

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

MAY 25, 2017

The Local Board of Appeal and Equalization meeting was reconvened at 1:00 PM by Chairman Tammaro. Present were: Chairman Tammaro, Supervisor Branville, Supervisor Ochis & Clerk/Treasurer Coldagelli. Supervisor Sather and Supervisor Ziegler were absent. Chairman Tammaro and Supervisor Branville are the Board certified members.

St. Louis County Assessors in attendance were Mason Couvier, Paul Schoonover and Beth Sokoloski.

Mason Couvier made the Board aware that there was an email sent by a citizen regarding appealing that wasn't received, but was sent in the appropriate time frame, and also a request to appeal received by St. Louis County from Mrs. Swanson that was missed.

Fern Swanson, Parcel 340-0010-01675- Property was visited May 16th and corrected square footage, added an air exchanger, corrected chimney out to chimney in and corrected vault height. Land value is \$118,000, building value is \$329,600, for a total value of \$447,600. With recommended changes, land value stays the same, building value decreases to \$306,200, for a total value of \$424,200, a \$23,400 decrease.

Motion to approve recommended changes to the Swanson property, made by Supervisor Branville, support from Supervisor Ochis. Motion carried unanimously.

Mark Mathieu, Parcel 340-0010-04915- Land value is \$94,900, building value is \$276,300, for a total property value of \$371,200. Beth Sokoloski visited property in the fall. Property was approximately 2% incomplete. Owner understands changes, but doesn't agree with them. Recommending no change.

Motion for to accept County recommendation of no change to the Mark Mathieu property, made by Supervisor Branville, support from Supervisor Ochis. Motion carried unanimously.

Judy Mikkola, Parcel 340-0010-05610- Land value is \$81,100, building value is \$85,500, for a total value of \$166,600. Owner lives in the metro area and has an inspection scheduled for May 26th. At this time, County is recommending no change.

Motion for to accept County recommendation of no change to the Judy Mikkola property, made by Supervisor Branville, support from Supervisor Ochis. Motion carried unanimously.

Paul Prout, Parcel 340-0025-00350- Land value of \$28,100, building value of \$243,700, for total value of \$271,800. Recommended changes are land value unchanged at \$28,100, building value of \$192,400, for a total of \$220,500, a reduction of \$51,300. Ms. Sokoloski clarified this property had appraisal errors.

Motion for to accept County recommendation for changes made to the Paul Prout property, made by Supervisor Branville, support from Supervisor Ochis. Motion carried unanimously.

Raija Sarich, Parcel 340-0040-00430- Land value of \$63,200, building value of \$91,400, for a total value of \$154,600. County recommends that land value remain unchanged at \$63,200, building value to \$76,100, for a total value of \$139,300, a reduction of \$15,300. Quality changed and basement finish was removed.

Motion to accept the reductions made to the Raija Sarich property, made by Supervisor Branville, support from Supervisor Ochis. Motion carried unanimously.

Ray Thieman, Parcel 340-0010-00630- Land value of \$100,500, building value of \$125,900, for a total value of \$226,400. Recommendation is no change. Ms. Sokoloski spoke with Max Thieman and he understands

how the property came to those values and did not request an interior inspection.

Motion to approve no change to the Thieman property, made by Supervisor Branville, support from Supervisor Ochis. Motion carried unanimously.

William O'Neal, Parcel 340-0080-00025- Land value is \$66,400, building value is \$8,200, for a total value of \$74,600. Recommendation is no change. Property owner is looking to acquire a building permit.

Motion to approve no change to the O'Neal property, made by Supervisor Branville, support from Supervisor Ochis. Motion carried unanimously.

Bruce Williams, Parcel 340-0010-05730 & 340-0010-05760- This tract of land had more low lying areas. Parcel ending in 05730 land value was \$20,500 with a recommended change to \$15,200, an overall reduction of \$5,300 and parcel ending in 05760 land value of \$33,400 with a recommended change to \$20,900, an overall reduction of \$12,500.

Motion to reduce the property values on the Bruce Williams properties, made by Supervisor Branville, support from Supervisor Ochis. Motion carried unanimously.

Randy Garman, Parcel 340-0010-05820, 340-0010-05810 & 340-0010-05860- These parcels also had more low ground than the GIS system accounted for and St. Louis County adjusted. Parcel ending in 05820 had a land value of \$51,300, a building value of \$9,500, for a total value of \$60,800. Recommending to reduce land value to \$40,300, unchanged building value of \$9,500, for a total value of \$49,800, for an overall reduction of \$11,000. Parcel ending in 05810 had a land value of \$37,100 and recommend reducing to \$30,200, a reduction of \$6,900. Parcel ending in 05860 land value of \$66,300 and recommending to change to \$53,300, a reduction of \$13,000.

Motion to approve the changes on the Randy Garman properties, made by Supervisor Branville, support from Supervisor Ochis. Motion carried unanimously.

Bernet Gunderson, Parcel 340-0105-00120- Property owner is in process of completing paperwork to homestead and change will take affect this year. Recommended no change.

Motion to approve no change to the Bert Gunderson property, made by Supervisor Branville, support from Supervisor Ochis. Motion carried unanimously.

Phillip Eck, Parcel 340-0010-06760- Land value of \$18,800 and no building value. Recommends no change as land was reviewed extensively and valued in the same manner as others.

Motion to approve no change to the Eck property, made by Supervisor Branville, support from Supervisor Ochis. Motion carried unanimously.

Phillip Eck, Parcel 340-0010-04600- Land value of \$93,200, building value of \$122,100, for a total value of \$215,300. Recommending no change.

Motion to approve no change to the Eck property, made by Supervisor Branville, support from Supervisor Ochis. Motion carried unanimously.

Gloria Gregorich, Parcel 340-0010-05790- Land value of \$68,700, building value of \$35,100 for a total value of \$103,800. Recommending no change.

Motion for no change on the Gregorich property, made by Supervisor Branville, support from Supervisor Ochis. Motion carried unanimously.

Chairman Tammaro questioned if on all of the "no change" properties that the homeowners were contacted by the County? Mason Couvier answered that not everyone, but many did have their properties reviewed for accuracy.

Daniel Gregorich, Parcel 340-0010-05880- Land value of \$47,100, building value of \$20,100 for a total value of \$67,200. Recommending no change.

Motion for no change on the Daniel Gregorich property, made by Supervisor Branville, support from Supervisor Ochis. Motion carried unanimously.

Kurt Gitzlaff, Parcel 340-0010-04670- Land value of \$51,100, building value of \$382,100, for a total value of \$433,200. Recommendation is leave land value at \$51,100, reduce building value \$356,100, for a total value of \$407,200, a reduction of \$26,000. Interior inspection was completed and square footage was overestimated.

Motion in favor of reduction to the Kurt Gitzlaff property, made by Supervisor Branville, support from Supervisor Ochis. Motion carried unanimously.

Ed Vest, Parcel 340-0172-00100- Land value of \$97,800, building value of \$249,800, for a total value of \$347,600. Recommending no change to land value, reduction of building value to \$228,800, for a total value of \$326,600, a reduction of \$21,000. Reduction based up inspection and comparison of like properties.

Motion to approve the \$21,000 reduction to the Ed Vest property, made by Supervisor Branville, support from Supervisor Ochis. Motion carried unanimously.

John Sabetti, Parcel 340-0172-00230- Land value \$77,100, building value of \$205,200 for a total value of \$282,300. Recommending reduction in land value to \$67,900, building value unchanged, for a total value of \$273,100. Reduction of \$9,200 for poor lake frontage.

Motion in favor of reduction to the Sabetti property, made by Supervisor Branville, support from Supervisor Ochis. Motion carried unanimously.

Gladys Senarighi, Parcel 340-0105-00060- Land value of \$20,700, building value of \$122,100, for a total value of \$142,800. An assessor completed an interior inspection and recommends no change.

Motion for no change on the Senarighi property, made by Supervisor Branville, support from Supervisor Ochis. Motion carried unanimously.

Kenneth Holbeck, Parcel 340-0180-00420-The land value of \$500, no building value and recommending no change.

Motion for no change on the Holbeck property, made by Supervisor Branville, support from Supervisor Ochis. Motion carried unanimously.

Kenneth Holbeck, Parcel 340-0180-00710- The land value of \$300, building value of \$900. Recommending no change.

Motion for no change on the second Holbeck property, made by Supervisor Branville, support from Supervisor Ochis. Motion carried unanimously.

Thomas Schmucker, Parcel 340-0060-000690- Land value of \$3,400, building value of \$1,400, for a total value of \$4,800. Recommending no change.

Motion for no change on the Schmucker property, made by Supervisor Branville, support from Supervisor Ochis. Motion carried unanimously.

Thomas Schmucker, Parcel 340-0060-000810- Land value of \$86,500, building value of \$108,700, for a total value of \$195,200. Recommending no change to the land value, reduction to building value of \$97,200, for a total value of \$183,700. A total reduction of \$11,500. Appraisal was reviewed and changes made.

Motion to approve the reduction to the Tom Schmucker property, made by Supervisor Branville, support from Supervisor Ochis. Motion carried unanimously.

Barbara Nobens, Parcel 340-0042-00500- Land value of \$103,000, building value of \$83,600, for a total value of \$186,600. Ms. Sokoloski did a full walkthrough of the property. Recommending no change.

Motion for no change on the Nobens property, made by Supervisor Branville, support from Supervisor Ochis. Motion carried unanimously.

Diane Petrich, Parcel 340-0160-00300- Land value of \$111,200, building value of \$204,800, for a total value of \$316,000. Recommending no change after reviewing property.

Motion for no change on the Diane Petrich property, made by Supervisor Branville, support from Supervisor Ochis. Motion carried unanimously.

John Bratt, Parcel 340-0010-00745- Land value of \$135,500, building value of \$225,400, for a total value of \$360,900. County understood that he wanted a property record and no action needs to be taken.

Leland Russell, Parcel 340-0070-00095- Land value of \$6,000. Recommending a change to \$3,600, a reduction of \$2,400 per survey that reflects 15 feet.

Motion for the reduction on the Russell property, made by Supervisor Branville, support from Supervisor Ochis. Motion carried unanimously.

Paul Coldagelli, Parcel 340-0010-02710- Mike Erjavec brought property forward. Land value is \$29,500. Recommending change to \$20,000, a reduction of \$9,500. There is more poor acreage on the property than originally accounted for.

Motion for the reduction on the Coldagelli property, made by Supervisor Branville, support from Supervisor Ochis. Motion carried unanimously.

Michael Erjavec, Parcel 340-0010-02030- Land value is \$48,200, building value is \$122,800, for a total value of \$171,000. Recommending no change to land value, change in building value to \$120,600, for a total value of \$168,800, a reduction of \$2,200. Square footage was corrected for the garage area.

Motion for the reduction on the Erjavec property, made by Supervisor Branville, support from Supervisor Ochis. Motion carried unanimously.

Denver Young, Parcel 340-0060-00340- Land value of \$93,700, building value of \$324,300, for a total value of \$418,000. Recommend increase to land value of \$103,100, decrease to building value for \$282,600, for an overall total value of \$385,700. Overall reduction in value of \$32,300.

Motion for total overall reduction on the Denver Young property, made by Supervisor Branville, support from Supervisor Ochis. Motion carried unanimously.

Denver Young, Parcel 340-0060-00110- Land value of \$2,100, building value of \$10,300, for a total value \$12,400. No change recommended.

Motion for no change on the Denver Young property, made by Supervisor Branville, support from Supervisor Ochis. Motion carried unanimously.

Denver Young, Parcel 340-0060-00362- Land value is \$4,800. With frontage amount corrected per a survey, recommending a change to the land value of \$6,900, an increase of \$2,100.

Motion to increase the Denver Young property, made by Supervisor Branville, support from Supervisor Ochis. Motion carried unanimously.

William O'Neal, Parcel 340-0160-00010- Land value of \$66,100, building value of \$89,500, for a total value of \$155,600. Recommending no change.

Motion for no change on the O'Neal property, made by Supervisor Branville, support from Supervisor Ochis. Motion carried unanimously.

Mark Peterson, Parcel 340-0010-05150- Land value of \$96,600, recommendation to reduce land value to \$82,200, for a reduction of \$14,400. Ms. Sokoloski identified more poor frontage during inspection.

Motion to approve the reduction on the Mark Peterson property, made by Supervisor Branville, support from Supervisor Ochis. Motion carried unanimously.

Mark Peterson, Parcel 340-0010-05090, 340-0010-05100, 340-0010-05080 & 340-0010-05030- Parcel ending

in 05090 land value is \$67,100, parcel ending in 05100 has a land value of \$36,800, and parcel ending in 05080 has a land value of \$38,100. Parcel ending in 05030 has a land value of \$83,300, a building value of \$99,800, for a total value of \$183,100. Upon inspecting the properties, recommending no change.

Motion to approve no change to the Peterson properties, made by Supervisor Branville, support from Supervisor Ochis. Motion carried unanimously.

Cal Turner, Parcel 340-0040-00030- Land value of \$133,500, building value of \$228,800, for a total value of \$362,300. No action needed, just wanted a copy of property valuation.

David Hamalainen, Parcel 340-0045-00480- Land value of \$118,200, building value of \$141,300, for a total value of \$259,500. Recommendation no change to land value, reduce building value to \$139,300, for a total value of \$257,500, a reduction of \$2,000.

Motion to approve the \$2,000 reduction on the David Hamalainen property, made by Supervisor Branville, support from Supervisor Ochis. Motion carried unanimously.

Ashley Carlblom, Parcel 340-0070-00120- Land value of \$139,900, building value of \$147,500, for a total value of \$287,400. Recommendation is no change as Ms. Sokoloski spoke with property owner.

Motion for no change to the Carlblom property, made by Supervisor Branville, support from Supervisor Ochis. Motion carried unanimously.

Christopher & Jody Vest, Parcel 340-0010-02994- Land value of \$33,000, building value of \$324,600, for a total value of \$357,600. Recommending no change and property was inspected.

Motion for no change to the Vest property, made by Supervisor Branville, support from Supervisor Ochis. Motion carried unanimously.

Chairman Tammaro commended the St. Louis County Assessor staff for being able to schedule inspections and get in touch with the homeowners in such a short time frame.

Motion to close the 2017 Local Board of Appeal and Equalization, made by Supervisor Branville, support from Supervisor Ochis. Motion carried unanimously.

Chairman Tammaro adjourned the 2017 Local Board of Appeal and Equalization at 1:49 P.M.

Respectfully submitted,

Heidi M. Coldagell

Heidi M. Coldagell
Clerk/Treasurer/Town of Fayal

Approved:

Cheryl J. Branville
Chair

Date:

6-20-17

Attest:

Heidi M. Coldagell
Clerk