

**CASTLE ROCK TOWNSHIP
BOARD OF REVIEW
APRIL 14, 1999**

The Castle Rock Township board met as a Board of Review on April 14, 1999 at 7:30 p.m. at the town hall. Those in attendance were Norbert Kuhn Jr., Vice-Chair, Jim Ozmun, Bill Neil, Ken Betzold, Supervisors, Michelle Nicolai, Clerk, Gloria Pinke, Tracy Welshons, Charlie P., Lucille Korsman, Trivla, Melbo, Roy Henry, Jim and Theresa Czech, Terry Johnston.

The meeting was called to order by Norbert Kuhn Jr. The meeting was turned over to the representatives from Dakota County Assessor's office.

Gloria Pinke gave a brief overview of the assessment process. 1999 taxes were determined a year ago. Taxes are determined by the Market value = "The price that would prevail under competitive open-market conditions." The board is here to intermediate. The Assessing Services Department mails a Value Notice to each property owner around the end of February every year. The assessment on Jan. 2 forms the basis for the following year's tax. That is the value and classification on Jan. 2, 1999, affects the taxes payable in 2000. Market values are going up rapidly, but they may not go up more than 10% each year.

Last year Castle Rock had 16 residential sale. There was a 5.3% average increase in property tax. Farm property in Green Acres and Ag Preserve had a 10% increase. This is determined by the market value outside of Dakota County by our Southern neighbors. Agriculture Property not in Green Acres increased 10%. 1-acre site value was \$30,000 and increased to \$32,000 (sites that include septic and well).

Resident Jim Czech asked what the Assessors use as guidelines. Square footage, quality of construction, finished basement.
25% of the County is assessed per year, and Castle Rock was done in the summer of 98 for the year 99.

The representatives from the Assessor's office met with individuals.

A motion was made by Bill Neil, seconded by Ken Betzold to adjourn. Motion carried.

Respectfully submitted,

Michelle Nicolai
Clerk