

Board of Equalization and Appeals - April 28, 2022

Meeting was called to order by Vice-Chairman Doug Kern at 10:00 AM

The Pledge of Allegiance was recited.

Crow Wing Township Vice-Chairman Doug Kern and Supervisor Paul Stephany were in attendance. Gary Griffin, Sandra Brueland, Tara Bayerl and Heather Becker were in attendance from the Crow Wing County Land Services Department. Township Clerk Sue Kern was also in attendance to record the meeting minutes.

The Local Board of Appeal and Equalization is held to provide a fair and objective forum for property owners to appeal their valuation or classification. 18 of the 28 townships in Crow Wing County have a local board of appeal.

Gary Griffin explained the Crow Wing Township assessment information and the process used to determine valuations. Total Estimated Market Value for 2022 was up 36.5% to \$271,076,800. The percent of each classification for the 2022 Market Value is:

Residential	82.6%	\$223,912,600
Seasonal	0.5%	\$ 1,380,300
Commercial	4.2%	\$ 11,474,200
Agricultural	12.7%	<u>\$ 34,309,700</u>
Total Est. Market Value		\$271,076,800

Gary Griffin said the number of sales of improved Residential/Seasonal properties for 2022 assessment sales information was 26. The Median Ratio of assessed value to sale price was 94.00%. Crow Wing County strives to have assessed value between 90%-105% of sale prices and a Median Ratio of 94%. Gary Griffin stated the properties are not over assessed even with the huge increases but are geared toward what the data says. Taxes are based on government spending first and not its value. Gary Griffin stated there are property tax refund programs and residents may inquire at the county level. This program is primarily income based or if there is a 12% or more than \$100. Supervisor Doug Kern explained all decisions would be adopted by a formal vote of the Board to include: No change, lower the value (the township value cannot be reduced by more 1% of the township's total evaluation). The township total evaluation is 271,076,800 and 1% is 2,710,768. Other options included: Raise the value, Change the classification, and have the assessor inspect the property and report to the local board (within the 20-day format). Appellants with an appointment were heard first and then first come, first serve as per the sign-up roster today. There were 14 residents present at the meeting with valuation requests.

Steve Hagen of 9727 70th Avenue (parcel # 56090695) had most of his questions answered already but wanted to go forward to the county appointments in June. Supervisor Doug Kern made the motion for no change and Mr. Hagen to go to the County meeting in June. Supervisor Paul Stephany seconded; motion passed 2-0.

Richard Burton of 7801 Lone Oak Road (parcel # 56150510) questioned the valuations of comparable sales in his neighborhood specifically those with/without basements. Mr. Burton stated he wanted to move on to the June meeting with the county. Supervisor Doug Kern made the motion for no change and Mr. Burton to go to the County meeting in June. Supervisor Paul Stephany seconded; motion passed 2-0.

Linda Eide of 10003 Greenwood Street (parcel # 56140521) had most of her questions answered already. She said the assessor just walked around the buildings and did not see that most of the acreage was swamp. Gary discussed the swamp land. Mrs. Eide wanted an assessor to come out and do a full review and the matter go before the county board. Supervisor Doug Kern made the motion for no change and to have the County Assessor to revisit the Eide property. Supervisor Paul Stephany seconded; motion passed 2-0.

Terence & Barbara Fischer of 11293 Town Hall Street (parcel #56030504) stated most of their questions were answered, however, they wanted to go to the June meeting. Supervisor Doug Kern made the motion for no change and for them to go to the County meeting in June. Supervisor Paul Stephany seconded; motion passed 2-0.

Carol Wermter of 8332 50th Avenue wanted the breakdown of her land and buildings for 6 parcels. On review by Gary Griffin, it was noted that parcel #56091446 that the building only had electric but no well or septic and that value should go down \$7000. Supervisor Doug Kern made the motion to lower value \$7000. Supervisor Paul Stephany seconded; motion passed 2-0. Parcel #56090702 Mrs. Wermter purchased as tax forfeited at \$2000 and it's valued at \$3500. Gary Griffin recommended a \$500 reduction on that property. Supervisor Doug Kern made the motion to reduce that parcel \$500. Supervisor Paul Stephany seconded; motion passed 2-0. Gary Griffin stated he would get back to her on the #703 parcel. No other changes approved, and she does not want to go to the June meetings.

Brad Arnold of 6534 50th Avenue discussed his home residence property and the valuation increase. There was a pole barn that had been missed by the assessor from 2015-2021 and now assessed. Further discussion about the two 40-acre parcels that were permanent conservation. Parcel #56320514 was determined to be swamp land with a knob of high ground, but one would get wet to the waist to get to it. Gary Griffin recommended a \$9000 reduction to this property. Supervisor Doug Kern made the motion to reduce that property \$9000. Supervisor Paul Stephany seconded; motion passed. It was noted the meeting in June is open to the public, and those with an appointment will have discussion and others will only be able to observe.

Tarah Cerise of 9275 Lone Oak Circle (parcel #56150613) requested to go forward to the June meetings with the County. Supervisor Doug Kern made the motion for Ms. Cerise to go to the County meeting and no change. Supervisor Paul Stephany seconded; motion passed 2-0.

Gerald Schuety of 9029 Wetherbee Road (parcel #56170500) was present to discuss the increased value of his property and why it increased. Gary Griffin explained the number of sales and valuation of the sale in the townships. Gary Griffin looked at comparable properties in the

area to Mr. Schuety's. Supervisor Doug Kern made the motion for no change. Supervisor Paul Stephany seconded; motion passed 2-0.

Ryan Frank of 9312 Lone Oak (parcel #5615025) questioned the valuation of his property and the value of a small metal shed valued at \$100 which is considered a shelter function. Mr. Frank just bought his property in October 2021. There was discussion on its valuation vs. what it was two years ago. Gary Griffin explained the importance of residents attending the Truth and Taxation meetings at the County and the School District to discuss taxes with those Boards. Further it was explained that the assessor comes once every five years. Supervisor Doug Kern made the motion for no change. Supervisor Paul Stephany seconded; motion passed 2-0.

David Schultz of 7563 70th Street (parcel #56280519) was questioning the valuation of his property compared to others. Gary Griffin looked at comparable properties in the area and the taxable values were comparable to Mr. Schultz's property. Supervisor Doug Kern made the motion for no change and Mr. Schultz to go to the County meeting in June. Supervisor Paul Stephany seconded; motion passed 2-0.

Michael Diemer of 9719 Ravenswood (parcel #56150560) wanted to discuss the valuation of his property with the addition of a pole barn and a canvass shed. The pole barn built in 2021 has no electricity but does have a concrete floor. Gary Griffin recommended a reduction off the pole barn \$2,400 for the pole barn without electricity and another \$800 for the canvass shed for a total of \$3200. Supervisor Doug Kern made the motion to reduce the valuation \$3200. Supervisor Paul Stephany seconded; motion passed 2-0.

Nathan Hulinsky of 8968 St. Mathias Road questioned the valuation of the empty parcels of his property, one 5-acre parcel and one 40-acre parcel. Those properties go from swamp to low wooded to high wooded split difference. Gary Griffin mentioned two programs: Forestry Management Classification/Forest Stewardship Plan and Sustainable Forest Incentive Act and recommended Mr. Hulinsky check those out to possibly incur some savings. Gary Griffin recommended a reduction to the back 40-acre parcel #56230525 to \$33,400 and a reduction to \$4800 for the 5-acre parcel #56230522. Supervisor Doug Kern made the motion for said reduction. Supervisor Paul Stephany seconded; motion passed 2-0.

Steve O'Neil of 7215 Remington Way (parcel #56100516) questioned the valuation of his property having gone up \$98,000 at 40%. Mr. O'Neil was encouraged to file for a low-income credit and if/when taxes go up and they are a 12% increase or over \$100 a year to apply at the MN Department of Revenue. Mr. O'Neil said he wanted to come to the June meeting. Supervisor Doug Kern made a motion for no change and Mr. O'Neil to go to the County meeting in June. Supervisor Paul Stephany seconded; motion passed 2-0.

Gary Griffin stated there were three more assessor recommendations to bring forward: Craig Feirabend with multiple properties, high/low 420 acres and Gary Griffin recommended reduction in value on 12 parcels. Supervisor Doug Kern made the motion for the reduction. Supervisor Paul Stephany seconded; motion passed 2-0.

Trevor Molholland of 9772 Ravenswood (parcel #56150545), Gary Griffin recommended a reduction from \$420,800 to \$387,300 because of lower quality building materials. Supervisor

Doug Kern made the motion for that reduction. Supervisor Paul Stephany seconded; motion passed 2-0.

Dave Peterson of 1107 6th St with 8 parcels, Gary Griffin recommended a reduction from \$412,300 to \$321,800 for parcel #56100522. Supervisor Doug Kern made the motion to approve said reduction. Supervisor Paul Stephany seconded; motion passed 2-0.

Gary Griffin listed the reduction of the following duplexes as follows:

#56100509	\$375,400	to	\$322,000
#56100513	\$377,300	to	\$323,400
#56100512	\$377,300	to	\$322,800
#56100508	\$375,800	to	\$322,400
#56100511	\$387,300	to	\$331,700
#56110508	\$424,800	to	\$336,600
#56110509	\$403,400	to	\$315,200

Supervisor Paul Stephany made a motion to adjourn. Supervisor Doug Kern seconded; motion passed 2-0.

Meeting adjourned at 12:00 pm.