

Royalton Township Local Board of Appeal and Equalization Minutes
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23 April 2018
Unapproved

9:00 a.m., 23 April 2018, Board Chair Jeff Schlaeger called the Royalton Township Local Board of Appeal and Equalization meeting to order with Supervisor Wayne Olson, Supervisor Marshall Pearson, and Clerk Duane Swanson present. Also present were Pine County Assessor Kelly Schroeder and Royalton Township Assessor Linda Wiener. No property owners were present to make statements.

County Assessor Schroeder noted that a quorum of the board was present and that Chair Schlaeger's and Supervisor Pearson's certifications to be members of the board were currently valid (at least one member of the board must be certified).

County Assessor Schroeder noted that current valuations are for 2018, and the taxes based on them will be payable in 2019. These assessments are based on person-to-person sales during the period 1 October 2016 through 30 September 2017. Thus, current valuations are effectively two years behind. Residential and seasonal sales under 34 1/2 acres during this period numbered 12. These sales were 82% of valuation with building values up but parcel property values down. Current valuations have been adjusted so that the ratio is now between 90 and 105%, effectively raising assessments 10.12%. Agricultural sales over 34 1/2 acres totaled one and reflected 225% of assessed valuation. She noted that this sale was an "outlier" and was used only in concert with similar values from surrounding jurisdictions. Commercial valuations were up slightly, and mobile home valuations remained the same. Assessor Schroeder also noted that current sales are very high and will be reflected in higher valuations in coming years.

Assessor Schroeder and Assessor Wiener noted that no disagreements regarding valuation had been received by their offices. Clerk Swanson distributed the one written complaint that had been received at the Royalton office:

PID #29.0358.000 (Bill Cort) questioned the valuation of his now combined property, including that parcel across the road that was recently purchased by him. His attachments showed the valuation history of the parcels. Mr. Cort noted that he had burned the old house and sheds on that property. After review, Assessors Schroeder and Wiener felt that the current valuation was appropriate for his property and recommended no changes. Supervisor Pearson moved, Supervisor Olson seconded, to leave the valuation as is. The motion carried unanimously.

Assessor Schroeder noted that the mobile home recommendations from the 2017 board hearing had been accepted by the property owners. She also noted that she thought the point-of-sale septic inspections in Royalton were going well. She then distributed a sign-in sheet for the supervisors to sign noting that the meeting had been held.

Being no further business, and with the meeting having been open for its required thirty minutes, at 9:32 a.m., Supervisor Pearson moved, Supervisor Olson seconded, to adjourn. The motion carried unanimously.

Respectfully submitted:

Duane P. Swanson, Clerk
Chair Jeff Schlaeger
Supervisor Wayne Olson
Supervisor Marshall Pearson