

Eureka Township
Dakota County
State of Minnesota

BOARD OF APPEALS AND EQUALIZATION MINUTES

The Eureka Township Annual Board of Appeals and Equalization was called to order on Tuesday, April 20, 2010, at 10:30 a.m. by the Town Board Chair, Brian Budenski.

The meeting was held in the Eureka Town Hall at 25043 Cedar Ave, Farmington, MN. The following Town Board Members were present: Supervisors Brian Budenski, Dan Rogers and Nancy Sauber. Clerk Nanett Sandstrom was present to record the minutes.

There were three representatives from the Dakota County Assessor's Office: Gloria Pinke, manager of Dakota County Assessor's Office, Darwin Renner, Supervisor of the Appraiser section that works in Eureka Township; and Shannon Sailor, who has done reevaluations in the Township. Shannon is very familiar with properties in Eureka. The purpose of the meeting is for the Town Board, sitting as the Local Board of Appeals and Equalization, to review County assessments and classifications should there be an appeal by landowners. The County has placed these assessments and classifications on properties within Eureka Township as of January 2010, and these are the basis of taxes payable in 2011.

Gloria Pinke gave a short presentation.

Value notices were mailed March 2nd along with the tax statements for 2010. The County held open book meetings in March over 7 days. One resident from Eureka attended these open book meetings held by the County and 2 reviews were completed as a result. There were also four phone calls from Eureka landowners.

State law requires assessors to value properties at 100% of the actual Market Value, or what it would sell for on the open market. The Department of Revenue requires the County to maintain a level of assessment between 90 and 105% of actual open market sales that have taken place in Dakota County. The sales used to determine these values took place between October 1, 2008, and September 30, 2009. The residential values decrease in Eureka Township was 8.4 %, compared to the County at 7.4 %. The 2010 median residential value in Eureka (337 residences) was \$285,000. In 2009 the average residential value was \$310,600. A lower residential value does not necessarily equate to lower taxes.

The total taxable Market Value for Eureka Township for next year is \$259,959,100. The total taxable Market Value for taxes payable in 2009 (last year's assessment) is \$277,286,200. This is a decrease of 6.2%. The new construction value, which is \$533,800, was \$1,862,100 last year.

Agricultural Market Value decreased 25% for sales in Dakota County.

Green acres/Ag Preserve was at the same value as last year. The Department of Revenue directive on Ag sites reduced from the average of \$57,500 to \$52,000 plus adjustments at revalue.

The Limited Market Value Law had a sunset date and is no longer in effect for payable 2010

The floor was opened for questions.

A new methodology is being used to determine the value of Agricultural land. The wind farms in southwestern Minnesota are affecting the value of property.

Ag Preserve does not look at productive or nonproductive acres. You must have at least 40 acres to enroll. An extra \$1.50 tax credit is given for Ag Preserve acres over Green Acre. After 2013 Green Acres will only allow productive acres to be enrolled. Property enrolled in the Green Acres or Ag Preserve program saves approximately 50% in tax base.

The value of vacant wooded land dropped 10-15%.

No citizens were present at the meeting.

At 11:30 a.m. Supervisor Nancy Sauber moved to adjourn. The motion was seconded by Supervisor Dan Rogers. The motion carried.

The meeting was adjourned at 11:30 a.m.