

Canosia Township

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Town Board: Chair Penny Dieryck, Supervisor Jeff Erikson, Supervisor Kevin L. Comnick
Clerk Amber Madoll, Treasurer Cheryl Borndal
Local Board of Appeal & Equalization (LBAE) Minutes

April 26, 2023

The Canosia Township Local Board of Appeal & Equalization met on April 26, 2023. This meeting was held virtual and in person at Canosia Town Hall.

Attending: Supervisor Kevin Comnick, Supervisor Penny Dieryck, Supervisor Jeff Erikson, Clerk Amber Madoll, Treasurer Cheryl Borndal, and appraisers Cassie Roseth, Chadd Nelson, and Jon Osterberg from the St. Louis County Assessor's office.

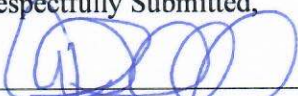
1. **Call To Order:** Dieryck called the meeting to order at 10:00 am and reviewed the purpose of the meeting: to review resident concerns regarding their 2024 market valuations and property classifications.
2. **General Remarks:** Roseth stated that home sales and new construction from 10.21.21-9.22.22 are used to determine taxes. She stated that 20 homes and 5 raw land sales occurred during that time. The percent increase on homes and raw land must be within 90%-105% of the market based on the Department of Revenue. This year raw land was increased 0%-7% and land with homes was increased 0%-17%. She stated that the market is continuing to trend upward.
3. **Appeal Review:** In total, the board reviewed twenty-four appeals, which were a mixture of letters to the township and county 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. **David Kehtel/ 280-0095-00050/ 5882 Kehtel Rd:** Kehtel sent in a letter and attended the meeting. He stated that his market value has gone up 110%. It is composed of two buildings, both 100+ years old. The current market value is \$467,500. Osterberg stated most of the property tax is based on the size of the parcel and its land value. He stated that the buildings have been improved upon and maintained. He stated that the property is within the 90%-105% but if area values go down, and the property is over that 105%, then it would adjusted downward. Supervisor Comnick stated that he as concerned with the significant increases in property taxes and encourages residents to talk with their county commissioners and state representatives. Mr. Kehtel stated that he would like for Roseth to come out to his property and re-evaluate the building. The board was in agreement that no changes should be made. Roseth will visit the property to reevaluate.
 - b. **David Kehtel/ 280-0011-00700/ 5882 Kehtel Rd:** Kehtel attended the meeting with his son-in-law, Mr. Olson. Olson explained that the land is a split class 151 and 111. He stated that the 151 portion has gone up 140% in the past two years. He stated that the only access to the land is via atv and a maintenance road no long maintained by the county. There is a small deer cabin with no services. Ostrerberg stated that the access was considered with a 20% reduction. Supervisor Dieryck stated that the land is based on its buildability and people could build on that property. Roseth stated that there was a 5% increase this year and a 135% increase the previous year. Olson stated that neighboring properties are do not have similar increases. Osterberg stated that Olson

- could not appeal previous years, just this year. He also explained that the first five acres of land are taxed at a certain level, then the rate decreases with additional acreage. He stated that the increase might have been due to them not knowing about the shack. Olson stated that he asked Suave, the previous assessor to come out multiple times and he didn't. **Motion** made by Penny Dieryck, seconded by Kevin Comnick to reduce the 151 portion of parcel 280-0011-00700 from \$117,200 down to \$80,400 and the 111 portion from \$30,300 would remain the same. Motion carried unanimously, 3 – 0.
- c. **Jeff Jezierski/ 280-6000-22420/ 5092 McComber Road:** Jezierski stated that his taxes have gone up 84% last year and 30.8% this year. Roseth stated that it was based on the reevaluation of land value and the land being reset into a different tax bracket based on lake access. She stated that 12 properties on Wild Rice Lake were labeled incorrectly as not having lake access. That error was caught and corrected, which resulted in tax increases for those properties. The board was in agreement that there should be no change.
- d. **Ron Jezierski/ 280-6000-22425/ 4930 Mini Power Rd:** R. Jezierski stated that his MN Power lease went up 209% due to the tax increases made by the county. Osterberg stated that this property is also due to the reevaluation of the land, along with resetting it into the correct tax category as a lake property. He stated that it was only the raw land that had tax increases. Supervisor Comnick asked the county employees how such a large error could go unnoticed and how long had it occurred. They were unable to state how long, though Osterberg guessed that it was the reevaluation and change in staffing that led to the discovery. Supervisor Comnick stated that letters should have been sent to residents to explain the situation and to give them a heads up that their taxable value would be increased significantly. Osterberg agreed. Supervisor Comnick stated that at some point someone should apologize at the county board level for the error. The board is in agreement that there should be no change.
- e. **Brooke Oraskovich/ 280-0015-00270/ 5005 Lindahl Road:** Oraskovich and her husband stated that they bought the property in 2021. They have a partial building on the land that currently holds a studio space with one bath. Their intention is to build out into a full home over time. There is a rough driveway and no grass. It's about 10 acres. Osterberg stated that the structure increased in value when Suave did a site visit. It's currently listed at 89% complete. They stated it was closer to 65% complete. Osterberg stated that it is a livable structure, which brings it closer to the 80%. The board is in agreement that there should be no change.
- f. **Edna Blanchard/ 280-0057-00090/ 5759 Old Miller Truck Highway:** Blanchard stated that she has 8.32 acres of land, most of which is swampy. The home on site is aging with the driveway cracking. The current market value the county is stating is 470K, which she believes is too high for the lack of high land and condition of the house. Osterberg stated that the swampy land was considered with 1.3 acres being considered high land. **Motion** made by Kevin Comnick for a 10% reduction on the home at 280-0057-00090 from \$497,900 to \$457,054. Motion passed 2 – 1. Comnick and Erikson in favor, Dieryck against.
- g. **Dan Golen/ 280-0030-00281/ 5785 Old Miller Trunk Hwy:** Golen asked if the increases for most properties was equal across the board or if raw land was increased at a different rate than land with homes. Osterberg stated that non-lake raw land increased 5% of the land and 17% for the land with homes. Golen also asked if his home was noted as 100% complete since he made updates. Osterberg stated that it was at 95%, so there is still a 5% for next year if the house is complete. The board is in agreement for no change.


- h. **Rick and Gayle Eklund/ 280-0012-00565/ 4886 McComber Rd:** The Eklund's stated that their home was built in 1988 on an old dirt road. It is mostly low land and that with the significant tax increases they may be forced to sell their home. Osterberg stated that swamp land also has tax increases because it is sellable and buildable, even if the cost to do so is more. They were offered the option for Roseth to come out and reevaluate but declined. The board is in agreement for no change.
- i. **John Krysiak/ 280-6000-22100/ 4908 Lockwood Lane:** Krysiak stated that the parcel in question is leased and only accessible by private land. It is lakeshore land. Osterberg stated that the land still has value to someone because they could access it via the lake. They may not be able to build a permanent structure but could use the land. The board is in agreement for no change.
- j. **Geoffrey Brown/ 280-0012-00754/ 5492 Old Cabin Road:** Brown stated that his house is unfinished and he would like to request that Roseth come out and reappraise the property. Osterberg stated that currently they have the house at 80% complete. The board is in agreement for no change. Roseth will visit the property to reevaluate.
- k. **Dale Solem/ 280-0012-00042/ 5601 Lavaque Road:** Solem asked if all temporary buildings are taxed. Osterberg stated yes, at a lower rate, but anything with a roof is taxed. This property also has a 151/111 split. The biggest increase was the year before. Osterberg stated that they cannot review previous years. The board is in agreement for no change.
- l. **Gary Kubazewski/ 280-0013-00960/ 5279 Ugstad Road:** Kubazewski stated that he is concerned about getting taxed out of the family farm. This property is also a split. Osterberg stated that the split is an asset as it allows for the vacant land to be taxed at a lower rate. Kubazewski stated that he doesn't agree with what the county is stating as market value. He stated that he intended on appealing at the county level and knew that this meeting was required before he could file a county appeal. Roseth stated that this is correct. The board was in agreement for no change.
- m. **Larry Erickson/ 280-0030-00084/ 4834 Daniels Road:** Erickson stated that he was attending the meeting in order to gain a better understanding of how the taxes were determined and the overall process. He did not request a change in his taxes. The board was in agreement for no change.
- n. **Lavonne Jackson/ 280-0030-00080/ 5668 Miller Trunk Highway:** Jackson submitted a letter which Supervisor Dieryck read. Roseth stated that she talked with her. Roseth updated the bathroom count, the chimney system, and the foundation on the attached garage and recommended a decrease in value on the home. **Motion** made by Kevin Connick, seconded by Penny Dieryck to reduce the home value from \$188,500 to \$144,900 on 280-0030-00080. Motion carried unanimously.
- o. **Lisa Rich/ 280-0062-00196/ 4920 Midway Road:** Rich submitted a letter that Supervisor Dieryck read. Roseth was unable to reach her. The property value for the land went up by 43K. The board is in agreement for no change.
- p. **George Stier/ 280-0062-00196/ 5755 Pine Circle Dr:** Stier submitted a letter that Supervisor Dieryck read. Roseth stated that she reviewed the property and updated the basement finish and garage/house dimensions. She recommended a decrease in home value. **Motion** made by Kevin Connick, seconded by Penny Dieryck to reduce the home value from \$358,400 to \$323,900 on property 280-0062-00196. Motion carried unanimously.

- q. **Matthew Koski/ 280-0020-00290/ 5038 Pike Lane:** Koski submitted a letter that Supervisor Dieryck read. He stated that it is not buildable and only usable 6 months out of the year. Its value is 70.8K with 86ft of lake frontage. The board is in agreement for no change.
 - r. **Candy Parker/ 280-0012-00520/ 5626 Castle Road:** Parker submitted a letter that Supervisor Dieryck read. Roseth stated that she sent her a letter in response to the questions she raised in her letter. The board is in agreement for no change.
 - s. **John Bachovchin/ 280-0030-00497/ 408 25th Ave Ct:** Bachovchin submitted a letter that Supervisor Dieryck read. The board discussed the letter and were in agreement for no change.
 - t. **Mehgan Blair/ 280-0030-00380/ 5508 Martin Road:** Roseth stated that she talked with the homeowner and reviewed the property. She removed the fireplace, altered the footage on the garage, and lowered the land value. She recommended decreasing the value by \$19,700. The board discussed the property and rose concerns over its commercial components. **Motion** made by Jeff Erikson for no change, Kevin Connick seconded. Motion passed 2 – 1. Erikson and Connick were in favor, Dieryck against.
 - u. **Elijah Salfer/ 280-0015-00151/ 5423 Martin Road:** Roseth stated that she talked to the homeowners and that the house was bought this year. She stated that the previous owners used the garage as part of the house but the new owners were returning the garage to its original purpose. She recommended lowering the value by \$14,800. **Motion** made by Penny Dieryck, seconded by Kevin Connick to lower the home value of 280-0015-00151 from 514,200 to 499,400. Motion carried 2 – 1. Dieryck and Connick in favor, Erikson against.
 - v. **John Rice/ 280-0030-00993/ 4744 Dow Road:** Roseth stated that she talked to the homeowners and the home was recently gutted to be redone. It is at about 70% complete. She noted the increase in bathrooms, kitchen quality, and site value and recommended reducing the value by \$38,700. Supervisor Connick recommended splitting the difference. **Motion** made by Penny Dieryck, seconded by Jeff Erikson to reduce the home value of 280-0030-00993 by \$31,700. Motion carried unanimously.
 - w. **Beth Kraml/ 280-0010-00340/ 5888 Lavaque Road:** Roseth stated that she completed a home inspection and noted the bathrooms, chimney, condition of the garage, and smoke damage. She recommended reducing the home value by \$11,500. Motion made by Kevin Connick, seconded by Penny Dieryck to reduce the home value of 280-0010-00340 from \$169,700 to \$158,200. Motion carried unanimously 3 – 0.
 - x. **Cathy Rackliffe/ 280-001500275/ 5037 Lindahl Road:** Roseth stated that she reevaluated the home and took into consideration the poor layout and the size of the patio. She recommended lowering the home value by \$20,300. The board discussed the information provided and agreed to no change.
4. **Adjournment:** Motion made by Penny Dieryck, seconded by Jeff Erikson to adjourn the meeting at 12:23pm. Motion carried unanimously, 3 – 0.

Respectfully Submitted,


Amber Madoll, Clerk
May 3, 2023

APPROVED:


Town Board Chair
May 3, 2023