

TOWN of BIG LAKE
"Sherburne County's First 5-Member Township Board"
P.O. Box 75, Big Lake, Minnesota 55309

On Tuesday, April 17, 2014, the Big Lake Board of Supervisors met at the Big Lake Town Hall located in the Big Lake Lions Park at 21960 County Road #5, Big Lake Township, Sherburne County, State of Minnesota.

Chairman Hofer called the meeting to order at 9:00 a.m. There was no one in the audience at the start of the meeting. Roll call was taken by the Chairperson.

Town Board Members Present:

Bob Hofer, Chairman
Steve Pflighaar, Supervisor
Norm Leslie, Supervisor
Larry Alfords, Supervisor
Laura Hayes, Clerk

Sherburne County Assessor Office
Staff Present:

Dan Weber, Sherburne County Assessor
Beth Kautz, Residential Appraiser
Jeanne Henderson, Agricultural Appraiser
Shelly Maloney, Residential Appraiser
Greg Olson, Commercial Appraiser

Dan Weber, Sherburne County Assessor advised the Board that residential property values increased approximately 5.54% throughout Big Lake Township. 59 residential property sales in Big Lake Township were reviewed. A sales ratio study of these properties demonstrated a median ratio of 87.5%. Beth Kautz advised the residential appraisal area were sections 8, 9, 10, 15, 16, 17, 20, 21, 22 Twp 33, Range 27 and the platted areas of Meadowlands and Rivercrest Farms.

Jeanne Henderson, Agricultural Appraiser advised the base value to be used in calculating the average Green Acres value per acre for tillable land is \$9,400.00. This is based on sales from the five Southwestern Minnesota counties of Rock, Nobles, Pipestone, Murray and Lyon that the Minnesota Department of Revenue continues to use as the base counties. Sherburne County uses a 41% factor of this value for tillable land, which equates to a \$3,850. for Green Acres tillable land value.

Residential Appraiser, Beth Kautz reviewed the following requests received for adjustments to the assessed value of the properties.

TEMBREULL, ADAM
14050 JESSICA DRIVE
ROGERS MN 55374

P.I.N. 10-540-0110, 10-540-0210, and 10-540-0220

Description: Hidden Rivers Edge 2nd Addition, Lot 2, Block 1; Lot 2, Block 2; and Lot 4, Block 2

Physical Address: 226th Ave NW, Big Lake MN

The taxpayer contacted the Assessor's Office concerning the value of his property. The property is 3 vacant residential lots. The lots and the sales of vacant lots were reviewed. The following changes are recommended.

10-540-0110

	2014 Original	2014 Suggested Change
Land	\$ 26,700	\$ 24,000

Decrease of \$ 2,700.

10-540-0210

	2014 Original	2014 Suggested Change
Land	\$ 32,200	\$ 29,000

Decrease of \$ 3,200.

10-540-0220

	2014 Original	2014 Suggested Change
Land	\$ 27,300	\$ 24,600

Decrease of \$ 2,700.

Value decreased after review.

Supervisor Alfords motioned to accept the changes in valuation to 10-540-0110, 10-540-0210 and 10-540-0220 as recommended by the Assessor's Office. Supervisor Leslie seconded. All present were in favor.

No other property owners appeared before the Board. A motion was made by Supervisor Leslie to adjourn the 2014 Board of Appeal and Equalization. Supervisor Alfords seconded. All present were in favor. The meeting adjourned at 9:40 a.m.

Respectfully Submitted,

Laura Hayes, Clerk
Town of Big Lake