

**Credit River Township
Board of Equalization
April 26, 2012**

Call to Order:

Chairman Brent Lawrence called the meeting to order at 3:00 pm.

Present:

Board Members: Chairman Brent Lawrence, Vice Chairman Bruce Nilsen, Supervisor Leroy Schommer, Supervisor Tom Kraft, Clerk Lisa Quinn.

Others: Solomon Akanki, Scott County Taxation Office

Absent:

Board Members: Supervisor Al Novak.

Chairman Lawrence read the Board Statement that explained that this meeting is about valuation and not tax levels.

Appearances:

1 Harlan Miller, 18976 Judicial Road, PID 049150021.

Resident questioned whether he should be taxed so high on a 39 year old home. Discussion was conducted regarding specifics of home and property including square footage of home and outbuildings, acreage of lot, etc.

Chairman Lawrence suggested that a on site assessment be conducted with Scott County Assessor's Office and that the matter be tabled until such valuation had been established. An appointment was set up with Appraiser Solomon Akanki and the resident was advised to attend the May 7, 2012 Board meeting to hear the decision of the Board in regards to this matter.

#2 Lawrence Wasz, 21250 Texas Avenue, PID 049310040.

Resident questioned whether he should be taxed so high on a 3 bedroom home to which he reports that virtually no significant improvements have been made since he moved in. Discussion was conducted regarding specifics of home & property, including square footage of home and outbuildings, acreage of lot, etc.

Resident also requested clarification on Minnesota Homestead credits and how they are figured. Resident had examples of homes which had homestead credits applied that widely varied. Resident stated that his intention was not to report others, but to get clarification on why there was so much variation.

In regards to the valuation of his property, Chairman Lawrence suggested that a on site assessment be conducted with Scott County Assessor's Office and that the matter be tabled until such valuation had been established. An appointment was set up with Appraiser Solomon Akanki, and the resident was advised to attend the May 7, 20 Board

meeting to hear the decision of the Board in regards to this matter.

The Board will re-convene at the May Board meeting on the above matters on Monday, May 7, 2011 at 6:00pm.

Furthermore, Solomon Akanki will take his homestead credit concerns back to the Scott County Taxation Office for further review.

Supervisor Schommer made a motion to approve the Consent Agenda. Vice Chairman Nilsen offered a second, motion carried 4-0.

Supervisor Kraft made a motion to forward PID 049150021 and PID 049310040 to Scott County Assessor's Office for further review. Supervisor Schommer offered a second, motion carried 4-0.

Chairman Lawrence made a motion for the CRT Board to reconvene the Board of Equalization on Monday, May 7, 2012, at 6 PM at the Credit River Town Hall. Vice Chairman Nilsen seconded the motion. The motion carried 4-0.

Chairman Lawrence made a motion to set the date for the 2013 CRT Board of Equalization for Thursday, April 25, 2013 at 3 PM. Supervisor Schommer offered a second. Motion carried 4-0.

**Credit River Township
Board of Equalization Reconvene Meeting
May 7, 2012**

Call to Order:

Vice Chairman Bruce Nilsen made a motion to re-convene the meeting at 6:00 pm. Supervisor Schommer offered a second, motion passed 4 –0. (Supervisor Novak was not present at the first meeting, so he did not vote.)

Present:

Board Members: Chairman Brent Lawrence, Vice Chairman Bruce Nilsen, Supervisor Al Novak, Supervisor Leroy Schommer, Supervisor Tom Kraft

Others: Solomon Akanki, Scott County Taxation Office, CRT Clerk Lisa Quinn, CRT Clerk Sarah LeVoir, CRT Engineer Shane Nelson, CRT Attorney Bob Ruppe.

Resident Harlan Miller was present to hear the decision regarding his property.

Findings:

Solomon Akanki, Scott County Taxation Office presented the following findings:

Harlan Miller (PID 04-915-0021)

Harlan Miller attended the first meeting on 04/26/2012; he appealed the high value of his property and provided an appraisal and comparables as evidence to support his appeal. Two of the comparable sales were unqualified (foreclosures) and the third had an above ground living area that was half the size of the subject property.

After an interior inspection, it was discovered that the subject property had an above ground living area much lower than what the county had on record, at least in part due to an indoor pool being incorrectly entered as part of the living area. The property had been tagged for an interior inspection some years back but there had been no reply.

Action taken: The assessor's office conducted an interior inspection of his property and completed an individual appraisal; the appraisal supported a value of \$564,000 after removing the indoor pool as part of living area.

Recommendation: The assessor's office recommended that the taxable value be lowered from \$755,621 to \$564,000.

Board action: Supervisor Schommer made a motion to lower the taxable value of PID 04-915-0021 from \$755,621 to \$564,000. Supervisor Kraft offered a second. Motion passed 4-0.

Lawrence Watz (PID 04-931-0040)

Lawrence Watz (PID 04-931-0040) attended the first meeting on 04/21/2011; he appealed the high value of his property and provided some comparable sales to support his appeal. None of the sales were qualified sales; most of them occurred this year (2012).

Action taken: The assessor's office completed an analysis using qualified sales from the acceptable sales date range and an interior inspection which lowers the value to \$333,400.

Recommendation: The assessor's office recommended a reduction in taxable value from \$393,467 to \$333,400 on Mr. Watz's property based on qualified sales and an interior inspection.

Board action: After some discussion, Chairman Lawrence made a motion to lower the taxable value of PID 04-931-0040 to \$333,400. The motion was seconded by Supervisor Schommer.

The vote was split 2 in favor of the motion, 2 against.

Attorney Ruppe offered the clarification that in cases such as an even split on a motion, the motion would fail.

After more discussion, Chairman Lawrence made a motion to lower the taxable value of PID 04-931-0040 to \$333,400. A second was offered by Supervisor Schommer. The vote was 3-1 with Vice Chair Nilsen opposed. The motion carried 3-1.

The Board lowered the taxable value of PID 04-931-0040 to \$333,400.

Vice Chairman Nilsen made a motion to adjourn the meeting. Supervisor Kraft offered a second, motion carried 4-0. The meeting was adjourned at 6:17 pm.

Submitted By: _____

Lisa Quinn
Clerk
Credit River Township

Approved By: _____

Brent Lawrence
Chairman
Credit River Township