

Royalton Township Local Board of Appeal and Equalization Minutes  
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26 April 2021

Approved

9:00 a.m., 26 April 2021, Board Chair Wayne Olson called the Royalton Township Local Board of Appeal and Equalization meeting to order with Supervisor Jeff Schlaeger, Clerk Duane Swanson, Assessor Daniel Squyres, and Chisago County Assessor John Keefe present in the town hall meeting room and Deputy Assessor Troy Stewart and Supervisor Marshall Pearson participating by teleconference. Social distancing was observed and masks were worn.

County Deputy Assessor Stewart noted that a quorum of the board was present and that all three supervisors had valid certifications to be members of the board (at least one member of the board must be certified).

Clerk Swanson noted that no written questions or complaints had been received at the township office and that no landowners were present in the meeting room to express opinions.

Assessors Stewart and Squyres presented one parcel for reconsideration. Denise Wolf, 8791 Maple Shores Drive (PID 295074000) questioned why her valuation had increased substantially. After review and discussion with the property owner, both assessors recommended that the valuation be reduced from \$166,000 to \$153,896 due to a lowering of the grade of the parcel and the lack of features and miscellaneous items, including bathroom details. Assessor Squyres noted that he had discussed these issues with the landowner, who verbally accepted the recommendation. Chair Olson moved, Supervisor Schlaeger seconded, to accept the assessors' recommendation lowering the valuation from \$166,000 to \$153,896. The motion carried unanimously, with Chair Olson, Supervisor Schlaeger, and Supervisor Pearson voting "Aye."

Assessor Stewart then proceeded to share general details about changes in valuations as they related to Royalton Township parcels: Regarding agricultural lands, valuation for tillable farmland remained essentially the same at \$2000/acre; pasture and woodland valuations have been increasing so that they approach the value of tillable acres, trending upward to \$1,800 per acre. Prices realized by sales have been "crazy" for the last year. Clerk Swanson asked if the county had sales numbers for Royalton. Assessor Stewart remarked that there had been 12 residential/seasonal property sales between 1 October 2019 and 30 September 2020, essentially what is considered small parcels. They sold for 83% of assessed value, well under the state requirement of 90%. Therefore, valuations were raised to bring the ratio to 92.77%. 8 of these sales were "off-water" and sold for 78.45% of valuation, their valuation being raised to a 95.86% ratio. 4 were "on-water" sales which sold for 84.3% of valuation and were raised to 91.9% ratio. Sales later than 1 October 2020 are currently being analyzed, although similar trends are being witnessed. Ad hoc conversations with realtors confirm that Twin Cities' residents seeking to move out of the metro form a large part of the buying market. He noted that the differences between the north and south halves of the county have been disappearing significantly.

WO \_\_\_\_\_ MP \_\_\_\_\_ JS \_\_\_\_\_ DS \_\_\_\_\_

Chair Olson asked if any attendee had further issues to be raised. None was heard. Chair Olson thanked everyone for their participation. At 9:26 a.m., Chair Olson moved, Supervisor Schlaeger seconded, to adjourn. The motion carried unanimously, with Chair Olson, Supervisor Schlaeger, and Supervisor Pearson voting “Aye.”

Respectfully submitted:

Duane P. Swanson, Clerk

Wayne Olson, Chair/Supervisor

Jeff Schlaeger, Vice-Chair/Supervisor

Marshall Pearson, Supervisor