

**BALDWIN TOWNSHIP
LOCAL BOARD OF APPEAL & EQUALIZATION**

APRIL 9TH, 2024

The Local Board of Appeal and Equalization for Baldwin Township will meet on April 9th, 2024 at 3:00 p.m. at the Baldwin Township Hall, 30239 128th Street NW, Princeton, MN. The purpose of this meeting is to determine whether property in the jurisdiction has been properly valued and classified by the Assessor.

If you believe the value or classification of your property is incorrect, please contact Jake Stenzel at 763-308-5049 to discuss your concerns. If you disagree with the valuation or classification after discussing with Jake Stenzel, you may appear before the Local Board of Appeal and Equalization. The Board will review your assessments and may make corrections as needed. Generally, you must appeal to the Local Board before appealing to the County Board of Appeal and Equalization.

Present – Supervisors Jay Swanson, Tom Rush, Alan Walker and Scott Case. Jeff Holm arrived at 3:40.

Baldwin Township Assessor's – Jake Stenzel and Theodore Anderson

Present from Sherburne County Assessor's Office – Bruce Messelt, Michelle Moen, Kristina Botzek and Dave Selbitschka.

Call to Order – The April 9th, 2024, Baldwin Township Local Board of Review and Equalization was called to order by Chairman Jay Swanson at 3:00 p.m.

Pledge of Allegiance – All present recited the Pledge of Allegiance

Annual Local Board of Review & Equalization – Swanson welcomed everybody and introduced New Town Board Supervisor Alan Walker. Jake Stenzel, Baldwin Townships Assessor, reviewed the past year's information. The only changes involved land values and structures rates that went down slightly. Reassessed this year for residential/seasonal/Imp Ag were 771 and 26 agriculture land. Residential statistics were 21 new homes built in 2023, 83 Miscellaneous permits and total sales of 72. The median sales price of \$378,200 and market value of \$361,100. The total Township new construction for 2023 was \$18,036,600 and total Township estimated market value for 2024 is \$1,157,532,600.

Theodore Anderson, Assessor, explained the purpose of the meeting and that the Assessor's must view the property this year in order to make any adjustments. If disputed, the property owners can go onto the County Board of Appeals to continue their dispute.

Michelle Moen from Sherburne County Assessor's Office spoke that the sales throughout the County were so minimal this year. They are supposed to be at 90-105% of our sales versus current value. Right now, Baldwin is at 94.8%. Michelle recommends being at about 95%.

Larry & Kelly Canfield, PID#: 01-00550-0110: Address is 12825 296th Avenue N.W., Princeton. They are here to address set property value. For 2024 the proposed assessed value is \$435,000, which is an \$85,000 increase. History is the property owners bought house in 2021 for \$329,000 and the assessed value at that time was \$331,000. The following year was \$369,000. Last year the tax value increased 40.8% to \$467,100 and was lowered by the Town Board to \$350,000. The property owner do not believe the house is worth over \$400,000. This is a slab home and has less acreage than their neighbors. They also do not have outbuildings like their neighbors. This property is homesteaded. Right now, they have a \$435,000 value.

Anderson would like to schedule an inspection with the homeowner. Assessors have not been out to the property this year to inspect. Moen's recommendation would be for the Town Board to make a motion that no change will be made but Assessors can go out to inspect property. If Stenzel makes revisions, Sherburne County will send out a new value notice. If property owner still doesn't agree with the new assessment, property owner needs to go to the County Local Board of Appeals, which is June 18th by appointment, at Sherburne County Government Center.

Case/Rush unanimous to approve no change at this time.

Barb Nicholson, PID#: 01-00406-0606, 01-00406-0608, 01-00406-0610, 01-00406-0612, 01-00406-0614, 01-00406-0652, 01-00406-0540, 01-00406-0545: Address is 27949 1331/2 Street NW, Zimmerman. They live in Lake Dianne Acres. Property was bought as an investment to sell for someone to build on. These are unbuildable lots because they are below 2 ½ acres. The appraisal of these empty lots is very expensive, Nicholson stated. The appraisal of the empty lots was \$19,000-\$29,000 approximately. Jake looked up the land value and it was \$146,000 and now \$120,000. Value has went down because all the lots were masked together. Recommendation is for the property owners to work with a Realtor on combining lots when they are ready to sell.

Case/Rush unanimous to approve no changes at this time.

Philip Lingle, PID# 01-007-3205: This property is on 40 acres and is unique because it is a Land Trust. This was set up under Minnesota Land Trust, a non-profit organization. There is one buildable lot on 2 ½ acres the rest cannot be subdivided, and the rest needs to be left as a preserve. Lingo spoke to an Appraiser, and they explained there isn't a property to compare this value against. He also spoke to a Real Estate Agent to get a market analysis and she compared land against some property around the area.

Lingle is questioning how 20-30 acres of land is valued since it is not buildable. The valuation last year was \$175,900 and this year \$275,100. Moen stated that this is in Managed Forest plan and gets a reduction in tax for those acres.

This was considered green acres and now does not qualify for this any longer. Lingo stated when he called the County for the Conservation easement, the County doesn't have a category for this. There is a statute 273.117 conservation land cannot be valued any differently than other type of land per Moen. This is valued at what is low, what is pasture and what is woods, and 1.76 acres isn't even valued.

Rush/Walker unanimous to approve no changes at this time.

Mark Ziemer, PID# 01-00404-0425, 01-00404-0415 and 01-00404-0430: Address is 14328 285th Avenue NW, Zimmerman.

Ziemer is asking why classification has changed on a lot he owns. This has been changed from \$3200 to \$19,100. The property owner owns 1-7 and their values on the land increased by \$30,000 per Ziemer. There are two homes, and one home is non-homesteaded. There is a home, an empty lot and then another home. Valuation is increased by \$40,000 on existing house per Ziemer. Last year it had wrong acreage on the lot so this year it was changed. If there was any inconsistencies, these were changed stated Moen. The homeowner is asking if an empty lot can be combined with house. Moen stated that if he wanted to combine this lot with the house, he could do that. Adjustments have been made on valuations and now they are right.

Walker/Rush unanimous to approve no changes at this time.

Jeff Holm, PID#01-00553-0320: This is in Country View Ridge Plat and is 6.29 acres. The current value is \$85,161. Holm referenced another lot of 01-00541-0455 in Hidden Hollow and is 2.75 acres and the value is \$78,903. Holm asked what the formula is for vacant residential land. Moen indicated that on the 01-00541-0455 base is \$66,500. Holm is asking for Hidden Hollow to be revised because this is on an environmental lake and is exempt from taxation. There is 2.5 in high ground, is not being taxed on exempt areas. Holm would like these two PID's to be equalized. Moen from Sherburne County and Stenzel explained how valuation was completed. Holm was satisfied after receiving an explanation.

Rush/Case unanimous to approve no changes at this time.

Nicholas Essig, 01-00027-2306: Stenzel assessed this property and is requesting lowering the valuation of the property. The previous value was \$301,200. This is an old farmhouse that hasn't been lived in for many years. There is an old, detached garage that is ready to fall down. The valuation was deleted from the garage and is valued on

the land only. Holm made a motion to lower the value, based on recommendation of Baldwin Township's Assessor, to \$145,900.

Holm/Case unanimous to approve.

Adjourn – Holm/Rush unanimous to adjourn at 4:10 p.m.



Submitted By: (s/) Joan Heinen
Clerk/Treasurer
Baldwin Township



Approved By: (s/) Jay Swanson
Chairman, Board of Supervisors
Baldwin Township

4-15-2024

Date

Attendees: See Above