

WATAB TOWN BOARD MEETING
LOCAL BOARD OF ADJUSTMENT AND EQUALIZATION
Tuesday, April 13, 2021 – 5:00 pm

The Adjustment and Equalization Meeting for Watab Township was called to order by Chairperson Johnson at 5:00 pm.

ROLL CALL

Board supervisors present in the Town Hall: Julie Johnson, Steve Wollak, Bill Little. Also attending in the Town Hall was Clerk, Kathy Sauer, Mike Harvey, County Assessor, Maria Kaye, Assessor, Monty Headley, County Administrator, Todd Johnson, John and Carolyn Baune

Mike Harvey presented an overview of the tax/assessment climate in Watab Township. Sales and values for both on-water and off-water properties have increased significantly in the Township resulting in higher property valuations.

- **Todd Johnson: 10367 West Lake Road NW, Rice; 12.01605.00**

Feels that assessed value of his property exceeds the actual market value. In addition, comparable properties in the area being assessed lower. Value is set at \$340,000 for 2022.

Because there was no supporting documentation for the claim, it was the Board's recommendation for the resident to appeal to the County Board.

Supervisor Wollak made a motion to make no change in the current assessment; Supervisor Johnson seconded; motion carried.

- **Carolyn Baune: 365 Little Rock Road NW, Rice; 12.01424.00**

Valuation set at 343,500 for 2022; up 43,900 from 2021. Felt home valuation is a major increase compared to previous years' increases.

Mike Harvey explained that home valuations on river property and around Little Rock Lake increased 15-20% on average for 2022.

The Board recommended the resident appeal to the County Board if they wish to pursue the assessment for 2022.

Supervisor Wollak made a motion to make no change in the current assessment; Supervisor Johnson seconded; motion carried.

- **Doug Weis: 11060 West Lake Road NW, Rice; 12.00637.00 (not present)**

Owns two lots on the lake and one out lot. Assessment for 2022 is \$130,000. Board agreed this is reasonable. Recommended no change.

Supervisor Johnson made a motion to recommend no change; Supervisor Wollak seconded; motion carried.

- **Russ Pikus: 5635 River Road NE, Sauk Rapids; 12.01778.00 (not present)**
109-acre property assessed at \$7,500 per acre, or \$815,000; resident claims it should be \$3,000-\$4,000 per acre.

Supervisor Wollak made a motion to recommend no change; Supervisor Johnson seconded; motion carried.

- **Brandon Tschida: 230 Alaina Place NE, Sauk Rapids; 12.01809.00 (not present)**
Home in Lake Andrew assessed at \$450,700. After inspection, Maria Kaye recommended to lower the assessment because of two sales of the property (one for \$360,000 and one for \$350,000), setting the assessed value too high. Home has significant water issues.

Supervisor Johnson made a motion to lower the assessed value of the home to 397,900 per assessor's recommendation. Supervisor Wollak seconded; motion carried.

ADJOURNMENT

Supervisor Wollak made a motion to adjourn; Supervisor Little seconded; motion carried. Meeting adjourned at 5:50.

Respectfully submitted,

Kathy Sauer
Township Clerk

Julie Johnson, Board Chairperson

Date

Kathy Sauer, Clerk

Date