

# Canosia Township

4896 Midway Road  
Duluth, Minnesota 55811  
Voice/Fax 218-729-9833

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Town Board: Chair Daniel J. Golen, Supervisor Kurt Brooks, Supervisor Kevin Connick  
Clerk Susan Krasaway, Treasurer Cheryl Borndal

## Board of Appeal & Equalization Minutes

April 26, 2018

The Board of Appeal & Equalization met on Thursday, April 26, 2018, in the Canosia Town Hall. Chair Golen called the meeting to order at 10 a.m. and reviewed the purpose of the meeting: to hear resident concerns regarding their 2019 market valuations and property classifications.

**ATTENDING:** Chair Daniel J. Golen, Supervisor Kurt Brooks, Supervisor Kevin Connick, Clerk Susan Krasaway, and Sean Worthington, Ryan Suave and Mike Busick from the County Assessor's office.

Seven people appeared in person to appeal their market valuation or property classification; one additional resident contacted the county ahead of time. The action taken on individual parcels is detailed in the SLC spreadsheet attached to the official meeting minutes and summarized below:

**Dennis O'Brien:** Motion by Connick, seconded by Brooks, to make *no change* to the market valuation for O'Brien's 40-acre parcel on Ugstad Rd (280-0015-00010). Motion carried unanimously, 3 - 0.

**Jerome Jurek:** Motion by Brooks, seconded by Connick, to reduce the market value \$83,000 to \$60,000  
**Discussion:** the decision was based on the property's inaccessibility and condition. Motion carried unanimously, 3 - 0.

**Randy Johnson:** Motion by Brooks, seconded by Connick, to make *no change* to the valuation of the Johnson property on Fawn Trail (280-0048-00100). Motion carried unanimously, 3 - 0.

**Richard Wagner:** Motion by Connick, seconded by Brooks, to adjust property 280-0014-00290, based on the county's recommendation. **Discussion:** Wagner called the county last week to discuss, and it was re-inspected. The inspections determined some square footage and property attributes were incorrect. Motion carried unanimously, 3 - 0.

**Roger Anderson (AAA Club Property):** The two AAA property parcels are currently valued at over \$2 million combined. The county and town board agreed with Anderson that the property should be valued closer to the purchase price minus any non-real estate equipment included in the purchase:

\$1,750,000 - \$127,000 worth of mowers, golf carts, tables, etc = \$1,623,000.

Motion by Connick, seconded by Brooks, to reduce the market value of the AAA parcels from \$2,019,900 to \$1,623,000 total. The reduction will be taken from the land value of the larger parcel; exact amounts detailed in attached spreadsheet). Motion carried unanimously, 3 - 0.

The board voted to have the follow properties re-evaluated by the county for various reasons:

- **Pauline (Rich) Custer:** 280-0080-00390, 4832 S. Shore Dr.
- **Landon Carlberg:** 5841 Spruce Lane, various parcels, old mobile home park
- **Loretta Stocke:** 280-0015-00737, 5843 N. Pike Lake Rd

- Roger Anderson: 4913 E. Pike Lake Rd, 280-0020-00030

The county's recommendations for these properties will be reviewed when the Board of Appeal & Equalization meeting reconvenes on May 7 at 1 p.m.

Recessed: Motion by Brooks, seconded by Connick, to recess the meeting. Motion carried unanimously, 3 – 0.

**Reconvened LBAE**

May 7, 2018

Attending: Supervisors Golen, Brooks and Connick, Clerk Susan Krasaway, and County Assessor Ryan Sauve.

Sauve explained all the county's additional recommended changes. This included the properties he re-inspected as well as a handful of appeals he received and issues that arose since recessing the meeting.

Motion by Connick, seconded by Brooks, to adjust all the properties as recommended by the county; this includes the various properties owned by Rich, Carlberg, Anderson, Stocke, Kaake, Youngren and Sundbom. All details are included in the attached spreadsheet. Motion carried unanimously, 3 – 0.

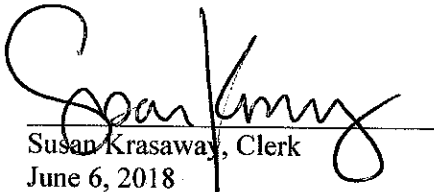
In total, the Board of Appeal & Equalization made adjustments totaling: -\$797,800.

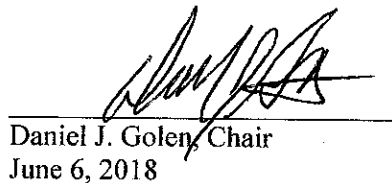
The clerk will send letters to all property owners affected.

Motion by Connick, seconded by Brooks, to adjourn the meeting at 1:07 p.m.

Respectfully submitted,

APPROVED:

  
Susan Krasaway, Clerk  
June 6, 2018

  
Daniel J. Golen, Chair  
June 6, 2018



**SAINT LOUIS COUNTY**  
MISSOURI

**Record of Appeals to 2018 Local Board of Appeal and Equalization**

City/Town: **Canosia**

Total EMV: **-797,800**  
Total Value Change: **#N/A**  
Percentage Change: **#N/A**

Opening Date: **04/26/18**  
Reconvene Date: **05/07/18**  
Appeals: **17** Bd Changes: **14**

Clerk email: **canosiatownship@yahoo.com**  
Form entry done by: **Sean Worthington**  
Meeting is open book?

Appeal #	Applicant Name	Property Owner Name	Present Assessment		Suggested Assessment		Final Assessment		Disposition Code	Disposition Description	Final Status
			Value	Area	Value	Area	Value	Area			
1	280-0015-00010 Prorated	JOHN DENNIS ROBERT 4832 S SHORE DR DULUTH MN 55803	1	111	0	25,600	0	25,600	0	No Change	B
			Total	1	111	0	25,600	0	25,600	0	
2	280-0080-00390 Prorated	RICH PAULINE P 4832 S SHORE DR DULUTH MN 55803	1	207	1	53,100	0	53,100	318,700	Reinspection done, board approves recommended change.	App Int
			Total	1	207	1	53,100	0	53,100	318,700	
3	280-0050-00440 Prorated	CARLBERG RANDON DEAN B & N PROPERTIES ATTN: RANDON CARLBERG 5641 SERVICE LANE DULUTH MN 55811	1	204	0	21,500	0	21,500	0	Reinspection done, board approves recommended change.	App Int
			Total	1	204	0	21,500	0	21,500	0	
4	280-0015-00737 Prorated	STOCKS CHRISTINA 364 N PIKE LAKE RD DULUTH MN 55811	1	207	1	78,500	0	78,500	174,900	Reinspection done, board approves recommended change.	App Int
			Total	1	207	1	78,500	0	78,500	174,900	
5	280-0013-00970 Prorated	JANIK TEROME GETOY 4923 MAPLE GROVE RD DULUTH MN 55811	1	111	0	83,000	0	83,000	0	Board decides to reduce value to \$60,000	App Int
			Total	1	111	0	83,000	0	83,000	0	
6	280-0020-00030 Prorated	ANDERSON ROGER 6900 S WYKELAND RD DULUTH MN 55811	1	201	3	193,400	0	193,400	173,600	Reinspection done, board approves recommended change.	App Int
			Total	1	201	3	193,400	0	193,400	173,600	
7	280-0030-00120 Prorated	THE ALTO CLUB ATTN: ASSET CONTROL & REPORTING AUTO CLUBS DEARBORN MI 48124	1	235	0	109,300	0	109,300	0	Board decides no change	App Int
			Total	1	235	0	109,300	0	109,300	0	

Name	Address	Area	Acres	Assessed Value	Market Value	Net Value	Net Change	Disposition Code	Disposition	Change
8	JOHNSON RANDAL F 1976 FAUNTALL ROAD DULUTH MN 55825	P-	1	66,800	306,700	239,900	0	1	Board decides no change	April SNW
9	WAGNER RICHARD W MAGNET RICHARD W ROLL GARDEN RD DULUTH MN 55803	P-	1	66,800	306,700	239,900	0	1	Board decides to reduce value to \$501,700	April SNW
		Assess	Total	66,800	306,700	239,900	0			
10	CARLBERG LANDON DEAN D & R PROPERTIES ATTN: LANDON CARLBERG 5643 SPRUCE LAKE DULUTH MN 55811	P-	1	2,600	413,500	410,900	0	1	Retrospection done, board approves recommended change.	April SNW
		Assess	Total	2,600	413,500	410,900	0			
11	CARLBERG LANDON DEAN B & R PROPERTIES ATTN: LANDON CARLBERG 5643 SPRUCE LAKE DULUTH MN 55811	P-	1	2,600	48,200	45,600	0	1	Retrospection done, board approves recommended change.	April SNW
		Assess	Total	2,600	48,200	45,600	0			
12	CARLBERG LANDON DEAN B & R PROPERTIES ATTN: LANDON CARLBERG 5643 SPRUCE LAKE DULUTH MN 55811	P-	1	2,600	110	107,400	0	1	Retrospection done, board approves recommended change.	April SNW
		Assess	Total	2,600	110	107,400	0			
13	CARLBERG LANDON DEAN D & R PROPERTIES ATTN: LANDON CARLBERG 5643 SPRUCE LAKE DULUTH MN 55811	P-	1	2,600	600	597,000	0	1	Retrospection done, board approves recommended change.	April SNW
		Assess	Total	2,600	600	597,000	0			
14	DULUTH ACQUISITION THE ALTO CLUB ATTN: ASSET ACQUISITION & REPORTING 1400 CLUS DR DULUTH MN 55812	P-	1	253	1,000	30,100	0	1	Land regrading verified by recent sale. Board approves change.	April SNW
		Assess	Total	253	1,000	30,100	0			
15	YAKS GREGORY H 1927 4TH AVENUE SE DULUTH MN 55801	P-	1	151	26,100	218,500	0	1	House removed from property in 2017. Remove house from record. Board approves change.	April SNW
		Assess	Total	151	26,100	218,500	0			
16	POURKINEN ALEX W 1916 MARLTON RD DULUTH MN 55803	P-	1	201	208,800	259,500	0	1	Clerical error, neighbors pole building added to property record incorrectly, remove PE. Board approves change.	April SNW
		Assess	Total	201	208,800	259,500	0			

1. Board Action

Assess

Rate 51.000

231.000

151.000

1.000

1.000

Total

2.000

289.000

259.000

1.000

Code

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