

Albany Township  
2021 Board of Appeal and Equalization Meeting  
Monday, April 12, 2021 7:00 P.M.

The April 12, 2021 Board of Appeal and Equalization Meeting was called to order by Chair Tim Nierenhausen at 7:00 P.M. Roll Call: Chair Tim Nierenhausen-Present, Vice Chair Mary Rosen-Present, Supervisor John Greer-Present, Clerk/Treasurer Diane Noll-Present; Present via telephone conference County Appraiser Connor Rausch and Mark Koehn.

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

County Appraiser, Connor Rausch and 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 Assessors office will notify residents within ten days after the meeting. If you are not satisfied with the out come this evening, you may request to be heard before the county board on June 21. 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.

Summary Assessment Report is attached.

Conner Rausch had one call on the value of the property, he advised the resident of the current value.

Present at tonight's meeting: Ryan Pratt, 23619 330<sup>th</sup> St, Albany MN PIN: 01.00317.0003

Mr Pratt was questioning why the \$74,000 increase in his property value.

Mr. Rausch explained that the house was partially completed for the 2020 taxes. Now that the house is completed, the value of the property increased.

Mr Pratt was satisfied with the clarification and no appeal will be requested.

No action is needed from the board.

ACTION: There being no further business to come before this meeting, a motion to adjourn was made by Supervisor Nierenhausen , seconded by Supervisor Rosen, motion carried. Meeting adjourned at 7:25 P.M.

*Respectfully Submitted,*

*Diane E Noll*

Diane E Noll  
Clerk/Treasurer

Approved Minutes: Tim Nierenhausen Date: April 26, 2021

*Township Board Chair*

To: Albany Township Board  
From: Connor Rausch  
Date: March 18, 2021  
Re: 2021 Assessment Report

For the 2021 assessment there were a total of 6 residential/seasonal sales used in the state study which uses sales from October 1, 2019 through September 30, 2020. The sales during this time period indicated an increase in market value for residential and seasonal properties. The total EMV for Albany Township is \$203,233,937. Total new construction is \$1,539,160.

Below are the average market value changes for properties in Albany Township for the 2021 assessment for taxes payable in 2022.

- **Residential/Off Water** 7% - 11%
- **Residential/On Water** 7% - 11%
- **Agricultural – Market Value** 5% - 7%
- **Agricultural – Green Acres Value** 3% - 6%
- **Commercial/Industrial** 2% - 4%

Please keep in mind that these are only averages. Some properties may have changed more or less depending on the characteristics of the property.

Thank You,

Connor Rausch – AMA  
Senior Appraiser  
Stearns County Assessor's Office  
Phone - 320-656-3685