

WAKEFIELD TOWNSHIP MINUTES
22295 FROSTVIEW ROAD COLD SPRING MINNESOTA
LOCAL BOARD OF APPEAL AND EQUALIZATION
WEBEX TELECONFERENCE 1-408-418-9388, 245 568 24
APRIL 20, 2020 9:30 AM

Township members present: John Willenbring, Shawn Garding, Cyril Erkens and Heidi Stalboerger
Others present: Cheryl Foster Wakefield Township Local Assessor, Jake Pidde Stearns County Assessor and Debra Haus Stearns County Appraiser

Chairman Willenbring called the meeting to order at 9:30 am. Foster stated the purpose of the meeting is to review the 2020 assessment payable in 2021.

-Michael Ellens **36.23804.0000**

Ellens remodeled his home and removed a deck. Ellens notified Foster that the deck was removed. The group reviewed the land valuation \$132,200, building valuation \$202,800 and total valuation \$335,000. Since the deck was removed, Foster indicated that a reduction of \$6,800 in the building valuation would be justifiable, reducing the building valuation to \$196,000.

MOTION MADE BY GARDING SECONDED BY ERKENS TO CHANGE THE BUILDING VALUATION FOR PID 36.23804.0000 FROM \$202,000 TO \$196,000 AS A RESULT OF REMOVING A DECK; FURTHERMORE, TO REDUCE TO 2020 ASSESSED VALUE FROM \$335,000 TO \$328,200. MOTION CARRIED 3-0.

Roll call: John Willenbring	Yes
Shawn Garding	Yes
Cyril Erkens	Yes

-Robert Latterell **36.24015.0800**

Bob Latterell called Foster to inquire why the valuation of his newly constructed patio home is so high. He compared the valuation of his home to other homes in the same neighborhood, with much older construction. Foster explained the valuation process and asked Latterell if he thought he could sell the house for the current valuation, to which he agreed. Foster will meet with him later this year to review market valuation and comparable properties.

MOTION BY GARDING SECONDED BY ERKENS TO LEAVE THE CURRENT VALUATION FOR PID: 36.24015.0800 AS IT IS. MOTION CARRIED 3-0.

Roll call: John Willenbring	Yes
Shawn Garding	Yes
Cyril Erkens	Yes

Foster gave an update of Agricultural Value and programs.

Erkens questioned the valuation of a 2 to 3-acre parcel (no parcel identification number available), that may or may not have a building entitlement and has a lower elevation as a result of previous mining activity. Foster will call Erkens to discuss further.

Haus and Pidde reviewed online opportunities for the Local Board of Appeal and Equalization training course for Supervisors and will forward to Stalboerger to pass along to the Supervisors.

MOTION BY ERKENS SECONDED BY GARDING TO ADJOURN THE LOCAL BOARD OF APPEAL AND EQUALIZATION AT 9:46 AM. MOTION CARRIED 3-0.

Roll call: John Willenbring
Shawn Garding
Cyril Erkens

Yes
Yes
Yes

Respectfully Submitted,

WAKEFIELD TOWNSHIP

Approved by:

/s/Heidi M. Stalboerger, Clerk

/s/John Willenbring, Chairman