

TOWN OF FAYAL
4375 SHADY LANE, EVELETH, MN 55734

Heidi Coldagelli, Clerk/Treasurer

Anthony Tammaro, Chairman

Supervisors: Lee Branville, Dave Ochis, Richard Sather, Patrick Ziegler

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LOCAL BOARD OF APPEAL AND EQUALIZATION

APRIL 13, 2016

The Board of Equalization meeting was called to order at 1:05 PM by Vice-Chairman Branville. Present were: Vice-Chairman Branville, Supervisor Ochis, Supervisor Ziegler, Clerk/Treasurer Coldagelli & Deputy Clerk Dickson. Chairman Tammaro and Supervisor Sather were absent. Vice-Chairman Branville is the board certified member.

St. Louis County Assessors in attendance were Mason Couvier, Jacob Fronden, Joel Kreiner and David Sipila.

Mr. Couvier presented the Board with the residential sales from October 2014-September of 2015 that were used as the basis for the valuation changes. There were 21 improved residential sales and two vacant land sales. Properties on Ely Lake and St. Mary's Lake were decreased by 10% on both the land and the building valuations. Fayal Township had an overall median sales ratio of 96.9% and the Minnesota Department of Revenue requires a median of no less than 90% and no more than 105%. Mr. Couvier added that for taxes payable in 2018 all of Fayal Township will be reappraised.

APPEALS MADE IN PERSON

Michael Erjavec, 7547 N. Airport Drive- Parcel 340-0010-02710, Land Value- \$25,600. Mr. Erjavec stated that similar lots adjacent to the property have a lower per acre land value. Land Appraiser Couvier has visited the property and found the property to have the majority of the acreage rating as fair. Land graded as poor is defined as land that is mostly water saturated for 365 days of the year and fair or average is defined as mostly high land. St. Louis County's recommendation was no change.

Jim Hovanec, 4231 Miller Trunk Road- Parcel 340-0135-02740, Land Value- \$59,100. Mr. Hovanec stated that his property should be graded as poor as much of it is water saturated for the majority of the year. 76.34% was graded as fair and the remainder of his property was poor. Mr. Sipila added that soil samples were taken throughout Fayal Township to determine water retention, which according to the survey results dictates the poor or average rating. St. Louis County recommended no change. Parcel 340-0135-00070, Land Value- \$5,400 & Parcel 340-0135-00077, Land Value- \$129,900, Building Value- \$210,900, Total Value- \$340,800. Mr. Hovanec stated that similar lake properties are paying less per frontage. Mr. Sipila and Mr. Couvier clarified that once a property has over 100 feet of frontage the value drops dramatically after the first 100 feet. Since the neighboring properties fall in that category, the neighboring properties are not appropriate to use for comparison. Parcel 340-0135-00063, Land Value- \$105,500, Building Value- \$67,500 for a total value of \$173,000. For this parcel the land is graded as fair but the lake frontage tiering was a factor. St. Louis County made no recommendation on these three properties as it would create unfairness.

There were no appeals received by the Township in writing.

Motion for no change in valuation to Mike Erjavec property, parcel 340-0010-02710, made by Supervisor Ochis, support from Supervisor Ziegler. Motion carried unanimously.

Motion for no change in valuation to Jim Hovanec property, parcel 340-0135-00063, 340-0010-02740, 340-0135-00070 & 340-0135-00077, made by Supervisor Ochis, support from Supervisor Ziegler. Motion carried unanimously.

There being no further business, Vice-Chairman Branville adjourned the Local Board of Appeal and Equalization meeting of 2016 at 2:01 PM.

(CLERK'S NOTE: Shortly after the meeting was adjourned, St. Louis County Assessors realized that the Board had not been presented with the written appeals received by St. Louis County prior to the April 13th meeting. Supervisor Ochis has left the premises and was contacted to return.)

Motion to reopen the Board of Appeal and Equalization meeting by Vice-Chairman Branville to complete the written appeals. Meeting reopened at 2:10 by Vice-Chairman Branville.

APPEALS MADE TO ST. LOUIS COUNTY ASSESSOR

Terry Kruse, 7702 O'Laughlin Lane- Parcel 340-0084-00020, Land Value- \$24,200, Building Value- \$129,800, Total Value- \$154,000. Home was inspected and found to have a number of discrepancies. Square footage was reduced to 1,040, added finish and heat to the garage, reduced basement finish to 60%, reduced bath count to 1.25, added hot tub, moved kitchen grade from below standard to standard. Change resulted in Land Value- no change, Building Value- \$115,100, Total Value- \$139,300. Reduction of \$14,700.

Motion to approve reduction of \$14,700 for a new total value of \$139,300 to Terry Kruse property, parcel 340-0084-00020, made by Supervisor Ziegler, support from Vice-Chairman Branville. Motion carried unanimously.

Derek Kunnari, 7873 Bodas Road- Parcel 340-0084-00120, Land Value- \$40,300, Building Value- \$94,600, Total Value- \$134,900. Previous classification was rural vacant land. Property is new construction that needs to be split class and change to seasonal/recreational. Change to Class 152, Land Value- \$30,600, Building Value- \$94,600, Total Value- \$125,200. Change to Class 111, Land Value- \$9,600. Total Parcel Value- \$134,800.

Motion to change from rural vacant land to seasonal/recreational, made by Vice-Chairman Branville, support from Supervisor Ziegler. Motion carried unanimously.

Roger Edstrom, 7718 O'Laughlin Lane- Parcel 340-0084-00120, Land Value- \$1,500. Class code is currently rural vacant land. MN Revenue does not allow that class code. No value change but needs to move to residential class code.

Motion to change parcel 340-0084-00120 class code from rural vacant land to residential, made by Vice-Chairman Branville, support from Supervisor Ochis. Motion carried unanimously.

Roger Edstrom, 7718 O'Laughlin Lane- Parcel 340-0084-00130, Land Value- \$1,500. Same situation as Mr. Edstrom's previous parcel number. No value change but needs to move to residential class code.

Motion to change parcel 340-0084-00130 class code from rural vacant land to residential, made by Vice-Chairman Branville, support from Supervisor Ziegler. Motion carried unanimously.

St. Louis County had no further appeals and Mr. Couvier apologized for the oversight.

Motion to adjourn the 2016 Local Board of Appeal and Equalization, made by Vice-Chairman Branville, support from Supervisor Ochis.

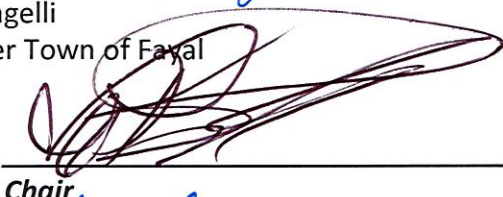
Vice-Chairman Branville adjourned the meeting at 2:15 PM.

Respectfully submitted,

Heidi M. Coldagelli

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Clerk/Treasurer Town of Foyal

Approved:



Chair

Date:

4/19/2016

Attest:

Heidi Coldagelli

Clerk