

**BALDWIN TOWNSHIP
BOARD OF REVIEW & EQUALIZATION**

April 22, 2014

Present – Supervisors Jay Swanson, Jeff Holm, Larry Handshoe and Tom Rush.
Supervisor Randy Atwood absent.

Call to Order – The April 22, 2014 Baldwin Township Board of Review & Equalization was called to order by Chairman Jay Swanson at 3:00 pm

Pledge of Allegiance – All present recited the Pledge of Allegiance.

Annual Board of Review & Equalization – Sherburne County Assessor Dan Weber was present and introduced his staff members. The following statement was prepared for the town board and citizens in attendance:

“Sales ratio studies compare the Assessor’s Estimated Market Value to the sale price of the property. Sales from October 1, 2012 through September 30, 2013 were used to determine the Estimated Market Value for the January 2, 2014 Assessment. The Minnesota Department of Revenue requires the Assessor to maintain a ratio of 90% to 105%.

The 2014 Assessment was completed using the Computer Aided Mass Appraisal CAMA system for residential and agriculture property. This system is comprised of market areas and neighborhoods for a uniform assessment.

In calendar year 2013, we had 6 single-family permits and 138 permits for additions decks, detached garages, reroofs and pole buildings. There are 17 septic repairs. In the calendar year of 2012, there were 5 single family homes and 144 miscellaneous permits, and 16 septic repair permits.

The sales ratio study of residential improved property in Baldwin for the 2014 Assessment indicated a median ratio of 86.2%. There were 48 sales for the 2014 Assessment. The Baldwin building schedule was increased by 7.9% for this year. The Baldwin land schedule was kept the same for this year. The front footage of the lakes were also kept the same. After all these changes, the adjusted ratio is 93.1%.”

Mr. Weber stated that residential values increased approximately 7.9% throughout the township. Agricultural market values decreased approximately 1.25%. Commercial and industrial values decreased approximately 2.0%.

Doug Biese stated that the building schedule was raised. The adjusted ratio is at 93.1%. Foreclosures went up from the previous year.

Jeanne Henderson presented the estimated market value for agriculture land. Tillable land \$3-\$4,000 acre. Green acres base for the state \$9,400 per acre. Sherburne

County's factor is at 41% or \$3,850 acre. The 2a pasture is at \$2,310 acre. Our waste is at \$500 acre.

Lloyd Campbell, Parcel #01-414-0145

Mr. Campbell stated he was curious about his valuation for 2015 as the value went up. Mr. Weber stated that they go off of sales and they had to increase the value to meet the goal. Mr. Campbell questioned what it will do to his taxes. He has .18 acres on lakeshore. He also questioned how the proposal made by the Princeton School District will affect his taxes. The house is valued at one half of what he owes. Mr. Weber stated that his taxes went down about \$150.00 with the county portion down about \$50.00, the township portion staying about the same and the school district portion down about \$70.00.

Holm/Handshoe unanimous to take no action.

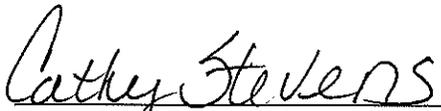
David and Bridgette Johnson, Parcel #01-001-1300

Jeanne Henderson presented the recommended change from the County Assessor which shows a reduction of \$12,200.00 to the estimated market value from \$70,500.00 to \$58,300.00.

Handshoe/Holm unanimous to reduce by \$12,200.00

Adjourn – Holm/Handshoe unanimous to adjourn in 5 minutes at 3:25 p.m.

Handshoe/Holm unanimous to adjourn at 3:30 p.m.



Submitted By: (s/) Cathy Stevens
Clerk/Treasurer
Baldwin Township



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

Vice-Chairman

5-5-14

Date