

# Canosia Township

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Town Board: Chair Daniel L. Golen, Supervisor Kevin L. Comnick, Supervisor Penny Dieryck  
Clerk Amber Madoll, Treasurer Cheryl Borndal

## Local Board of Appeal & Equalization (LBAE) Minutes

April 28, 2021

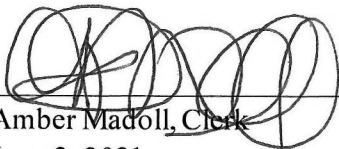
The Canosia Township Local Board of Appeal & Equalization met on April 28, 2021. Due to the Covid-19 pandemic, the meeting was held virtually and only written appeals were accepted.

**Attending:** Supervisor Dan Golen, Supervisor Kevin Comnick, Supervisor Penny Dieryck, Clerk Amber Madoll and appraisers Ryan Suave and Sean Worthington from the St. Louis County Assessor's office.

1. **Call To Order:** Golen called the meeting to order at 10:16 am and reviewed the purpose of the meeting: to review resident concerns regarding their 2022 market valuations and property classifications.
2. **Agenda:** Board agreed to agenda as written.
3. **County Remarks:** Suave stated that Dieryck can participate in the meeting, even though she is not certified as of yet. As long as one Supervisor is certified, then the meeting can proceed. Both Supervisor Comnick and Supervisor Golen are certified. Worthington stated that the most common reason why individuals were appealing this year was due to the overall increase in the value of their properties. Values are, in part, based on supply and demand. There is a higher demand for land and building costs are rising. Values are also determined by county and township budgets. Sauve completed the LBAE certification form on behalf of the township. He also provided some background information on the changes that occurred in Canosia for assessment year 2021.
4. **Appeal Review:** In total, the board reviewed five appeals, five of which were sent to the township and two that were sent to the county. The action taken on individual parcels is detailed in the SLC spreadsheet attached to the official meeting minutes and summarized below:
  - a. Kolojeski 280-0015-00246: Suave stated that the value went from \$60,200 to \$61,700. He stated that he talked to Kolojeski. The parcel has no buildings, no driveway, and some wetlands. It is 15 acres. Golen commented that the property might need access in order to sell down the road. Other lots of similar size and composition are similar in worth. **Motion** made by Kevin Comnick, seconded by Penny Dieryck to lower the 2022 market valuation for parcel 280-0015-00246 to \$60,200. Motion carried unanimously, 3 – 0. Kevin Comnick, Penny Dieryck, Dan Golen voted in favor.
  - b. Kolojeski 280-0015-00320: Suave stated that the value went from \$87,500 to \$90,100. There was no change in 2019 or 2020. Comnick stated that this property does have access and that the value is appropriate. Board agreed. **Motion** made by Kevin Comnick, seconded by Penny Dieryck to keep the 2022 market valuation for parcel 280-0015-00320 at the St. Louis County Assessor's recommended amount of \$90,100. Motion carried unanimously, 3 – 0. Kevin Comnick, Penny Dieryck, Dan Golen voted in favor.

- c. Kehtel 280-0015-00320: Suave stated that the value of the property has gone from \$73,400, to \$74,200, to \$80,800. Connick stated that Kehtel called him last year and requested for the county to go out and review his property. Suave stated that no one went out. Worthington stated that this year all of the properties would be reviewed in person by the county. Golen stated that the valuation increase on this parcel is similar to others due to the overall increase experienced by the county. Suave stated that the county did take the structure into consideration, as well as, the lack of water and sewer. Golen stated that decreasing this property, while increasing everyone else's was of concern. **Motion** made by Kevin Connick, seconded by Penny Dieryck to lower the 2022 market valuation for parcel 280-0015-00320 to \$74,200. Motion carried, 2 – 1. Kevin Connick and Penny Dieryck voted in favor. Dan Golen voted against the motion.
  - d. Rackliff 280-0015-00275: Suave stated that Rackliff appealed the property valuation last year. Suave stated that in looking at other properties similar in composition, the value matches. The property is 14 acres. Motion made by Penny Dieryck, seconded by Kevin Connick to keep the 2022 market valuation for parcel 280-0015-00275 at the St. Louis County Assessor's recommended amount of \$292,900. Motion carried unanimously, 3 – 0. Kevin Connick, Penny Dieryck, Dan Golen voted in favor.
  - e. Clerk Madoll will send out letters to the homeowners with the results of their appeals once received by Suave.
5. **Other:** Worthington stated that county staff would be doing in person property appraisals this year. They are required to do them every five years. The visits will be outside only. Clerk Madoll stated that she could put something on the website if she knew when they were going to be coming. Worthington stated that it should start within the next two weeks. Suave stated that it would be him and one other person making the visits.
6. **Adjournment:** Motion made by Kevin Connick, seconded by Penny Dieryck to adjourn the meeting at 11:06am. Motion carried unanimously, 3 – 0. Kevin Connick, Penny Dieryck, Dan Golen voted in favor.

Respectfully Submitted,



Amber Madoll, Clerk  
June 2, 2021

APPROVED:



Town Board Chair  
June 2, 2021