

Canosia Township

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Town Board: Chair Kevin L. Connick, Supervisor Penny Dieryck, Supervisor Erikson,
Clerk Amber Madoll, Treasurer Cheryl Borndal

Local Board of Appeal & Equalization (LBAE) Minutes

April 27, 2022

The Canosia Township Local Board of Appeal & Equalization met on April 27, 2022. This meeting was held virtual and in person at Canosia Town Hall.

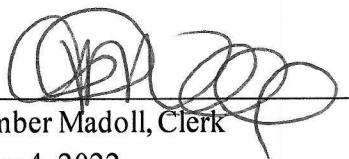
Attending: Supervisor Kevin Connick, Supervisor Penny Dieryck, , Supervisor Jeff Erikson, Clerk Amber Madoll and appraisers Ryan Suave and Mason Couiver from the St. Louis County Assessor's office.

1. **Call To Order:** Connick called the meeting to order at 10:00 am and reviewed the purpose of the meeting: to review resident concerns regarding their 2023 market valuations and property classifications.
2. **Agenda: Motion** made by Kevin Connick, seconded by Penny Dieryck to approve the agenda as written. Motion carried unanimously, 2 – 0. Supervisor Erikson is not received his LBAE training, so will not be participating in voting.
3. **General Remarks:** Connick stated the purpose of the meeting. Carlberg asked if the levy for the township is going to stay the same and Connick stated yes. Connick stated that there should be in increase in population too, which helps further lower each resident's levy responsibility. Suave stated that the acreage rates changed substantially due to the area's current sales of vacant land.
4. **Appeal Review:** In total, the board reviewed twenty-eight appeals, which were a mixture of letters to the township and county, one email, and in person attendees at the meeting. The action taken on individual parcels is detailed in the SLC spreadsheet attached to the official meeting minutes and summarized below:
 - a. **Gregg Maus/ 280-0010-00225/ 5144 Dickerman Rd:** Maus attended the meeting. Sauve explained that the new value was related to county land value increases and is in line with other homes. Board was in agreement to leave the new property value as is.
 - b. **Robert Kolojeski/ 280-0015-00246/ 5252 N Comstock Lake Rd:** Kolojeski attended the meeting. He raised concerns over the significant increase in raw land value and the impact on tax payers. Sauve stated that the 1st 5 acres are increasing to 10K/ acre and that dividing the parcels will not help. Board is in agreement to leave the new property value as is. **Robert Kolojeski/ 280-0015-00320/ 5252 N Comstock Lake Rd:** This property experienced a similar increase and the board was in agreement not to change the new property value.
 - c. **David Kehtel/ 280-0011-00700 and 280/0095/-00050/ 5882 Kehtel Road:** Kehtel attended the meeting. Sauve and Kehtel discussed the low-lying areas of the property and the condition of the buildings. The board was in agreement to leave the new property values as is.

- d. **Sharon Kimber/ 280-0070-00120/ 4936 Midway Road:** Kimber attended the meeting. She stated that her home was just appraised and the value was less than what the county stated. Suave stated that for the condition of her home, it would easily sell for what the county appraised it as. Board was in agreement to leave the new property value as is.
- e. **Troy Chalstrom/ 280-0015-00280/ 5630 Christianson Road:** Chalstrom attended the meeting. Suave and Chalstrom discussed the amount of swamp and low-lying land on the parcel. **Motion** made by Kevin Connick, seconded by Penny Dieryck to reduce the new property value of parcel 280-0015-00280 by \$14,800. Motion carried unanimously, 2 - 0.
- f. **Landon Carlberg/ 280-0030-00311, 280-0030-00330, 280-0030-00350, 280-0030-00375/ 5841 Spruce Lane:** Carlberg was at the meeting. Carlberg stated that he would like to have some data on percent increases across the township and county in order to predict tax increases. Suave stated that he can provide township averages. Suave stated that 1/5th of the county has been revalued. Dieryck stated that while the township levy did not go up, that does not influence school district levels, county budget, etc. Those could still influence taxes. Carlberg stated that fellow commercial property owners did not seem to have as large of an increase as his properties did in value. Suave connected Carlberg with the commercial property expert for the township. That expert recommended that nothing be changed and encouraged Carlberg to appeal to the county if he was concerned. Board was in agreement to keep the new property values for each parcel as is.
- g. **Megan Andres/ 280-0013-01050/ 5465 Dubla Drive:** Andres attended the meeting. She stated that neighboring properties went down in value. Suave explained that the first few acres did go up, but that their back tier did influence their overall value. Board was in agreement to keep the new property value as is.
- h. **Timothy Brandon/ 280-0015-00241 and 280-0015-00240/ 5093 Lindahl Rd:** Brandon attended the meeting and explained that the two parcels are actually a dirt road easement. **Motion** made by Kevin Connick, seconded by Penny Dieryck to lower the property values of 280-0015-00241 and 280-0015-00240 to \$100/parcel. Motion carried unanimously, 2 – 0.
- i. **Brooke Oraskovich/ 280-0015-00270/ 5019 Lindahl Road:** Oraskovich's father attended the meeting. The board discussed the updates to Brooke's property and her sister's. Suave explained how some of the parcel transfer was not complete when he toured the property so the structure was applied to the wrong parcel. **Motion** made by Kevin Connick, seconded by Penny Dieryck to take \$1,500 off of the total property value of parcel 280-0015-00270. Motion carried unanimously, 2 – 0. The property value went from \$52,000 to \$103,700.
- j. **Michael Dodge/ 280-0030-01050/ 5442 Martin Road:** Dodge attended the meeting and had been emailing Suave about his property. He stated that there is more swamp and low-lying areas than the county noted. There was discussion about the enhancements made to the property and how they were valued correctly. **Motion** made by Kevin Connick, seconded by Penny Dieryck to take \$6,200 off of the total property value due to the identification of additional low-lying areas. Motion carried unanimously, 2 – 0. The property value went from \$230,800 to \$124,600.
- k. **Jeffrey Jezierski/ 280-6000-22420/ 5092 McComber Rd:** Jezierski was at the meeting and stated that he inherited the property and it is leased by MN Power. He asked for clarification on house classification. Couiver stated that it was based on use. Suave stated that the value that stands currently is still probably less that it should be. Board is in agreement to leave the new property value as is.

- l. **James Kmecik/ 280-0030-00630/ 5665 Birchway Rd:** Kmecik stated that the lack of access to the land should be considered. They also discussed the percentage of low land on the property. **Motion** made by Kevin Connick, seconded by Penny Dieryck to lower the value of the property from \$37,600 to \$17,400. Motion approved unanimously, 2 – 0.
 - m. **Samantha Oraskovich/ 280-0015-00271/ 5334 Old Highway 61:** Oraskovich’s father attended the meeting. Suave explained that the structure improvements were moved off of Oraskovich’s property and onto the adjoining property. No motion was needed.
 - n. **David Belland/ 280-0070-00170/ 4950 Midway Rd:** Belland attended the meeting. He stated that the house is like a cabin. Board was in agreement to leave the new property value as is.
 - o. **Seventh Sisters LLC/ 280-0013-00040/ 1249 Balsam Trail E:** Suave talked with the home owner. He read the letter that they submitted to the county and showed the town supervisors pictures of the properties. Board was in agreement to leave the new property value as is.
 - p. **Bruce Jackson/ 280-0030-00800/ 5668 Miller Trunk Highway:** Suave read the letter from the homeowner and the increase is in line with the other properties in the area. Board is in agreement to keep the new property value as is.
 - q. **Dwight Dinehart/ 280-0040-00790/ 227 E Anoka:** Sauve read Dinehart’s letter. Board is in agreement to keep the new property value as is.
 - r. **Allen Johnson/ 280-0010-00290/ 5815 Castle Rd:** The board read Allan’s letter. They were in agreement that the new property value should stay the same.
 - s. **Randall Bradford/ 280-0014-00300/ 5074 Lockwood Lane:** Suave stated that the county overestimated the completion of the basement, and underestimated the value of the garage slab. **Motion** made by Kevin Connick, seconded by Penny Dieryck to lower the total value from \$408,100 to \$399,100. Motion carried unanimously, 2 – 0.
 - t. **John Olson/ 280-6000-22105/ 4900 Lockwood Lane:** Olson attended the meeting. He stated that the land is leased from MN power. Suave stated that this was one of three properties that were not categorized correctly and that he will be adjusting the other two properties to resolve the error. **Motion** made by Kevin Connick, seconded by Penny Dieryck to lower the total value from \$46,200 to \$18,500 to resolve the county’s clerical error. Motion carried unanimously, 2 – 0.
Charles Krysiak/ 280-6000-22100/ 110 Coffee Creek Blvd # 100: Property altered by the county to correct their clerical error lowering the total property value from \$45,600 to \$18,200.
John Schilling/ 280-6000-22110/ 2125 Harvard Avenue: Property altered by the county to correct their clerical error lowering the total property value from \$62,600 to \$31,300.
5. **Other:** None
 6. **Adjournment:** Motion made by Penny Dieryck, seconded by Kevin Connick to adjourn the meeting at 12:53pm. Motion carried unanimously, 2 – 0.

Respectfully Submitted,



Amber Madoll, Clerk
May 4, 2022

APPROVED:



Town Board Chair
May 4, 2022