

LeSauk Township Board of Review-Equalization Meeting – Sartell Community Center – Liberty Rm
April 10, 2024

The Annual Board of Review-Equalization Meeting of the LeSauk Township Board of Supervisors was called to order by Chairman Dan Heim at 6:00 p.m. at the Sartell Community Center – Liberty Room.

PRESENT: Supervisors Jeff Westerlund, Dan Heim and Paul Wagner, Clerk Marlyce Plante, Stearns County Assessors Scott Hemmesch (Residential Assessor) and Michelle Gniot (Commercial Assessor for LeSauk Township) and three interested parties.

Residential Assessor, Scott Hemmesch, stated there were 12 residential/seasonal sales in the township between October 1, 2022 and September 30, 2023. Residential off water properties saw a slight increase of 2%, on water properties were up approximately 5%. Agricultural property values again increased by 10% and Green Acre land had a 10% increase. There was \$1.3 million in new construction throughout the township, but no new commercial construction.

Commercial Assessor, Michelle Gniot, stated LeSauk Township commercial properties are minimal and saw a 4-6% increase and storage units saw a 7-9% increase.

Lloyd & Mary Ann Traut, 1315 Southbridge Ave. No., Parcel ID: 17.08925.0000 – Valuation increased from \$891,700 to \$1,393,700. The Traut's came before the board to discuss their approximate 34% increase on the valuation of their property. Ms. Traut questioned why a cap is not placed on the amount of increase that can be placed per year on property. She also stated their public access had been taken away as well as their non-homestead status. She feels the Orderly Annexation Agreement the township made with the city of Sartell should be considered an orderly takeover by the city.

Mr. Hemmesch explained that he came out and viewed the Traut property and valued 28 acres at \$12,000 per acre, 40 acres at \$15,000 and 13.9 acres at \$19,000 per acre. The increased valuation compare with sales of bare agricultural property in the area and county. The lower value of the 28 acres is due to the amount of bedrock and running water through the portion of the Traut property. Mr. Hemmesch stated this property had been getting a substantial reduction in valuation and after viewing the property, he removed those reductions. Sally Traut, questioned what they were. The valuation in previous years were at \$7900 per acre for 40 acres and the remaining 39 acres was given another 40% reduction to \$4700 per acre due to what was consider bedrock/granite throughout that acreage along with water drainage through it. When viewing the property, he did not feel there was significant bedrock/water drainage to warrant that amount of reduction, thus bringing it to a valuation that coincides with other properties in the area.

The Traut's feel they could not sell their property for that amount due to the restrictions of the orderly annexation agreement and how much property can be split off etc. Supv Heim stated that depending on what they wanted to do with the property, their property may easily sell for that much since it is located in a prime area near city services, schools as well as Blackberry Ridge Golf Course.

Lloyd & Mary Ann Traut – Parcel ID: 17.08925.0000 – SUPV HEIM MOTIONED TO LEAVE THE VALUATION THE SAME AT \$1,393,700, SECOND BY SUPV WESTERLUND, MOTION CARRIED 3-0. It was suggested to the Traut's that before they attended the county board meeting, they should have appraisals in hand from either a fee appraiser and or realtor so they have written information to appeal to the county board for a change in valuation.

SUPV WESTERLUND MOTIONED TO ADJOURN, SECOND BY SUPV HEIM, MOTION CARRIED 3-0.

Respectfully submitted,

Marlyce L. Plante, LeSauk Township Clerk

