

**MINUTES OF THE 2023 BOARD OF APPEAL and EQUALIZATION MEETING
TOWN OF FRANCONIA
APRIL 27, 2023**

The meeting was called to order at 1:30 p.m. by Chairman Owen Kuhnly at the Franconia Town Hall. The Pledge of Allegiance to the Flag was said by the group.

Supervisors present were Owen Kuhnly, Arthur “Sonny” Sparby, Doug Wallis and Clerk/Treasurer Karen Anderson. Representing Chisago County Assessor’s officer were Daryl Moeller, Chisago County Assessor and Eric Wuotila, Sr. Deputy Assessor for Franconia Township.

After calling the meeting to order Chairman Owen Kuhnly turned the meeting over to Chisago County Assessor Daryl Moeller. Moeller explained the valuation process and reviewed the purpose of the Board of Equalization and the process taxpayers may use to appeal their valuations. Daryl explained the 2023 assessment timeline. The Assessor establishes a fair market value as of the current year 2023. Sales from October 2021 to September 2022. There were a total of 751 residential sales within Chisago County and of that total 18 residential sales were in Franconia Township. The final ratios are calculated using the 2023 Assessed Values compared to the Time-Adjusted Sale Price. All Jurisdictions with 6 or more sales, must have a final sales ratio between 90% and 105%. Chisago County’s estimated Market Value is \$9,637,199,400. Franconia Township is 4% County wide. The total market value for Franconia Township in 2022 was \$417,123,100. New construction \$4,017,200.

If the resident disagrees with the decision made today they can attend the County Board of Appeal meeting scheduled for Tuesday, June 13, 2023. Appointments must be made by May 24, 2023.

Taxpayers signed in for the meeting.

Michael Sederstrom – 17017 Bloom Lake Rd – Parcel #04.00100.00 – Assessed value \$553,100. Mr. Sederstrom had an appraisal done on March 28, 2023, with an appraised value of \$400,000. After reviewing a motion was made by Wallis, seconded by Kuhnly to decrease the market value from \$553,100 to \$480,000. Motion carried.

Michael and Susan Laughlin – 16113 272nd Street – Parcel #04.00356.10 – Assessed value \$671,100. After reviewing documentation and pictures a motion was made Wallis, seconded by Sparby for no adjustment on assessed value. Motion carried. Board recommended getting an appraisal and more evidence for the County Board Appeal meeting.

The following are the taxpayers that called or sent letters to the Assessor’s office to appeal their property valuation.

Robert Rosenthal – 16014 Panola Drive – Parcel #04.00413.80. Assessed value \$807,400, assessor’s recommended value \$768,500. After review a motion was made by Sparby, seconded by Wallis to approve the assessor’s recommended value of \$768,500. Motion carried.

Richard C. Erickson – 15855 260th Street – Parcel #04.00402.10 – Asses value \$760,00, assessors recommend value \$713,100. After review a motion was made by Sparby, seconded by Wallis to approve the assessors recommend value of \$713,100. Motion carried.

A motion was made by Wallis, seconded by Sparby to adjourn the meeting at 3:22 p.m. Motion carried.

Owen Kuhnly, Chairman
Franconia Township

Karen Anderson, Clerk/Treasurer
Franconia Township