

LeSauk Township Board of Review-Equalization Meeting – Sartell Community Center – Sr. Room
April 13, 2022

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 – Sr. Room

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

Residential Assessor, Scott Hemmesch, stated there were 15 residential sales in the township between October 1, 2020 and September 30, 2021 which have been selling approximately 20-30% above the estimated market value. This increase in selling prices is historically high and happening also in the surrounding counties. Residential properties both on and off the water, saw an increase of 20-30% valuation of their property. The county average was an increase of 21%. Agricultural property also saw an increase of 10-20% throughout the township. There was almost \$2 million in new residential construction in the township. Mr. Hemmesch received approximately 20 calls from township residents. He explained the increases and gave them tonight's meeting time and place if they chose to appeal their valuation.

Commercial Assessor, Michelle Hinnenkamp, stated LeSauk Township has very little commercial properties. The commercial properties saw an average of 7-10% increase in value. Overall, in the county, there was a 4-6% increase on storage units.

James Vierzba & Julie Slama, 3297 321st St., Parcel ID: 17.09436.000 – Valuation increased from \$247,500 to \$317,300. Mr. Vierzba & Ms. Slama both stated their home is 90 years old and the surrounding neighboring parcels are all 60–70-year-old homes. Their home has been totally remodeled within the last few years along with a new addition. Mr. Vierzba & Ms. Slama voiced their concern they could not sell their home at this valuation after prospective buyers find they are in the St. Cloud school district, there are no city services, no curb & gutter and it is an extremely busy street.

Jon Dennis, 32170 County Road 1, Parcel ID: 17.09736.0000 – Valuation increased from \$395,600 to \$475,800. Mr. Dennis lives a short distance from Mr. Vierzba & Ms. Slama, but is located on the river. He questioned the assessors if the southern end of the township and the northern end of the township are assessed at the same percentage since most parcels in the southern end are in the St. Cloud school district. Mr. Dennis provided a flow chart comparing the valuation of housing within the St. Cloud, Sauk Rapids & Sartell school districts. He stated he understands the increase of home sale prices, but also feels the assessors need to take into consideration which school district the home is located when determining the valuation. Similar type homes will sell for much more in the Sartell school district versus the St. Cloud school district.

Ed Vierzba, 3321 321st St., Parcel ID: 17.09437.000 – Valuation increased from \$339,900 to \$409,700. Mr. Vierzba, who also lives in this area, also questioned whether the school district is considered when the valuation of homes is considered.

The board discussed their concerns with the increased valuations of township parcels but understand the assessors must follow the guidelines of the Department of Revenue and asked that Mr. Hemmesch look into comparing the concerns the township residents have regarding the valuation of homes in different school districts.

James Vierzba & Julie Slama – Parcel ID: 17.09436.000 – SUPV HEIM MOTIONED TO LEAVE THE VALUATION THE SAME AT \$317,300, SECOND BY SUPV OMANN, MOTION CARRIED 3-0.

Jon Dennis – Parcel ID: 17.09736.000 – SUPV HEIM MOTIONED TO LEAVE THE VALUATION THE SAME AT \$475,800, SECOND BY SUPV WESTERLUND, MOTION CARRIED 3-0.

Ed Vierzba – Parcel ID: 17.09437.0000 – SUPV HEIM MOTIONED TO LEAVE THE VALUATION THE SAME AT \$409,700, SECOND BY SUPV OMANN, MOTION CARRIED 3-0.

These parcel owners were informed they could attend the county board of appeal meeting to further discuss their valuations.

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

Respectfully submitted,



Marlyce L. Plante
LeSauk Township Clerk