



Board of Appeals and Equalization Meeting
Wednesday April 8, 2020 4:00 PM

The Orrock Township Board of Appeal and Equalization met on Wednesday April 8, 2020 4:00pm, at the Orrock Town Hall, 26401 -180thSt. NW, Big Lake, Minnesota with Chair Corrie Silverberg, Vice-Chair Bryan Adams, Supervisors Paul Ellinger & and Clerk Brenda Kimberly-Maas present. Also present was Deputy Clerk Chris Weber. Attending from Sherburne County Assessor's Office were Assessor Michelle Moen and Residential Assessor Russ Moen. Bryan Adams, Paul Ellinger and Corrie Silverberg held current Board of Appeal and Equalization Certificates.

A quorum was present and the meeting was called to order by Chair Silverberg, at 4:00PM with the reciting of the Pledge of Allegiance.

A brief description of the market valuation changes and information about the valuations of township properties was given by Russ Moen and Michelle Moen. The Minnesota Department of Revenue requires the Assessor to maintain a median ration between 90-105% of estimate market value (EMV) to the sale price of property. Sales from 10/01/2018–09/30/2019 were used to determine the EMV for the 2020 assessment. The sales ratio study of residential and seasonal improved properties in Orrock Township indicated a median sales ratio of 94.6%, using 38 arms-length sales with a median sales price of \$285,500. Bank sales and foreclosures account for 3.6% of the total sales in Orrock Township. There were 15 residential vacant land market sales used in the study with the highest sales price \$110,000 and the lowest sales price \$5,000. Therefore, the following changes were made for **Assessment Year 2020**.

Sherburne County Building Schedule was increased, but it was not an across the board type of increase. Based on sales data, increases ranged from 1% - 4%.

Improved residential sites required the following changes:

Single-Family: \$2,200 increase on the first acre

Remaining acre land value for **residential classified properties** increased by \$300 per acre.

Rural vacant land per acre rate increased \$400 (9%) per acre on high ground, lowland value remained unchanged.

After all changes were made the **adjusted sales ratio** is 94.6%. The **average increase** for residential properties in Orrock Township is approximately 6.7%.

Orrock Township Permits: In 2019, there were 17 permits for single-family homes and 191 permits for other improvements for residential, commercial and industrial properties, for a total of 208 permits. This is compared to 2018 where there were 29 permits for new homes and 145 additional permits.

Orrock Taxable New Construction: \$6,309,800

A total of 440 properties were appraised for the 2020 Re-assessment. The appraiser reviewed the entire quintile in 2019.

The full report is on file at the Clerk’s office.

Assessor Recommended Valuation Changes:

Brandon and Heather Tramm: PID# 35-034-2200, 16705 237th Ave NW, Big Lake, MN 55309.

Brandon and Heather Tramm had requested the appraiser review their property. The parcel’s value was estimated because the appraiser was not able to view the interior of the improvements. The subject property was re-appraised on 4/1/2020. The valuation decreased after the reassessment. They were living in the pole building, but no longer live in it. The Trams built a new house, so the value of the pole building was reduced.

	2020 Original	2020 Suggested Change
Land	\$ 197,900	\$ 174,600
Building	<u>\$ 432,300</u>	<u>\$344,100</u>
Total	\$630,200	\$508,700

Decrease of \$ 111,500

Motion/Second: Accepting the recommended adjustment made by appraiser Russ Moen. PID# 35-034-2200 reducing total value by \$111,500 by: Bryan Adams/Corrie Silverberg

Approved by: Adams, Ellinger and Silverberg.

Opposed by: none

Motion Carried

Adjournment:

Bryan Adams moved to adjourn meeting at 4:24PM. Second made by Paul Ellinger.

Approved by: Adams, Ellinger & Silverberg

Opposed by: none

Motion carried adjourning the Annual Board of Appeal and Equalization Meeting, on Wednesday, April 8, 2020 at 4:24PM.

Respectfully Submitted,
Chris Weber
Orrock Township Deputy Clerk

Accepted this 15th day of April, 2020, by the Orrock Township Board of Supervisors.

Chairperson

Attest: _____
Town Clerk