

Franconia Township, Minnesota
Board of Appeal and Equalization Meeting – April 28, 2021
Franconia Town Hall, 25156 St. Croix Trail N Shafer, MN 55074

Town Board Members Present

Owen Kuhnly - Chair
Sonny Sparby – Vice-Chair
Doug Wallis – Supervisor
Angela Dahlstrom– Clerk

County Assessors Present

Daryl Moeller - County Assessor
Eric Wuotila – Deputy Assessor

Residents Present

Geoffrey & Christina Davies
Bruce Carlstad
Angee Nephew (accompanied by Molly Irish)
Nick & Mallory Mundt
Adam Dally
Todd Pautz

Call to Order

Vice Chair Sonny Sparby called the Board of Appeal and Equalization meeting to order at 2:21 pm. The pledge of allegiance was recited.

County Assessor Report

Assessor Daryl Moeller explained the valuation process and reviewed the purpose of the Board of Equalization and the process taxpayers may use to appeal their valuation. The Assessor establishes a fair market value as of the current year 2022. Sales from October 2020 thru September 2021 are used. If rate is below 90% the valuation may be increased and if the rate is

over 105% the valuation may be decreased. The total estimated market value for Franconia Township in 2021 was \$301,822,900 and for 2022 is \$369,723,800. New construction is \$3,856,800.00. the percent of change for Franconia Township was 21.22%. Chisago County's total 2022 estimated market value is \$8,663,666,900.00

Resident's Review

Geoffrey & Christina Davies- 26530 Quinlan-PID 04.00392.20-EMV \$477,300. After review a motion was made to reduce EMV to \$465,700 by Doug Wallis, seconded by Owen Kuhnly. Motion carried.

Bruce Carlstad – 20066 Lawrence Creek – PID 04.00420.10 house & 04.00420.00 shop- house EMV \$325,900. Shop EMV \$387,200. A motion was made to reduce EMV of house to \$316,000 by Sonny Sparby, seconded by Doug Wallis. Motion carried A motion was made for no change for the shop by Doug Wallis, seconded by Owen Kuhnly. Motion carried. *

Angee Nephew (accompanied by Molly Irish)- 17063 270th –PID 04.00196.10, 04.00206.10, 04.00204.00, & 04.00203.10. EMV 196.10 \$10,000., EMV 203.10 \$500., EMV 206.10 \$6,500., EMV 204.00 \$642,700. A motion was made to reclassify the homestead parcel to 10 acres homestead, the remaining acres rural/vacant by Sonny Sparby, seconded by Owen Kuhnly. Motion Carried. A motion was made for no-change for the remaining three parcels by Owen Kuhnly, seconded by Doug Wallis. Motion carried. *

Nick & Mallory Mundt- 26443 Quinlan Ave – PID 04.00209.10 –EMV \$1,089,800. After review a motion was made for no-change by Doug Wallis, seconded by Owen Kuhnly. Motion carried.*

Adam Dally- 20250 Franconia Trail- PID 04.00527.00- EMV \$730,700. After review a motion was made for no-change by Owen Kuhnly, seconded by Doug Wallis. Motion carried. *

Todd Pautz- 26810 Redwing Ave- PID 04.00205.00- EMV \$641,000. After review a motion was made for no-change by Sonny Sparby, seconded by Owen Kuhnly. Motion Carried.*

Assessor Eric Wuotila reported Jeremy Green wants to have property classified as agriculture. Owen Kuhnly made a motion to approve, seconded by Sonny Sparby. Motion Carried*

*NOTE: no change was motioned for some of these properties until the assessor has a chance to look into some of the land values, visit the places and or look into some of their estimates for value.

Adjournment

A motion made by Sonny Sparby to adjourn the Board of Appeal and Equalization Meeting and was seconded by Doug Wallis. Motion carried.

Meeting adjourned 4:50 pm

Respectfully Submitted,



Angela Dahlstrom, Clerk



Owen Kuhnly, Chairman

