

**TOWN OF EUREKA
BOARD OF REVIEW MINUTES**

The Eureka Township Annual Board of Review was called to order on April 27, 2004 at 9:04 AM by Clerk/ Treasurer Nanett Leine. The meeting was held in the Eureka Town Hall at 25140 Cedar Ave, Farmington, MN. The following Town Board Members were present: Kenny Miller, Mark Malecha, Dan Rogers and Donald Pflaum. 2 property owners were in attendance.

Gloria Pinke, Assessment Manager, from the Dakota County Assessors Office gave a brief introduction. 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 January 2, 2004 which applies to taxes payable in 2005.

The value notices and tax statements were mailed together this year to save money.

1 property owner from Eureka had attended the open book meetings held by the county.

State law requires that appraisers assess properties at 100% of market value. They review the sales that take place in a community over a 12 month period. Sales that took place between October 1, 2002 to September 30, 2003 were analyzed to arrive at the basis for the 2004 assessment. The residential median increase in Eureka Township was 7.6 % . The taxable market value for Eureka Township is \$202,056,000. The average residential value is \$301,600. (Up from last year 279,900)

Agricultural values are also increasing. Agricultural Properties not in Green Acres or Ag Preserve Ag land market value increased 15%. Sales inside of Dakota County are used to determine the market value of these ag lands.

Green Acres and Ag Preserve value, lower value based on production capabilities of the land. They look at values in non metro areas. (southern border of Dakota County to Iowa Border) These lands increased 15%.

Market value of 1 acres ag house/site values increased from 42,000 to 46,000. \$46,000 is the base value of 1 acre site + or – factor based on the quality of the site.

Market value of new construction 2.5 million dollars. (Part of 202,056,000 taxable market value.)

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

No one appealed their assessment to the Town Board.

The meeting was adjourned at 9:45 AM.

Nanett Leine
Clerk/ Treasurer of Eureka Township
April 27, 2004