

**BALDWIN TOWNSHIP MEETING  
BOARD OF REVIEW & EQUALIZATION**

**April 16, 2009**

**Present** – Supervisors Larry Handshoe, Jeff Holm, Bryan Lawrence and Jay Swanson. Supervisor Jim Oliver absent. A quorum is present. Supervisors Jeff Holm and Bryan Lawrence have attended LBAE training and are certified.

**Call to Order** – The Baldwin Town Board of Review and Equalization was called to order by Chairman Jeff Holm at 8:03 a.m.

**Pledge of Allegiance** – All present recited the Pledge of Allegiance.

Sherburne County Assessor Gerald Kritzeck was present along with staff members. Discussion was held regarding sales ratio information and calendar year 2008 activity. The sales ratio indicated a median ratio of 107%. Consequently, the building schedule for homes and garages was decreased by 15% this year and the land schedule was decreased by 10%. Front footage on the lakes changed from \$1,700 to \$1,500 for the first 50 feet and from \$850 to \$750 for the next 50 feet, which decreased the adjusted ratio to 94.15%. The town board has the authority to make changes to the valuation and classification of property.

**Herb Murphy, Parcel #'s: 01-035-4105 & 01-035-4104**

Mr. Murphy stated that he has two parcels, one 10+ acre and another 2.5 acres. The taxes increased \$800-\$900 for the house. Doug Beise, Sherburne County Assessor's office, stated that the land was taken out of green acres and put into residential. They did not feel that Mr. Murphy had the agricultural use anymore on the property. The value dropped \$61,000 but the classification changes.

Lawrence/Swanson unanimous to take no action.

**Paul Vollkommer, Parcel #'s: 01-017-1100 & 01-017-1101**

Mr. Vollkommer stated that he has two parcels: one 25.1 acres and the other 9.91 acres. The classification on the 25.1 acre parcel changed from agricultural homestead to rural vacant land. Discussion was held regarding how to get the agricultural classification returned.

Handshoe/Swanson motion to not take any action. Upon voice vote: Handshoe: aye; Swanson: aye; Holm: aye; Lawrence: abstain. Motion carried.

**Robert Gordon, Parcel # 01-011-1102 & 01-011-1103**

Two parcels. The agricultural classification was dropped. Mr. Gordon filled out all the paperwork to try to keep the agricultural status. His home is classified as residential homestead but there is a lot of river bottom but a total of 39+ acres. Gerald Kritzeck stated that last year it was classified as agricultural homestead and next year it is

classified as residential homestead. No green acres involved. Sherburne County Assessor's staff member, Jeanne Henderson, stated that she did not feel that Mr. Gordon demonstrated 10 acres or more for crops. He would need to provide documentation from the FFSA office. Discussion was held on the commercial classification that is on his horse barn and office.

A motion was made by Lawrence that the agricultural status be reinstated on this parcel granted to show 10 acres of production, whether fenced cattle or hay. Discussion followed. Motion failed due to lack of a second.

Swanson/Handshoe motion to take no action as Mr. Gordon understands what he needs to do and to make sure that the county assessor's staff works with him. Upon voice vote: Handshoe: aye; Swanson: aye; Holm: aye; Lawrence: nay. Motion carried.

**Robert Bathke, Parcel #'s: 01-025-1301; 01-025-1302 & 01-405-0060**

Mr. Bathke stated that he owns three parcels that lost their agricultural classification. His questions were answered with the previous property owner in attendance.

Swanson/Handshoe unanimous to take no action.

**Elaine Philippi, Parcel # 01-418-0010**

Ms. Philippi owns .68 acres in Flower City Estates. She is concerned with the increase in value in her ½ acre lot. Doug Beise explained the sales ration. Her property actually declined \$17,600 from last year.

Handshoe/Lawrence unanimous to take no action.

**Rodger Gustafson, Parcel #'s: 01-002-3101; 01-002-2200 & 01-002-4200**

Mr. Gustafson owns four parcels of land for a total \$1.449 million in value and is classified agricultural homestead. His question is on the value. Part of the land floods and he questions if it is even buildable.

Parcel 01-002-3101: 77.79 acres: 2008 value: \$138,600 and 2009 value: \$289,119. A reassessment of the parcel had been done. The low area of the parcel has been taken into consideration and, at one time, the entire parcel was taxed as low ground. The price per acre actually was reduced to \$6,100 an acre. The parcel has been recategorized more accordingly to its use compared to other years.

Parcel 01-002-2200: The estimated market value decreased \$15,000. Mr. Gustafson stated that he would not really complain about this parcel.

Parcel 01-002-4200: 239.7+ acres. The property was recategorized. The ultimate taxable value is based on the green acres value. The problem is that there have not been a lot of agricultural sales countywide.

Lawrence/Swanson motion that, for Parcel 01-002-4200 and Parcel 01-002-3101 that the estimated market value be kept at the same value as assessed in 2008 so it does not reflect any increase. Lawrence repealed his motion.

Lawrence/Swanson unanimous to keep the estimated market value for Parcel 01-002-4200 at \$997,400 which is the same as 2008.

Lawrence/Swanson unanimous to keep the estimated market value for Parcel 01-002-3101 at \$138,600, which is the same as 2008.

Lawrence/Handshoe unanimous to take no action on Parcel 01-002-2200.

**Recess** – Handshoe/Holm unanimous to take a 5 minutes recess at 11: 18 a.m.

**Reconvene** – Handshoe/Lawrence unanimous to reconvene at 11:30 a.m.

**Michael Seurer, Parcel 01-034-2301**

Mr. Seurer had written comments. Mr. Seurer is requesting that his estimated market value be reduced to 220,000. Doug Beise stated that the value dropped \$32,700. There are three foreclosures in the appraisal that Mr. Seurer had also provided. Mr. Beise stated that the comps came to \$265,400 in using good sales. The appraisal is not good for this year; it would be for next year.

Handshoe/Lawrence unanimous to take no action.

**David and Lisa Beck, Parcel #01-002-3110**

Lawrence/Swanson unanimous to reduce, as recommended by the Sherburne County Assessor's Office, from \$360,100 to \$290,500, which is a \$69,600 reduction.

**Lloyd Anderson, Parcel 01-429-0010**

Swanson/Handshoe unanimous to increase, as recommended by the Sherburne County Assessor's Office, from \$700 to \$2,000, which is a \$1,300 increase.

**Connexus Energy, Parcel #01-535-0020**

Holm/Handshoe unanimous to increase, as recommended by the Sherburne County Assessor's Office, from \$4,600 to \$10,600, which is a \$6,000 increase.

**Connexus Energy, Parcel 01-537-0030**

Swanson/Handshoe unanimous to increase, as recommended by the Sherburne County Assessor's Office, from \$6,100 to \$14,200, which is an \$8,100 increase.

**Douglas & Christine Jaques, Parcel 01-001-3105**

Lawrence/Handshoe unanimous to decrease the estimated market value due to an error in the assessed acreage from 23.13 acres to 20.00 acres, as recommended by the Sherburne County Assessor's Office, from \$356,100 to \$352,000, which is a \$4,100 decrease.

**Daniel & Gail Engbloom, Parcel #01-001-4300**

Lawrence/Handshoe unanimous to decrease the estimated market value due to an error in the assessed acreage from 55.00 acres to 40.00 acres, as recommended by the

Sherburne County Assessor's Office, from \$182,700 to \$130,200, which is a \$52,500 decrease.

**Robert & Janice Kruse, Parcel #01-002-4100**

Lawrence/Swanson unanimous to decrease the estimated market value due to an error in the assessed acreage from 64.00 acres to 40.00 acres, as recommended by the Sherburne County Assessor's Office, from \$521,600 to \$410,400, which is an \$111,200 decrease.

**Michael Ziegler, Parcel #01-012-1400**

Lawrence/Swanson unanimous to increase the estimated market value due to an error in the assessed acreage from 27.34 acres to 43.19 acres, as recommended by the Sherburne County Assessor's Office, from \$366,600 to \$464,900, which is a \$98,300 increase.

**Bryan Lawrence, Parcel #s: 01-028-1100; 01-021-4300; 01-027-2300; 01-027-2307; 01-028-4200 and 01-028-4201**

Mr. Lawrence has concerns regarding both value and classification.

Handshoe/Swanson motion to take no action. Upon voice vote: Handshoe: aye; Swanson: aye; Holm: aye; Lawrence: abstain. Motion carried.

Chairman Jeff Holm turned the meeting over to Vice-Chairman Jay Swanson in order for Jeff Holm's request to be heard

**Jeff Holm, Parcel #01-013-2300 and 01-013-2400**

Mr. Holm is present representing his mother, Donna Holm. He has concerns regarding both value and classification.

Handshoe/Lawrence motion to take no action. Upon voice vote: Handshoe: aye; Swanson: aye; Holm: abstain; Lawrence: aye. Motion carried.

Vice-Chairman Jay Swanson stepped down and Jeff Holm returned as Chairman.

**Adjourn** – Lawrence/Swanson unanimous to adjourn at 12:30 p.m.

Respectfully submitted,



Cathy Stevens  
Baldwin Township Clerk/Treasurer