

WAKEFIELD TOWNSHIP MINUTES
22295 FROSTVIEW ROAD COLD SPRING MINNESOTA
LOCAL BOARD OF APPEAL AND EQUALIZATION
APRIL 15, 2024 9:30 AM

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

Chair Garding 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 and the training certification for Dave Dold is pending. The assessment period that we will be reviewing is from October 1, 2022 through September 30, 2023.

-Brett King/Charley Point LLC

36.24355.0003

King is requesting that the Board review the valuation of his property and the comps listed. King stated that if it were up to him, further adjustments need to be made based on the comparable properties. King questioned the land valuation separately from the building valuation. Foster stated that all actual land values are non-appealable. Haus stated that the increase to all riparian properties for the disputed period is 8.3% increase. King's property decreased in valuation by 9% last year due to a garage measurement correction. King has no appraisal to offer as a comparable. King is requesting that his valuation be reduced from \$1,065,600 to \$1,020,000. Foster stated that time adjustments have been made from the time that King purchased the property and the current value is still less than the time adjustment value would support.

MOTION MADE BY SUPERVISOR WILLENBRING SECONDED BY SUPERVISOR DOLD TO MAKE NO CHANGE TO THE VALUATION AS STATED, \$1,065,600, FOR PID 36.24355.0003. MOTION CARRIED 3-0.

Haus reviewed the information available on the Stearns County website, such as maps, sales layers and ECRV's. Haus reviewed the Wakefield Township construction valuation and sales, stating that that housing market is still increasing but there are fewer properties for sale resulting in a market that is still not balanced. There has been an increase approved in the market value exclusion from \$413,800 in 2024 to \$517,200 for payable property taxes in 2025. Haus stated that they have seen Ag property/farmland sell for as much as \$10,000/acre in Stearns County and gave an update of the Ag land tier system. A new aerial flight has begun and will be ready by August 2024. A vote will be held in November regarding the funding source of the Stearns County jail system, with a property tax increase listed as one of the funding sources.

MOTION BY SUPERVISOR WILLENBRING SECONDED BY SUPERVISOR DOLD TO ADJOURN THE LOCAL BOARD OF APPEAL AND EQUALIZATION AT 10:12 AM. MOTION CARRIED 3-0.

Respectfully Submitted,

WAKEFIELD TOWNSHIP

Approved by:

/s/Heidi M. Stalboerger, Clerk

/s/Shawn Garding, Chair