 | 3,670 | 19,544 | 16% |
| PALMER | 0 | 0 | 0 | 0 | 1,401 | 21,937 | 6% |
| SANTIAGO | 1 | 3 | 40 | 0 | 1,341 | 22,013 | 6% |
| | | | | | | | |
| TOTALS | 21 | 87 | 504 | 339 | 35,222 | 205,380 | 14% |
| | Plats Recorded in 2021 | Lots Platted in 2021 | Acres Platted in 2021 | Acres Annexed in 2021 | Total Platted acres in Sherburne | Total Unplatted acres in Sherburne | % of Acres Platted |