

Albany Township  
2020 Board of Appeal and Equalization Meeting  
Monday, April 13, 2020 7:00 P.M.

The April 13, 2020 Board of Appeal and Equalization Meeting was called to order by Chair Tim Nierenhausen at 7:00 P.M. via Zoom teleconference. On the teleconference were Supervisors Tim Nierenhausen, Mary Rosen, and John Greer; Clerk Treasurer Diane Noll; and County Appraisers, Mark Koehn and Connor Rausch.

ACTION: Motion to approve the agenda as presented was made by Supervisor Rosen, seconded by Supervisor Greer, motion carried.

Roll call vote: Supervisor Nierenhausen-Yes; Supervisor Rosen-Yes; Supervisor Greer-Yes

Normally we would sign in and certified, but because we are not present, we will call the roll:  
Supervisor Nierenhausen-present; Supervisor Rosen-present; Supervisor Greer-present

County Appraiser, Mark Koehn gave a review of what will be happening at tonight's meeting. All citizens will be heard in the order they called into the Assessor's office. Any person without an appointment will be heard after all others have been heard. After all citizens have been heard, the board will take action on each one. The Assessor's office will notify residents within ten days after the meeting. If you are not satisfied with the outcome this evening, you may request to be heard before the county board on June 15. An appointment is necessary to be on the county agenda. The Township Board will hear all appeals from the citizens, and then decisions will be made for any change.

During the sales ratio study period from October 1, 2018 through September 30, 2019 there were over a dozen arm's length residential sales. The median sales ratio was about 93%. We are required to maintain a sales ratio between 90 & 105%. We strive for about 96-97%, to maintain this assessment level, the values needed to increase about 3-4%. There always variations from this due to depreciation and new construction. Commercial properties were increased about 2-4%, much like the rest of rural Stearns County. This indicated a strong market for most types of properties during the study period. We are nearly half way through the 2021 study period. No downturn in sales values to this point. The last half of the year may be impacted by the current pandemic, but time will tell.

New construction for 2020 \$1,037,900.

For the 2021 assessment Connor Rausch will be assuming both the residential, agricultural, and commercial work. He has been doing the commercial work for the past several years. Both Mark and Connor will be available to help with any of your questions.

ACTION: There being no further business to come before this meeting, a motion to adjourn was made by Supervisor Rosen, seconded by Supervisor Greer, motion carried. Meeting adjourned at 7:30 P.M.

Roll call vote: Supervisor Nierenhausen-Yes; Supervisor Rosen-Yes; Supervisor Greer-Yes

*Respectfully Submitted,*

*Diane E Noll*

Diane E Noll

Clerk/Treasurer

Approved Minutes: Tim Nierenhausen Date: April 27, 2020

*Township Board Chair*