

TOWN OF FAYAL
4375 SHADY LANE, EVELETH, MN 55734

Judy M. Sersha, Clerk/Treasurer

Steven J. Kniefel, Chairman

Supervisors: Tony Tamaro, James Pernu, Lee Branville, Mike Erjavec

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BOARD OF EQUALIZATION

APRIL 21, 2010

The Board of Equalization was called to order at 1:00 PM by Chairman Kniefel. Present were: Chairman Kniefel, Supervisor Erjavec, Supervisor Branville, Supervisor Tamaro and Clerk Sersha. Supervisor Pernu was absent. Also in attendance were St. Louis County Assessors Dan Christianson and Beth Sakoloski.

Approximately eight property owners were in attendance at various times of the meeting. Those persons signed in on a sign-in sheet and it is included with these minutes. Chairman Kniefel asked that Assessor Dan Christianson give a brief report on the property tax assessments for 2010, pay 2011.

Mr. Christianson stated the town is delineated into four different neighborhoods— 1) Ely & St. Mary's Lakes, 2) Small lakes, 3) Suburban, and 4) Rural-Off Lake. The areas are looked at individually rather than a whole. This year, the Ely & St. Mary's Lakes properties received a 10% decrease in valuation and the Suburban properties received a 10% increase. The remaining properties stayed the same. People have been paying more and more for the Ely & St. Mary's Lakes properties over the years that now they are to the point where the values are inflated, that is why the decrease. The suburban properties were valued too low according to sales, and as a result the sales ratio was at 88.2%. The 10% increase was implemented on those properties was to keep the ratio at between 90 and 105 percent. There were six sales in the township in that area.

At this time, Chairman Kniefel stated the process would now begin for those persons wishing to appeal their valuations.

Anthony Zadnikar- 340-0010-03040- Requested valuation reduction due to the fact the property is located on a minimum maintenance township road.

Motion by Chairman Kniefel, support from Supervisor Branville to lower the valuation from \$83,300 to \$75,800. Motion carried unanimously.

James & Carol Thomas- 340-0086-00060- Mrs. Thomas was in attendance and questioned why her property was valued higher than her neighbors. Mr. Christianson explained her home was much larger in square footage than the average home and also had a large storage building.

Motion to make no change to the valuation, made by Chairman Kniefel, support from Supervisor Branville. Motion carried unanimously.

Scott Beard- 340-0082-00030- Requested valuation reduction due to the fact a three season porch was removed from his property.

Motion to lower the building valuation by from \$280,000 to \$269,900, or a reduction of \$11,300, for a total change in valuation from \$302,200 to \$290,900, made by Chairman Kniefel, support from Supervisor Tamaro. Motion carried.

Leroy Wiire- 340-0087-00350- Requested valuation reduction due to the fact his basement is not finished to the assessor's A50 standard, but to the E25 standard.

Motion to reduce the building valuation by \$6,300, from \$144,900 to \$138,600, for a total change in valuation from \$164,500 to \$158,200, made by Chairman Kniefel, support from Supervisor Branville. Motion carried unanimously.

Randall Peterson- 340-0010-04530- Requested change in classification to Ag.

Motion to classify Mr. Peterson’s parcel as Ag, made by Supervisor Erjavec, support from Supervisor Branville. Motion carried unanimously.

Gary & Margaret Milbrandt- 340-107-00090- Requested reduction in valuation.

Motion to make no change to Mr. Milbrandt’s valuation, made by Chairman Kniefel, support from Supervisor Tamaro. Motion carried unanimously.

Clerk Sersha read two letters received in her office.

Len Gentilini- 340-0180-00670- Mr. Gentilini stated he had his home appraised one year ago and it was valued at \$194,000, not the \$224,100 assessed value. The appraisal was not included with the letter.

Motion to make no change to the valuation of Mr. Gentilini’s property, made by Chairman Kniefel, support from Supervisor Branville. Motion carried unanimously.

Anthony Tamaro- 340-0180-00900- Mr. Tamaro is a member of the Fayal Town Board, and contested the valuation of his property.

Motion to refer to the St. Louis County Board of Equalization, due to a conflict of interest, Mr. Tamaro’s contest of his property value, made by Chairman Kniefel, support from Supervisor Branville. Tamaro abstained. Motion carried.

Mr. Christianson reported to the Board he had been contacted at his office by four Fayal property owners and reported the following:

Jack Kunnari- 340-0010-03922, Records 1 & 2- Record 1- Change in classification from 201 to 101 Ag, and new construction of \$3,000. This changes the valuation on Record 2 to \$37,000 total to \$22,800 total, and on Record 1 from \$198,200 to \$215,000.

Motion to make the aforementioned changes, made by Chairman Kniefel, support from Supervisor Erjavec. Motion carried unanimously.

Michael Depompolo- 340-0090-00060- Reduction in valuation of \$3,600, due to 19 feet of lake frontage moving from Tier 1 to Tier 2, swamp.

Motion to make the aforementioned changes, made by Chairman Kniefel, support from Supervisor Tamaro. Motion carried unanimously.

Gregory G. Grammar- 340-0010-04460- Removing the site and change five acres from Tier 1 to Tier 2, a reduction of \$16,100, for a change in valuation from \$45,900 to 29,800 total.

Motion to make the aforementioned changes, made by Chairman Kniefel, support from Supervisor Tamaro. Motion carried unanimously.

Donald Maki- 340-0042-00800- Reduction in valuation for corrections in building values and new construction of \$2,900. Total change in valuation from \$151,600 to \$146,000.

Motion to make the aforementioned changes, made by Supervisor Tamaro, support from Supervisor Branville. Motion carried unanimously.

Motion to adjourn by Supervisor Tamaro, support from Supervisor Branville. Motion carried unanimously.

Board of Equalization adjourned at 2:50 PM.

Approved: _____
Chair

Respectfully submitted,

Attest: _____
Clerk

Date: _____

Judy M. Sersha
Clerk of Fayal