

Canosia Township

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

April 24, 2024

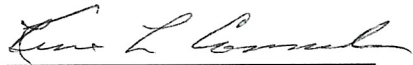
The Canosia Township Local Board of Appeal & Equalization met on April 24, 2024. This meeting was held virtual and in person at Canosia Town Hall.

Attending: Supervisor Kevin Comnick, Supervisor Penny Dieryck, Supervisor Jeff Erikson, Clerk Amber Madoll, appraisers Benjamin Olson, Cassie Brown, and Cory Leinwander from the St. Louis County Assessor's office, and 7 guests.

1. **Call To Order:** Comnick called the meeting to order at 10:00 am and reviewed the purpose of the meeting: to review resident concerns regarding their 2025 market valuations and property classifications.
2. **General Remarks:** Olson stated that home sales and new construction for the 2023 sales period Oct 1, 2022-September 30, 2023. 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 5%-11% and land with homes was increased 0%-15%. He stated that there were 15 properties with homes were sold and 5 land sales and that the market is continuing to trend upward with the median sales ratio for the township was 95.1%.
3. **Appeal Review:** In total, the board reviewed five appeals, which were in person attendees at the meeting. There were no emails nor letters submitted to the Clerk prior to the meeting. The action taken on individual parcels is detailed in the SLC spreadsheet attached to the official meeting minutes and summarized below:
 - a. **Jim Kmecik 280-0030-00630/ 5665 Birchway Road:** Kmecik stated that he has two parcels- 2.04 acres and 5.06 acres. He wanted to know if there was a per acreage tax reduction with more acreage. Olson stated yes, that the first five acres are taxed at a different rate than additional acreage over that amount. The board discussed the jump in taxes on land prices and the impact on area sales in low lying areas. Comnick stated that he was concerned over the amount of increase and the impact on residents. Olson stated that he could change the rate of the acreage over the five acres, which would reduce the taxes by \$300. Comnick asked what the average land increases were for the township and Olson stated 5-11%. Comnick stated that the expected increase is much higher than that at this point and he would be more comfortable with the increase being at 11%. **Motion** by Kevin Comnick, seconded by Penny Dieryck to agree with the accessors recommendation and to reduce the taxes of parcel 280-0030-00630 by \$3,800 for a total of \$40,000. Motion carried unanimously, 3 – 0.
 - b. **Harlan Satterlund/ 280-0010-00500/ 5839 Lavaque Road:** Satterlund stated that he is concerned over the increase in taxes on his property. He brought video footage of his property to show his concerns. He stated that buildings are falling down. Brown stated that if he has the falling down buildings removed, then the taxes can be adjusted. **Motion** by Penny Dieryck,

- seconded by Jeff Erikson for no change to the 2025 taxes of parcel 280-0010-00500. Motion carried unanimously, 3 – 0.
- c. **Betty Santa/ 280-0110-00140/ 5867 S Pike Lake Road:** Santa stated that she lives in only part of her home and that there have been no updates in years. She stated that she felt that the house was overvalued. Leinwander stated that the taxes are based on market value and right now, people will pay high prices to buy land and if there are old buildings, then they are just rebuilding. She asked about how her taxes compared to nearby neighbors and Leinwander explained that the township is broken up into neighborhoods and since she has lake property, her taxes are based on the lake’s neighborhood, which has high sales. **Motion** by Penny Dieryck, seconded by Jeff Erikson for no change to the 2025 taxes of 280-0110-00140. Motion carried unanimously, 3 – 0.
 - d. **Brian McAllister/ 280-0030-01094/ 5438 Samuelson Rd:** McAllister asked about the process of rural land v homestead status. Leinwander explained the process of homestead exclusion and how it’s applied to the primary parcel, not secondary. They discussed his two parcels and how the second one now has a quonset on it. The board was in agreement that the tax increase was appropriate based on the situation described by McAllister. **Motion** by Penny Dieryck, seconded by Kevin Connick to recommend no changes in the 2025 taxes of 280-0030-01094. Motion carried unanimously, 3 – 0.
 - e. **Kenneth Stromquist/ 280-6000-19900/ 900 W Morgan Street:** Stromquist contacted Olson prior to the meeting to discuss his concerns over the increase in taxes in relation to the building on his property and the level of its completion. He also attended the meeting today stating that the building is only 88% complete. After discussed the board was in agreement that the taxes should be lowered. **Motion** by Kevin Connick, seconded by Jeff Erikson to reduce the 2025 taxes at 280-6000-19900 by \$13,100 based on the level of completion of the building. Motion carried unanimously.
4. **Adjournment:** Motion made by Penny Dieryck, seconded by Jeff Erikson to adjourn the meeting at 11:00am. Motion carried unanimously, 3 – 0.

Respectfully Submitted,


Amber Madoll, Clerk Board Chr
May 1, 2024

APPROVED:


Town Board Chair Clerk
May 1, 2024