

WAKEFIELD TOWNSHIP MINUTES
22295 FROSTVIEW ROAD COLD SPRING MINNESOTA
LOCAL BOARD OF APPEAL AND EQUALIZATION
APRIL 18, 2022 9:30 AM

Township members present: Cyril Erkens, John Willenbring, Shawn Garding and Heidi Stalboerger
Others present: Cheryl Foster Wakefield Township Local Assessor, Michelle Gniot Stearns County Appraiser and Debra Haus Stearns County Appraiser, Gregg Bryant and Jason Hoffmann.

Chairman Erkens called the meeting to order at 9:30 am. Stalboerger read the notice for the meeting. Foster stated the purpose of the meeting and the Local Board of Appeal and Equalization process. Foster stated that values have increased statewide, including Stearns County, experiencing at 21% increase.

Mr. Bryant was present for information.

Mr. Hoffmann was also in attendance for information but had previously reviewed his value with Ms. Haus.

Foster noted that tax refunds are available for properties that qualify, and legislation is reviewing and considering reductions to property taxes in Minnesota.

-Mary Huettl **36.23750.0000**

Huettl contacted Foster to dispute the value of her property stating that the basement is an unfinished space. Foster confirmed that the basement is not finished and recommended that the value be reduced from \$620,100 to \$552,900.

MOTION MADE BY WILLENBRING SECONDED BY GARDING TO UPDATE THE VALUATION FOR PID 36.23750.0000 FROM \$620,100 TO \$552,900 AS A RESULT OF REMOVING THE BASEMENT FINISH. MOTION CARRIED 3-0.

Foster gave a recap of all sales in the township. The group reviewed time adjustments and how they affect property values. Haus reviewed the members trained for Wakefield Township as well as the upcoming Local Board of Appeal and Equalization training opportunities. The group reviewed county sales, ratios and trends.

MOTION BY WILLENBRING SECONDED BY GARDING TO ADJOURN THE LOCAL BOARD OF APPEAL AND EQUALIZATION AT 10:01AM. MOTION CARRIED 3-0.

Respectfully Submitted,

WAKEFIELD TOWNSHIP

Approved by:

/s/Heidi M. Stalboerger, Clerk

/s/Cyril Erkens, Chairman