

# Minutes of the Meeting of the Avon Township Local Board of Appeals & Equalization

Monday, April 17, 2023

**Call to Order:** Chair LeRoy Gondringer called to order the meeting of the Avon Township Appeals and Equalization Board at 7:00 P.M. in the main chamber of the Avon Township Hall (16881 Queens Road Avon, MN). The meeting was also available via Zoom at <https://csbsju.zoom.us/j/98314633154>.

**Pedge of Allegiance:** The pledge was recited.

**Roll Call:** Present – LeRoy Gondringer (Supervisor), Chad Klocker (Supervisor), Rich Sanoski (Supervisor), Stephen Saupe (Clerk). Also present: Stearns County Assessors Kathy Korte and Debbie Haus.

**Approval of Agenda:** A typo in the date of the next Supervisor’s meeting was corrected. Klocker moved to approve the agenda as amended. Sanoski second. All in favor. Motion carried.

**Welcome:** Gondringer welcomed everyone and introductions were made.

**Procedures:** The purpose of this meeting is to provide residents the opportunity to review their assessment mailed in mid-March. The Town Board makes the final decision on adjustments; the assessors serve in an advisory capacity. Typically, two assessors are present at each meeting. Residents can appeal the Town decision to the County. Both Gondringer and Sanoski hold a current Certification for Board of Appeals. All appeals are first heard, then the board makes decisions about each.

**Sales Summary:** Ms. Korte provided a summary of sales in the Township. There were 26 qualified sales in the Township including 6 residential and 10 lake shore. The overall average increase in estimated market value for Avon Township was 11%. The ratio was 85%. The adjustments were reported (residential – avg adjustment 15%, Water/Lakeshore – 5%, Agricultural – 22%, Green Acres – 22%, Commercial – 6%. New construction totaled \$3.5 million. There were 5 new homes constructed. Ms. Korte said that the estimated market value is the price at which the property would be expected to sell. Septic systems are included in the land estimate; they are a standard amount (about \$8000).

## **Requests & Actions:**

- **Appointments:** Ms. Korte reported that she had spoken to some individuals regarding their assessment, but no appointments for appeals at tonight’s meeting had been scheduled. There was one walk-in.
- **Waletzko (PID 03.00731.0015).** Mr. Taylor Waletzko appeared at the meeting to discuss the assessment on his property, 37240 175<sup>th</sup> Ave., which increased significantly from 2022 to 2023. He was told that it was due to a review of the property that showed an increase in bedrooms (5 vs. 3) and bathrooms (3.75 vs. 1.25 baths), and that the basement was finished. In addition, the recent sale price of the property, an obvious indicator of market value, was similar to the assessed value. An examination of the land value showed that the calculation was apparently not adjusted by \$2,800 for road acres. Sansoki moved to lower the overall assessment of the property of Taylor and Stephanie

Waletzko (PID 03.00731.015) from \$481,800 to \$479,000 to remove the value related to road acreage (\$2,800). Klocker second. All in favor. Motion carried.

- There were no other appeals.

**Other Business**

- It was announced that the Fire Building Committee will meet tomorrow.
- The Township and City plan to schedule a Joint Planning Meeting in June.
- Koopmeiner’s contract, which was approved at the last meeting, was signed.

**Upcoming Meetings**

- Planning Commission – April 26, 2023 at 7:00 PM.
- Town Board – May 3, 2023 at 7:00 PM.

**Adjournment:** Klocker moved to adjourn the meeting at 8:17 PM. Sanoski second. All in favor. Motion carried.

Respectfully submitted,

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Stephen Saupe, *Clerk*

date: April 18, 2023

**Supervisor Approval:**

date \_\_\_\_\_

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LeRoy Gondringer

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Chad Klocker

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Rich Sanoski