

BOARD OF REVIEW- APRIL 11, 2017- approved

The Board of Review meeting for the Town of Clearwater was called to order by Chairman Scott Miller at 7:01 p.m. on April 11, 2017 at the Clearwater Town Hall. Board members present were Supervisors Rose Thelen, Chairman Scott Miller, Bill Langenbacher, Deputy Clerk Sharon Lee and Wright County Assessors, Alex Bersie and Chase Philippi. Chase Philippi performed the 2017 assessment for Clearwater Township through contract with Wright County.

Chase discussed some of the criteria used in the assessment:

- The number of qualified residential sales in study period increased from 1,747 in 2015 to 1,973 in 2016. This represents a 12.94% increase in the number of qualified sales and is indicating that the market conditions are showing continuing improvement.
- The average residential market value in Wright County increased by 6.02% county wide.
- The average agricultural (2a) market value increased by 0.82% countywide. Taxable 2a (tillable), land values (Green Acres), stayed essentially the same.
- The average commercial/industrial value increased by 1.42%,
- There was a total of \$223,388,400 of taxable new construction completed countywide for the 2017 assessment; this is an increase from \$185,740,800 last year or a little over 20.27%.

The 2017 assessment is based on qualified market sales that took place from October 1st, 2015 through September 30th, 2016. It is the sales that determine the assessed values as of January 2nd, 2017.

Residential/Seasonal Recreational: During this year's study, there were 12 qualified sales used for the sales ratio study with a sales ratio of 91.54%. The State of Minnesota requires assessors to value property at 100 percent of market value with an allowable median ratio range of 90-105 percent. Our state time adjusted median sales ratio following all changes for market condition and equalization for 2017 assessment is now 95.36%. There was a 6.82% increase of total township residential value.

Agricultural: There were 18 sales used in the AG sales ratio study. The AG sales ratio for Wright County for 2016 assessment year was 93.91%.

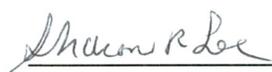
2016 Review Areas: Sections 13,14,15,16,21,22,23 & Plats within, except Fish Lake shores.

2017: Review Areas: Sections 24,25,26,27,28,29,32,33,34 & Plats within.

Wright County Assessor's Office received a letter from Timothy T. Cotter & Victoria L. Cotter, property R 204-0000-184100, R 204-000-184-101, R 204-184-102, R 204-000-103. Cotters are requesting a re-classification of property from Residential to AG. The letter indicated that they have allowed a neighbor to graze his cattle on their property for the last 3 years and will be doing so again this year. After Chase read the letter, he stated that he was not able to get in contact with the Cotters; therefore he was not able to review the land in question. Chase recommendation is to make no changes to the property.

Thelen made a motion to make no changes to the property. Langenbacher seconded the motion. Motion carried.

Langenbacher moved to adjourn the meeting. Motion seconded by Thelen. Motion adjourned. Time 7:50 p.m.

 Date 5/8/17

Sharon R. Lee, Deputy Clerk

 Date 5/8/17

Bill Langenbacher, Vice Chairman