

WAKEFIELD TOWNSHIP MINUTES
22295 FROSTVIEW ROAD COLD SPRING MINNESOTA
LOCAL BOARD OF APPEAL AND EQUALIZATION
APRIL 17, 2023 9:30 AM

Township members present: John Willenbring, Shawn Garding, David Dold and Heidi Stalboerger
Others present: Cheryl Foster Wakefield Township Local Assessor, Michelle Gniot Stearns County Appraiser and Debra Haus Stearns County Appraiser, Brian Dauer and Brett King via teleconference.

Chairman 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 Willenbring and Garding are trained members. Haus stated that county sales are down approximately 15%, but values have had a slight increase. She went on further to say that they consider the market balanced when there is a 6-month supply and currently, there is less than that.

-Brett King/Charley Point LLC

36.24355.0003

King questioned the measurement/total square feet of the house due to a disagreement upon square footage by a bank appraiser. The discrepancy may have been an error in the garage measurement. The group reviewed the current value of the property as well as previous years valuation. The group reviewed the finished square footage and rating of the finishes. Comps were reviewed from the County and King reviewed comps from the bank appraiser. Adjustments based on comps were explained to Mr. King. The Board determined that the building needs to be re-measured to ensure accuracy. The Board suggested that Mr. King be present at the time of re-measurement. Total Estimated Market Value to remain at \$1,051,400.

MOTION MADE BY GARDING SECONDED BY DOLD TO MAKE NO CHANGE TO THE VALUATION AND RE-MEASURE THE BUILDING; FURTHERMORE, THE BOARD DIRECTED MR. KING TO APPEAL THE VALUE OF THE PROPERTY TO THE COUNTY BOARD OF APPEAL AND EQUALIZATION ON JUNE 12, 2023 FOR PID 36.24355.0003 MOTION CARRIED 3-0.

-Brian Dauer

36.24593.0316

Foster reviewed property and building information, reviewed comps, effective age and rating of finishes. The finish on the house was decreased from a 10 to a 9. The group reviewed building rooms and layout, as well as bathroom pieces/units, and floor coverings. The type of floor coverings was adjusted to carpet from tile. Fosters adjustment recommendation for condition correction is a decrease from \$1,237,100 to \$989,700, down \$247,400.

MOTION MADE BY GARDING SECONDED BY DOLD TO CHANGE TO THE VALUATION FROM \$1,237,100 TO \$989,700, DOWN \$247,400, TO ADJUST FOR CONDITION CORRECTION (RATE OF FINISHED AND FLOOR COVERINGS) FOR PID 36.24593.0316. MOTION CARRIED 3-0.

-John W. Willenbring

36.23534.0000

Willenbring stated that a trailer home, owned by Derek Schmitz as a temporary single family residential dwelling unit accessory to an agricultural operation, was moved onto the farm site at 25117 County Road 50, Cold Spring, MN 56320, owned by Willenbring. Willenbring questioned if the trailer home should have been classified as personal property rather than real estate. Foster reviewed the record and determined that the trailer home should be considered personal property. Foster recommended adjustment to remove the personal property from Willenbrings valuation in the amount of \$24,300, decreasing the valuation from \$1,051,400 to \$1,027,100. The Board also discussed the correction to the Schmitz valuation of personal property.

MOTION MADE BY DOLD SECONDED BY GARDING TO CHANGE TO THE VALUATION FROM \$1,051,400 TO \$1,021,100, DOWN \$24,300, TO REDUCE FOR REMOVAL OF PERSONAL PROPERTY FOR PID 36.23534.0000. MOTION CARRIED 2-0. SUPERVISOR WILLENBRING ABSTAINED.

MOTION MADE BY DOLD SECONDED BY GARDING TO ADD PERSONAL PROPERTY TO THE TAX ROLLS FOR DEREK SCHMITZ FOR A MOBILE HOME AT PID: (M)36.83534.0000, 25113 COUNTY ROAD 50, COLD SPRING MN 56320. MOTION CARRIED 2-0. SUPERVISOR WILLENBRING ABSTAINED.
Schmitz will be encouraged to establish homestead.

Foster gave a recap of the Ag land tier system.

MOTION BY GARDING SECONDED BY DOLD TO ADJOURN THE LOCAL BOARD OF APPEAL AND EQUALIZATION AT 11:00 AM. MOTION CARRIED 3-0.

Respectfully Submitted,

WAKEFIELD TOWNSHIP

Approved by:

/s/Heidi M. Stalboerger, Clerk

/s/John Willenbring, Chairman