

**BALDWIN TOWNSHIP
BOARD OF REVIEW & EQUALIZATION**

April 25, 2012

Present – Supervisors Jay Swanson, Kimberly Good, and Larry Handshoe. Supervisors Tom Rush and Randy Atwood were absent.

Call to Order – The April 25, 2012 Baldwin Township Board of Review & Equalization was called to order by Chairman Jay Swanson at 3:00 p.m.

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

Annual Board of Review & Equalization – Sherburne County Assessor Dan Weber was present and introduced his staff members: Bill Riley, Commercial Assessor, Jeanne Henderson, Agricultural Specialist and Doug Biese, Residential Appraiser. The following statements were prepared for the town board and citizens in attendance:

“Sales ratio studies compare the Assessor’s Estimated Market Value to the sale price of the property. Sales from October 1, 2010 through September 30, 2011 were used to determine the Estimated Market Value for the January 2, 2012 Assessment. The Minnesota Department of Revenue requires the Assessor to maintain a ratio of 90% to 105%.

The 2012 Assessment was completed using the Computer Aided Mass Appraisal CAMA system for residential and agriculture property. This system is comprised of market areas and neighborhoods for a uniform assessment.

In calendar year 2011, we had 7 single-family permit and 174 permits for additions, decks, detached garages, reproofs and pole buildings. There were 10 commercial and industrial permits issued during that same time period. There were also 0 ag buildings and 22 septic repairs. In the calendar year of 2010, there were 1 single family homes and 98 miscellaneous permits, 1 ag building and 18 septic repair permits.

The sales ratio study of residential improved property in Baldwin for the 2012 Assessment indicated a median ratio of 105.06%. There were 21 sales for the 2012 Assessment. The Baldwin building schedule was decreased by 5% this year. The County had a county wide adjustment of 5%. The Baldwin land schedule was also decreased by 10% this year. The base rate of the first acre on a residential site decreased from \$30,700 to \$26,200. The remaining acre values on the residential lots were lowered from \$3,000 to \$2,700. The front footage on the lakes changed from \$1,120 to \$1,000 for the first 50ft. and from \$560 to \$500 for the front footage between 51ft and 100ft. Anything over 100 front foot stayed the same at \$100. After all these changes, the adjusted ratio is 101.9%.”

Recommendations from the County Assessor’s Office:

Nordwall Estates Outlot E, Parcel ID #01-552-0050

The tax representative from Elk River Bank stated he though the value of this property was too high. On April 23, 2012, the property was reappraised. After analyzing the information obtained during the inspection, it was recommended that the value should be changed from \$375,000 to \$155,500 having a difference of \$219,500.

Good/Handshoe unanimous to approve the change in Parcel ID #01-552-0050 value to be \$155,500.

Elk Point, Parcel ID #01-409-0340

Justin Heggem asked to have this property reassessed. An appraisal was done and it was lower than the assessed value. On April 16, 2012, the property was reappraised. After analyzing the information obtained during the inspection, it was recommended that the value should be corrected from a value of \$125,000 to \$57,900 making a difference of \$67,100. Handshoe/Swanson unanimous to approve the change in Parcel ID #01-409-0340 value to be \$57,900.

Lake Diann Acres, Parcel ID #01-406-0555

Justin Heggem asked to have this property reassessed. An appraisal was done and it was lower than the assessed value. On April 16, 2012, the property was reappraised. After analyzing the information obtained during the inspection, it was recommended that the value should be corrected from a value of \$95,300 to \$93,400 making a difference of \$1,900. Good/Handshoe unanimous to approve the change in Parcel ID #01-406-0555 value to be \$93,400.

Elk Point, Parcel ID #01-409-0320

Justin Heggem asked to have this property reassessed. An appraisal was done and it was lower than the assessed value. On April 16, 2012, the property was reappraised. After analyzing the information obtained during the inspection, it was recommended that the value should be corrected from a value of \$93,000 to \$68,900 making a difference of \$24,100. Good/Handshoe unanimous to approve the change in Parcel ID #01-409-0320 value to be \$68,900.

Pheasant Meadows, Parcel ID #01-565-0115

An appraisal was sent from Elk River Bank that stated they thought the value of this property was too high. On April 10, 2012, the property was reappraised. After analyzing the information obtained during the inspection, it was recommended that the value should be corrected from a value of \$81,500 to \$75,400 making a difference of \$6,100. Good/Handshoe unanimous to approve the change in Parcel ID #01-565-0115 value to be \$75,400.

Bank of Elk River, Parcel #'s 01-406-0616, 01-409-0012, 01-565-0105, 01-565-0110, 01-565-0120

The tax representative for the Bank of Elk River asked to have the above parcels reviewed. The parcels were reviewed and it was recommended no change. The Bank of Elk River would have the opportunity to appeal these values at the County Board if

they so choose. Handshoe/Good unanimous for no change on Parcel #'s 01-406-0616, 01-409-0012, 01-565-0105, 01-565-0110, and 01-565-0120.

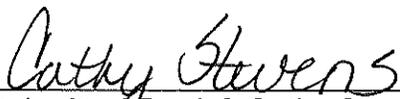
David & Cindy Jo Sandberg, Parcel #01-009-2200

Cindy Sandberg contacted the commercial appraiser about having their commercial classification removed from their property. Upon further investigation the commercial appraiser decided to remove the commercial and make it residential. On April 19, 2012, the property classification and the values were changed for the January 2, 2012 assessment. It was recommended that the value and classification should be corrected. The value change is from \$120,400 to \$113,800 with a difference of \$6,600. The classification change is from a Split Class 201-1 and 233-0 to a Residential 201-1. Good/Handshoe unanimous to approve the change in value for Parcel #01-009-2200 to \$113,800 and the change in classification to Residential 201-1.

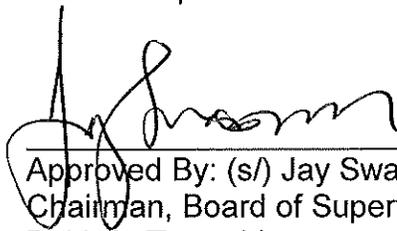
Linda Lou King, Elk Lake Estates, Parcel #01-404-0705

Linda Lou King asked to have this property reassessed. She bought the property in February and said that the cabin that was on the property is now gone. On April 23, 2012, the property was reappraised. After analyzing the information obtained during the inspection, it was recommended that the value should be corrected from a value of \$150,200 to \$144,700 making a difference of \$5,500. Good/Handshoe unanimous to approve the change in Parcel ID #01-404-0705 value to be \$144,700.

Adjourn – Handshoe/Good unanimous to adjourn at 4:00 p.m.



Submitted By: (s/) Cathy Stevens
Clerk/Treasurer
Baldwin Township



Approved By: (s/) Jay Swanson
Chairman, Board of Supervisors
Baldwin Township

Attendees: Dan Weber, Bill Riley, Jeanne Henderson, Doug Biese, Elaine Philippi