

**TOWN OF FAYAL**  
**4375 SHADY LANE, EVELETH, MN 55734**

*Heidi Coldagelli, Clerk/Treasurer*

*Anthony Tammaro, Chairman*

*Supervisors: Lee Branville, Mark Chad, Richard Sather, Patrick Ziegler*

*PHONE (218)744-2878*

*FAX (218)744-5986*

**LOCAL BOARD OF APPEAL AND EQUALIZATION**

**APRIL 7, 2020**

The Local Board of Appeal and Equalization Meeting was called to order at 1:00 PM by Chairman Tammaro. Present at the Town Hall were: Chairman Tammaro and Clerk Coldagelli. Present via teleconference were: Supervisor Chad and Supervisor Ziegler. Supervisor Branville and Supervisor Sather were absent. Chairman Tammaro is the Board certified member.

St. Louis County Assessors in attendance via teleconference were Pat Orent and Todd Manninen. Appellants, Rebecca Waldorf and Jessica Raad, were in attendance via the teleconference.

Pat Orent introduced Todd Manninen as the new appraiser for St. Louis County. Mr. Manninen informed the audience and the Board that the changes made for the proposed 2021 taxes in Fayal Township were based upon 2018-2019 sales. There were 22 transactions and a 7% building increase to off-lake properties and no changes for lake values.

**APPEALS MADE IN PERSON**

**Peter and Rebecca Waldorf, Parcels 340-0010-03350 & 340-0010-03160-** Rebecca Waldorf was present via teleconference and provided a letter to the Board regarding her home disputing the 2021 proposed value increase of \$20,900. The Waldorf's previously have disputed their value in 2018 and received a reduction. In 2019-2020, the value had only increased approximately \$100. Pat Orent provided a history that the St. Louis County Board had previously granted the Waldorf's a 10% reduction in the building value due to the proximity to the gas pipeline and this is the only property in the County that has received that type of reduction. The reduction has still been in place and the increase the Waldorf's are seeing is the 7% increase applied to all off-lake buildings in Fayal based upon sales in the Township. Chairman Tammaro questioned if any other properties are receiving the gas line reduction? There has been no other properties in the County receiving that adjustment. Mrs. Waldorf explained that her property is very low property with very wet conditions. She also added that the previous assessor did walk the property and noted that there were areas that were wet that were not listed as such on the topographical map and would like that taken into consideration. Mrs. Waldorf noted that the neighbor immediately to the north's property value is only a few thousand dollars higher than the Waldorf's, but has nice, higher land, while the Waldorf's property is considerably lowland, swampy and wet year-round. Pat Orent confirmed that the property has been verified in depth in the past. Clerk Coldagelli will email the sales book to Mrs. Waldorf.

**Jessica and Nicholas Raad, Parcel 340-0010-04720-** Jessica Raad was present via teleconference to discuss her property on Scout Camp Road. Mrs. Raad provided the Town Board a comparison and based upon value, her property is valued \$30,000 higher than the comparable homes nearby and she would like her property re-evaluated. Mrs. Raad requested it noted that there is a not so appealing powerline running through her property and is there a reduction available or consideration for such? Pat Orent stated that adjustments due to powerlines or gas lines are not an adjustment that has been applied in St. Louis County in the past. Mrs. Raad added that they have less garage footage, less bathrooms and valued higher than other comparables. Their information appears accurate in the assessor's system. Pat Orent added that Mrs. Raad's home is nine years newer than the provided comparable. The County has not reviewed the interior of the home but has reviewed and confirmed accuracy at the door. Mrs. Raad questioned if the property would receive a depreciation factor once the home is ten years old? Pat Orent clarified that every five years more depreciation kicks in, but often the reduction is being offset by sales in the marketplace sold higher than the assessed value. Mrs. Raad will make arrangements with St. Louis County Assessor to provide pictures or video in order to complete an interior inspection.

**Mark Peterson, Parcels 340-0010-05030, 340-0010-05080, 340-0010-05090, 340-0010-05100, 340-0010-05150 & 340-0010-05210-** Mr. Peterson provided a letter prior to the meeting addressing his concerns. Mr. Peterson would like to turn his property back to agricultural homestead. There has been some changes with the Department of Revenue and cannot be granted agricultural if in SFIA. If a property is AG and if the property is still enrolled in SFIA, the parcel owner can be fined. Mr. Peterson does not have ten continuous

acres of production to qualify for agricultural. Recommendation to allow Todd Manninen to continue to work with Mr. Peterson. If Mr. Peterson wants to apply for AG, he has to submit income that has been generated from those properties from the prior year and complete an AG verification form. Can be completed all year to change to AG classification.

#### **APPEALS MADE TO ST. LOUIS COUNTY ASSESSOR**

**Ward Brown, Parcel 340-0170-00070-** Todd Manninen provided a recommendation for Ward Brown. There had been a cabin that was removed and the supporting documents have been provided in order correct the record. The site would still retain a site value for septic and water. Original value was \$50,700. Recommendation from the County was land value would remain the same at \$28,600, but the building value reduced from \$22,100 to \$300, for a total value of \$28,900.

#### **BOARD ACTIONS**

Todd Manninen wanted for the record to remove himself from handling the Waldorf's property due to a conflict of interest with serving with Mr. Waldorf on the 148<sup>th</sup> Fighter Wing. Pat Orent or another staff member will handle.

Discussed date for the reconvene. Board of Appeal must be completed by May 31<sup>st</sup>. Town Board will schedule reconvene Tuesday, May 19<sup>th</sup> at 6:30 PM.

**Peter and Rebecca Waldorf, Parcel 340-0010-03350 & 340-0010-03160-** County had previously met with the Waldorf's in prior years. County recommendation is no change. Reiterated that the increase to the Waldorf's property was strickly the 7% increase to all off-lake properties in Fayal. Still have the option to appeal to the County Board.

***Motion for no change to the Waldorf parcels 340-0010-03350 & 340-0010-03160, made by Chairman Tammaro, support from Supervisor Ziegler. Motion carried unanimously.***

**Rebecca and Nicholas Raad, Parcel 340-0010-04720-** Supervisor Ziegler questioned a reduction for the powerline. Pat Orent responded that a powerline is different than a gasline. With a powerline, the resident can still use property and cross it, but they cannot build underneath it, but snowmobilers could also be a problem. County will be working with the Raads for an interior inspection.

***Motion to revisit the Raad property at the reconvene and County will work on an inspection, made by Chairman Tammaro, support from Supervisor Ziegler. Motion carried unanimously.***

#### **Mark Peterson, Multiple Parcels-**

***Motion for County to work with Mr. Peterson and revisit at the reconvene, made by Chairman Tammaro, support from Supervisor Chad. Motion carried unanimously.***

**Ward Brown, Parcel 340-0170-00070-** Recommendation from the County was land value would remain the same at \$28,600, but the building value reduction from \$22,100 to \$300, for a total value of \$28,900.

***Motion for support County's recommendation for the Ward Brown property, made by Chairman Tammaro, support from Supervisor Ziegler. Motion carried unanimously.***

**Patrick Ziegler, Parcel 340-0010-01585-** Patrick Ziegler questioned why the value of his garage is more than the value of his old home. The value of the garage is \$126,700. Mr. Ziegler referenced that he had seen a \$275,000 value for the garage. Pat Orent clarified that was the prior year's value that had a portion of the house, garage, pole barn and the land. Mr. Ziegler had no further questions once that was clarified.

***Motion to reconvene the 2020 Local Board of Appeal and Equalization for Tuesday, May 19<sup>th</sup> at 6:30 PM, made by Chairman Tammaro, support from Supervisor Ziegler. Motion carried unanimously.***

Pat Orent thanked the Town Board for being able to hold the meeting and adjusting their format to organizing and holding a teleconference and web meeting.

***Motion to adjourn the meeting and reconvene May 19<sup>th</sup> at 6:30 PM, made by Supervisor Ziegler, support from Supervisor Chad. Motion carried unanimously.***

Chairman Tammaro recessed the meeting at 2:01 PM.

Respectfully submitted,

*Heidi M. Coldagelli*

Heidi M. Coldagelli  
Clerk/Treasurer Town of Fayal

Approved: *Andy J. Panno*  
Chair

Date: 5-5-20

Attest: *Heidi M. Coldagelli*  
Clerk