

Town of Canosia

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

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

April 30, 2025

The Town of Canosia Local Board of Appeal & Equalization met on April 30, 2025. This meeting was held in person at the Canosia Town Hall (4896 Midway Road).

Attending: Supervisor Kevin Comnick, Supervisor Penny Dieryck, Supervisor Jeff Erikson, Clerk Amber Madoll, appraisers Benjamin Olson and Cassie Brown from the St. Louis County Assessor's office, and 3 guests.

1. **Call To Order:** Chairman Comnick called the meeting to order at 10:00 am and reviewed the purpose of the meeting: to review resident concerns regarding their 2026 market valuations and property classifications.
2. **General Remarks:** Olson stated that home sales and new construction for the 2024 sales period Oct 1, 2023-September 30, 2024 served as the basis for property values changing or remaining unchanged within the town each year. The percent increase on homes and raw land must be within 90%-105% of the market based on the Department of Revenue. He stated that this year the adjustments ranged from 0 – +5% on land values and –4% - +5% on building values.
3. **Appeal Review:** In total, the board reviewed five appeals, which were in person attendees at the meeting and residents who contacted Benjamin Olson with the county. 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. **David Kehtel 280-0011-00700/ 5882 Kehtel Road:** Kehtel stated that the parcel is 40 acres with swamp. It has remote access and a hunting shack. The board discussed the increase to the parcel, the presence of swamp land, and the condition of the shack. **Motion** by Jeff Erikson, seconded by Kevin Comnick to reduce the 2026 taxes of parcel 280-0011-00700 by \$5,600 for a total of \$126,500 for the land. Motion carried unanimously, 3 – 0.
 - b. **David Kehtel 280-0095-00050/ 5882 Kehtel Road:** Kehtel stated that the homes on the property are over 100 years old. The board is in agreement that the land itself is worth the value. **Motion** by Jeff Erikson, seconded by Penny Dieryck for no change to the 2026 taxes of parcel 280-0095-000500. Motion carried unanimously, 3 – 0.
 - c. **Richard Munsterman 280-6000-22430/ 4926 Mini Power Rd:** Munsterman stated that his lease with MN Power is based on the value of his land. Olson stated that he already gave a credit for the parcel. Munsterman stated that MN Power is still charging him based on the original 2026 taxes and he wants to know what to do to make sure his lease matches the reduced amount. Olson stated that he would print a copy of the updated value. He sent the paperwork to Clerk Madoll and she will mail it to Munsterman. There was no vote on this parcel since it had already been resolved.

- d. **Jerome Jurek 280-0013-00970/ Raw Land:** LeeAnn Paulson spoke on behalf of her dad who owns the property. She requested an understanding about why some 40 acre lots are charged one rate, and other's another. Olson explained that the first 5 acres someone owns is at the highest rate, then acres 6-25 are at a lower rate, and then 26+ are at the lowest rate. He stated that a nearby parcel is an example where the individual owned 40+ acres, so all of their 40 acres were set at the lowest rate. Paulson stated that the taxes from 2022-2026 increased by 96%. Olson stated that he did give a 10% decrease for limited access. Supervisor Dieryck asked her if they had applied for a property tax refund. Paulson stated not yet. She also stated that she would like someone from the county to come out and look at the land. The board is in agreement that someone should review her parcel and that she should seek out an appeal with the county. Therefore, the board was in agreement for now that nothing should change.
 - e. **Adam Wright 280-0031-00275/ 5143 Seville Road:** Wright called Olson with concern over his taxes. Olson stated that he was in agreement that due to the quality of construction, the parcel should be reduced by \$55,100. **Motion** made by Kevin Cornick, seconded by Jeff Erikson to agree with the county in decreasing parcel 280-0031-00275 by \$55,100. Motion carried unanimously, 3 – 0. Kevin Cornick, Penny Dieryck, and Jeff Erikson voted in favor.
 - f. **Richard Eklund 280-0012-00565/ 4886 McComber Road:** Dale Eklund contacted Olson with concern over his taxes. Olson stated that he would recommend a reduction based on the construction quality and the condition of the house. The board discussed the acreage and home. Some of the board members believed that the original value was fair considering the acreage. Motion made by Jeff Erikson, seconded by Kevin Cornick to keep parcel 280-0012-00565 at its current 2026 tax value with no reductions. Motion carried 2 – 1. Kevin Cornick and Jeff Erikson voted in favor and Penny Dieryck voted against.
4. **Adjournment:** Motion made by Kevin Cornick, seconded by Penny Dieryck to adjourn the meeting at 11:00 am. Motion carried unanimously, 3 – 0.

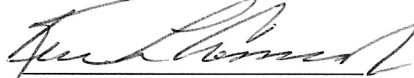
Respectfully Submitted,



Amber Madoll, Clerk

May 7, 2025

APPROVED:



Town Board Chair

May 7, 2025