

**WAKEFIELD TOWNSHIP
LOCAL BOARD OF APPEAL AND EQUALIZATION MEETING
APRIL 20, 2026 9:30 AM
22295 FROSTVIEW ROAD, COLD SPRING, MN 56320**

Township members present: Supervisors John Willenbring, Dave Dold and Clerk Heidi Stalboerger Others present: Cheryl Foster Wakefield Township Local Assessor and Debra Haus Stearns County Appraiser.

Chair Willenbring called the meeting to order at 9:30 am. Foster stated the purpose of the meeting and the Local Board of Appeal and Equalization process. Foster reviewed that Dold and Willenbring are trained members. The assessment study period that we will be reviewing is from October 1, 2024 through September 30, 2025. Foster reviewed the homestead tax credit and process to request. Foster explained the quintile inspection process. Haus and Foster stated that the housing market remains unbalanced as it does not yet have a six (6) month supply, and an average of 54 days on the market. The median home value in Wakefield Township is \$272,750, up from \$265,000 last year. Foster reviewed the ECRV site online. Sales from last year were reviewed as well as fluctuations to acreage county wide and commercial and ag tier limits. Tillable Ag values are up 5%, Residential (off the water) is up 1% and Lake Shore is up 2.5%. The group reviewed the tax capacity rates. Foster reviewed the property tax refund process.

There were no requests to review property values.

MOTION BY SUPERVISOR DOLD SECONDED BY SUPERVISOR WILLENBRING TO ADJOURN THE LOCAL BOARD OF APPEAL AND EQUALIZATION AT 10:42 AM. MOTION CARRIED 2-0.

Respectfully Submitted,

Approved by:

/s/Heidi M. Stalboerger, Clerk

/s/John Willenbring, Chair