

April 19, 2021

**Board of Appeals and Equalization Meeting**

**Present** – Chair Jim Roach; Supervisor Bob Steele; Crow Wing County Assessor Gary Griffin, Trevor Courneya, Sandra; Treasurer Mary Zabilla and clerk A. Anderson.

Chair J. Roach called the Board of Appeals & Equalization Meeting to order at 10:03a.m. and turned the meeting over to the G. Griffin.

G. Griffin stated it was important to note this meeting was to discuss the 2021 assessment values and classification only. No property tax or previous year's valuations can be considered at this time.

Options available to the Board include: **a-** No Change, **b-** Lower the value (The township value cannot be reduced by more than 1% of the townships total valuation – Township Total Value \$357,006,500 = 1% of value \$3,570,065), **c-** Raise the Value, **d-** Change the classification, **e-** Have the assessor inspect the property and report to the Local Board (within the 20-day format).

Appellants with an appointment were heard first, all others were on a first come basis.

David Osmek – PID 77180599

Osmek stated that he would like to request a lower value of \$540,000, commenting that the increase to \$573,800 was too large of a spike in one year. G. Griffin stated there had been 48 home sales on Pelican Lake frontage and this drives the valuations. There was much discussion, Osmek stated he would settle for a decrease in value to \$550,000. After further discussion – J. Roach made a **motion (1)** for No Change in the Value, seconded by B. Steele. Motion carried.

Joe Thatcher – PID 77240500 & 77250512

Thatcher questioned if he was getting a reduction due to wetlands on PID 77240500. G. Griffin stated that yes there was a reduction due to the amount of wetland. PID 77250512 Thatcher stated this property had a significant amount of wetland and requested a decrease in value. All reviewed the property, G. Griffin stated they could increase the wetland from 13.56 acres to 18 acres of unusable land. J. Roach made a **motion (2)** to reduce the value from \$66,300 to \$61,000, seconded by B. Steele. There was additional discussion. J. Roach made a **motion (3)** to amend motion (2) to reduce the value due to wetlands from \$66,300 to \$57,400 as recommend by G. Griffin, seconded by B. Steele. Motion carried.

Albert Martin – PID 77310506, 77310523 & 77310536

Martin questioned the increase of value requesting a lower value. G. Griffin stated there had been 1 sale on Bonnie Lake and the market was up. There was additional discussion. B. Steele made a **motion (4)** for No Change in the Value, seconded by J. Roach. Motion carried.

Susan Koering – PID 77190663 & 77190662

Koering questioned the value of her 2 parcels. G. Griffin did state that there was a depth standard adjustment that was applied. Also stating, with 550 feet of lake shore and there had been 48 homes that had been sold on Pelican Lake. That is where the increase come from. After further discussion, J. Roach made a **motion (5)** for No Change in the Value, seconded by B. Steele. Motion carried.

John Ludwigson – PID 77200577 (via email)

Requested a lowering in the Value of his property. G. Griffin stated there had been 4 homes sold on Horseshoe Lake. After further review, B. Steele made a **motion (6)** for No Change in the Value, seconded by J. Roach. Motion carried.

Kaylarae Henschel – PID 77190573 (via written letter)

Requested a lowering of the value of her property. After review, J. Roach made a **motion (7)** for No Change in the Value, seconded by B. Steele. Motion carried.

G. Griffin stated there were 2 County Assessor Recommendations.

Phyllis & Roger Meyer – PIN 77280506

J. Roach made a **motion (8)** to accept the recommendations for valuation from the County Assessor, seconded by B. Steele. Motion carried.

William Spear – PIN 77190587, 77190588, 77190589, 77190590

G. Griffin stated these properties should have Tiering Adjustments. J. Roach made a **motion (9)** to accept the recommendations to decrease the value as recommended by the County Assessor, seconded by B. Steele. Motion carried.

J. Roach made a motion to adjourn the Board of Appeals & Equalization Meeting, seconded by B. Steele. Motion carried.

Respectfully Submitted,

Anna Anderson  
Clerk

Jim Roach  
Chair