

Minutes for the Board of Appeal & Equalization  
April 14, 2016

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

On Tuesday, April 14, 2016, 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 were 4 people in the audience at the start of the meeting. Roll call was taken by the Chairperson.

Town Board Members Present:

Bob Hofer, Chairman  
Steve Pflieghaar, Supervisor  
Norm Leslie, Supervisor  
Laura Hayes, Clerk

Sherburne County Assessor Office  
Staff Present:

Greg Olson, Sherburne County Assessor  
Beth Kautz, Residential Appraiser  
Kristi Botzek, Agricultural Appraiser  
Doug Beise, Assisting Agricultural Appraiser  
Shelly Maloney, Residential Appraiser  
Bill Riley, Res./Comm./Ind. Appraiser

Greg Olson, Sherburne County Assessor advised the Board that residential property values increased approximately 4.28% throughout Big Lake Township. 81 residential property sales in Big Lake Township were reviewed. A sales ratio study of these properties demonstrated a median ratio of 88.5%. Beth Kautz advised the residential appraisal area were sections 1,2,3,4,5,6, part of Sections 10,1,12 of Twp 33, Range 27 and the platted areas of Meadowbrook, Aspen Hills, Elk River Rapids, Swanson Woods and Sunrise Acres.

Kristi Botzek, Agricultural Appraiser advised in previous years the Green Acre per acre value was determined by using the 5 base counties in Southwestern Minnesota and applying a factor to set the county average. For 2016 the methodology for determining the Green Acre averages was changed. Agricultural sales within a region were used to develop a tillable and non-tillable value to be used for Green Acres in that area. The Department of Revenue issued a memo advising the average per acre value for tillable land would be \$3,100. and the average for non-tillable would be \$1,900.

Roger Criego  
22670 172<sup>nd</sup> Street NW  
Big Lake, MN 55309

PID# 10-497-0330  
Rosewood Estates II

Roger Criego appeared before the Board of Appeal and Equalization to review the assessed value of the property. He noted concern that the valuation increased nearly \$70,000. since the last assessment. It was noted there was an error in the assessment scheduling and his home was missed during the 5 year cycle of review. He had been contacted by Beth Kautz to do an assessment appraisal shortly after purchasing the house but had not responded and therefore an arbitrary assessment was done. He agreed to schedule an assessment review. Supervisor Leslie recommended no change to the valuation and to have the County Assessor view the property. Supervisor Pflieger seconded. All present were in favor.

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Sean Peters  
19776 – 214<sup>th</sup> Avenue NW  
Big Lake, MN 55309

PID# 10-456-0130  
Thompson Lake Pines  
4.75 acres

Sean Peters appeared before the Board of Appeal and Equalization to review the assessed value of the property. Beth Kautz advised this property was appraised by her in 2013, after it was purchased by Sean Peters and he attended the Local Board of Appeal and Equalization Meeting. At that time, the valuation was reduced to \$360,800. from the arbitrary appraisal of \$396,200. Sean Peters was now asking for the property to be reduced in value noting the kitchen needs to be updated and there are plumbing issues in the home. There was lengthy discussion and Mr. Peters offered to take photos of the house for the assessor to review. It was noted a walk through appraisal would be necessary to consider a reduction in valuation. Supervisor Pflieger recommended no change to the valuation and to have the County Assessor view the property. Supervisor Leslie seconded. All present were in favor.

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Brett Collier  
22549 172<sup>nd</sup> Street NW  
Big Lake, MN 55309

PID# 10-497-0215  
Rosewood Estates II

Brett Collier appeared before the Board of Appeal and Equalization to review the assessed value of the property. He inquired about the increase in value when he hadn't made any improvements to the property or house in the past year. Beth Kautz advised the increase was the result of the across the board 5% value increase on all homes in Big Lake Township. Mr. Collier was satisfied with the explanation. Supervisor Pflieger recommended no change to the valuation. Supervisor Leslie seconded. All present were in favor.

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Andrew Thelen  
22583 206<sup>th</sup> Street NW  
Big Lake, MN 55309

PID# 10-558-0110  
Thelen Territory

Andrew Thelen appeared before the Board of Appeal and Equalization to review the assessed value of the property. He inquired about the change in the land value going from \$34,000. to \$90,000. Beth Kautz advised that is the difference of the property changing from agricultural to residential/platted. He also inquired why his lot is valued more than the other two lots in Thelen Territory. It was noted that he had previous year valuation information he was referencing. Mr. Thelen was satisfied with the explanation. Supervisor Pflieger recommended no change to the valuation. Supervisor Leslie seconded. All present were in favor.

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Residential Appraiser, Beth Kautz reviewed the following request received for adjustment to the assessed value of the property.

- 1.) Bob Peyton, Ryan, LLC  
Fort Lauderdale, FL 33394

P.I.D. 10-413-0125

Physical Address: 20785 County Road 11

The taxpayer contacted the Assessor's Office by letter after receiving their Notice of Assessment. Beth Kautz asked for a motion of no change until the property can be viewed. Supervisor Pflieger recommended no change to the valuation and to have the County Assessor view the property. Supervisor Leslie seconded. All present were in favor.

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No other property owners appeared before the Board. A motion was made by Supervisor Pflieger to adjourn the 2016 Board of Appeal and Equalization. Supervisor Leslie seconded. All present were in favor. The meeting adjourned at 10:36 a.m.

Respectfully Submitted,

Laura Hayes, Clerk  
Town of Big Lake