

WAKEFIELD TOWNSHIP MINUTES
22295 FROSTVIEW ROAD COLD SPRING MINNESOTA
LOCAL BOARD OF APPEAL AND EQUALIZATION
APRIL 22, 2019 9:30 AM

Township members present: Cyril Erkens, Shawn Garding, and Heidi Stalboerger
Others present: Cheryl Foster Wakefield Township Assessor, Jeff Johnson Stearns County Assessor, Debra Haus Stearns County Appraiser and Brian Gertken

Chairman Erkens called the meeting to order and lead the Pledge of Allegiance. Foster reviewed the purpose of the meeting to review the 2019 assessment payable in 2020.

-Brian Gertken 36.24100.0000

Gertken stated that there was an error in calculating his lot size, with a value of \$251,600 which was corrected to a market value of \$221,400. He felt that the value was still too high. Foster stated that the market value exclusion will also be applied. Foster explained the rate of front square foot value for the parcels in the neighborhood. The group discussed additional ownership in another parcel used for a park that increases the land value as well as an easement for water access. The value of the park is \$81,600, owned by 12 parties; \$6,800/property owner. The lake easement is 50X125, adding \$6,400 land value to each property owner who has deeded easement.

MOTION MADE BY GARDING SECONDED BY ERKENS TO CORRECT LAND VALUATION FOR PID 36.24100.0000 FROM A TOTAL MARKET VALUE OF \$251,600 TO A TOTAL MARKET VALUATION OF \$221,400; FURTHERMORE, A TAXABLE MARKET VALUE OF \$204,100 INCLUDING A HOMESTEAD MARKET VALUE EXCLUSION. MOTION CARRIED 2-0.

-Patty Lahr 36.24593.0201

Foster received an email from Lahr requesting that the application of the Plat Law, which includes an incremental value increase over time per parcel in the plat. Lahr purchased a platted lot from her sister recently. Once a plat is sold, the plat law no longer applies. The land is valued at \$127,200.

MOTION BY GARDING SECONDED BY ERKENS TO MAINTAIN THE LAND VALUATION OF \$127,200 FOR PID 36.24593.0201, NO CHANGE. MOTION CARRIED 2-0.

Johnson gave an update of assessed values in the county and in Wakefield Township.

MOTION BY GARDING SECONDED BY ERKENS TO ADJOURN THE LOCAL BOARD OF APPEAL AND EQUALIZATION AT 10:23 AM. MOTION CARRIED 2-0.

Respectfully Submitted,

WAKEFIELD TOWNSHIP

Heidi M. Stalboerger, Clerk