

**TOWN OF EUREKA
BOARD OF APPEAL- EQUALIZATION MINUTES**

The Eureka Township Annual Board of Appeals and Equalization was called to order on April 26, 2005 at 4:05 PM by the Town Board Chair Connie Anderson.

The meeting opened with the Pledge of Allegiance.

Approval of the Agenda: The date needed corrected to April 26, 2005. The meeting was held in the Eureka Town Hall at 25043 Cedar Ave, Farmington, MN. The following Town Board Members were present: Supervisor Connie Anderson, Supervisor Gloria Belzer and Supervisor Cheryl Monson. 1 property owners was in attendance.

A representative from the Assessors Office gave a brief introduction. Darwin Renner, supervisor in assessor's office and Jeff Horsch, Ag appraiser. The purpose of the meeting is for the town board sitting as the local board of appeal and equalization to review the market values and classification the county has placed on properties within the township as of February 25, 2005 which applies to taxes payable in 2006.

The county held open book meetings March 21 and 22 in Hastings, March 23 and 24 at the Northern Service Center and March 28- 31 at the Western Service Center in Apple Valley. 3 residents from Eureka had attended the open book meetings held by the county.

State law requires that appraisers assess properties at 100% of market value. Department of Revenue requires the county to maintain a level of assessment between 90 and 105%. Sales used to determine that took place between October 1, 2003 to September 30, 2004. During this time frame there were 13 sales in Eureka Township. The residential median increase in Eureka Township was 7.3 %, compared to the county at 8.8. The average residential value rose over the past year from \$281,300 to a value of \$301,200.

Agricultural market value increase 25%. Green Acre and Ag Preserve values also increased 25%. Sales south of Dakota County are used to determine the market value of these ag lands. (southern border of Dakota County to Iowa Border)

Market value of 1 acre ag house/site values increased from \$46,000 to \$50,000. Base value of 1 acre site + or - factor based on the quality of the site.

Limited Market value up 15% or 33% of the difference between the new estimated market value and last years limited market value.

The assessors reviewed the citizen's tax statements and answered their questions.

2 appeals were directed to the county and were handled.

No one approached the board for any decisions regarding any appeals. Seeing no more residents of the township present: Gloria Belzer made a motion to adjourn. Motion seconded by Supervisor Cheryl Monson. The motion carried.

The meeting was adjourned at 5:32 PM.