

**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*

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**LOCAL BOARD OF APPEAL AND EQUALIZATION**

**APRIL 24, 2024**

The Local Board of Appeal and Equalization Meeting was called to order at 1:00 PM by Chairman Tammaro. Present were: Chairman Tammaro, Supervisor Chad, Supervisor Ziegler and Clerk Coldagelli. Supervisors Branville and Sather were absent. Chairman Tammaro and Supervisor Chad are the Board certified members.

St. Louis County Assessors in attendance were Nicole Felten and Ashley Kinnett. There were 5 appellants that signed in.

Nicole Felten is a residential appraiser for St. Louis County. Ms. Felten read through her letter to the Town Board regarding property sales from October 2023 to September 2023. During the sales study period, there were 8 residential improved parcels and 1 land parcel "arm's length" transactions within the Town of Fayal. The Minnesota Department of Revenue requires a median sales ratio that falls between 90%-105%. The overall median ratio prior to changes was 87.61%. Following changes made to rural of +4% for buildings and suburban +3% for buildings, the sales ratio is now at 95.6%. Value changes were also made throughout the Township for permitted new construction/demolition, owner requests for review and continuing construction projects.

**APPEALS IN PERSON**

**Michael Erjavec, Parcels 340-0010-01878 & 340-0010-02030**- Mr. Erjavec was present to discuss the farm he owns that has two homes on it. One home increased 4.1% and the other home decreased 3.4% and he questioned the rationale. Ms. Felten explained that tiering caused the reduction for the one home due to Mr. Erjavec purchasing the property contiguous to the farm parcel. Discussion regarding the St. Louis County Board providing a reduction for the gasoline. Mr. Erjavec is requesting that both homes have the same reduction and requesting a reduction of \$8,400.00. Mr. Erjavec presented his neighbor's home for comparison that was listed in sales book. The home is nearly the same value as his, but has nearly twice the square footage. Discussion regarding the property.

**Cathleen Zelinski, Parcel 340-0180-00460**- Ms. Zelinski thanked the Board for the recommendation from last year to contact the Department of Labor and Industry regarding her issue with a contractor. The issue is still ongoing. Cost to repair the contractor mistakes is \$287,000.00. Her valuation received the 4% increase that the other area homes received.

Chet Kariatkoski was present, but was not a resident of Fayal and he would need to bring his request to the appropriate Board of Appeal for his unorganized township parcel.

**Nick Domiano, Parcels 340-0010-00332 & 340-0040-00700**- Mr. Domiano was present to question why his valuation increased \$39,200.00 in 2024 and \$7,700.00 for 2025. Ms. Felten informed Mr. Domiano that one can only dispute current year increases. Discussion regarding the home valuation increases due to sales and how much has changed over the last three-four years.

**Jesse Peterson, Parcel 340-0010-04100**- Mr. Peterson was present to question the \$40,000.00 increase to his property. He understands the previous year's increase due to an addition placed on the home. Mr. Peterson has been comparing nearby homes using price per square foot. Nicole Felten reviewed his property and changes that have been made. She is recommending a \$3,300.00 reduction due to outside corrections. Discussion regarding other parcels for comparison. Without an interior inspection completed, the County is unable to make any changes to the interior valuation. Discussion regarding how property taxation based upon valuation works. Mr. Peterson also questioned the valuation of his land compared to other neighbors. Ashley Kinnett brought up the map showing land quality and Mr. Peterson's land was listed as mostly average whereas his neighbors' lands have more wet areas of property.

**WRITTEN APPEALS MADE TO THE TOWN OF FAYAL**

**John Snidarich, Parcel 340-0010-03490**- Ms. Felten contacted Mr. Snidarich and he declined an interior inspection. His property increased 3%-4%.

**Aaron Nelson, Parcel 340-0010-06660**- Dave Sipila from the County has reviewed the property and did not see

any discrepancies based upon the phone discussion. Ms. Felten can request to schedule an interior inspection.

**APPEALS MADE TO ST LOUIS COUNTY**

**Erin Podpeskar, Parcels 340-0170-00110 & 340-0170-00100-** Ms. Felten completed an interior inspection and identified basement, window, electrical, plumbing, foundation, flooring, siding and fascia issues. Recommending a \$56,100.00 reduction to the home and \$3,300.00 for the garage.

**BOARD ACTIONS**

**Michael Erjavec, Parcels 340-0010-01878 & 340-0010-02030-** Chairman Tammaro recommended Mr. Erjavec take his request to the St. Louis County Board of Appeal. Ms. Felten will complete an interior inspection on the newly acquired property.

**Cathleen Zelinski, Parcel 340-0180-00460-**

***Motion for no change, made by Chairman Tammaro, support from Supervisor Ziegler. Motion carried unanimously.***

**Nick Domiano, Parcels 340-0010-00332 & 340-0040-00700-**

***Motion for no change, made by Chairman Tammaro, support from Supervisor Ziegler. Motion carried unanimously.***

**Jesse Peterson, Parcel 340-0010-04100-**Ms. Felten made a recommendation for a \$3,300.00 reduction.

***Motion to approve St. Louis County's recommendation of a \$3,300.00 reduction, made by Chairman Tammaro, support from Supervisor Chad. Motion carried unanimously.***

**Aaron Nelson, Parcel 340-0010-06660-** Ms. Felten will review the property.

**John Snidarich, Parcel 340-0010-03490-** Declined an interior inspection.

***Motion for no change, made by Chairman Tammaro, support from Supervisor Ziegler. Motion carried unanimously.***

**Erin Podpeskar, Parcels 340-0170-00110 & 340-0170-00100-**

***Motion to approve St. Louis County's recommendation of a \$56,100.00 and \$3,300.00 reduction, made by Chairman Tammaro, support from Supervisor Chad. Motion carried unanimously.***

Discussion regarding reconvene. Board of Appeal must reconvene no later than 20 days. Will reconvene May 8<sup>th</sup> at 8:00 AM.

***Motion to reconvene the meeting, made by Chairman Tammaro, support from Supervisor Ziegler. Motion carried unanimously.***


Chairman Tammaro recessed the meeting at 2:00 PM.

Respectfully submitted,

*Heidi M. Coldagelli*

Heidi M. Coldagelli  
Clerk/Treasurer Town of Fayal

Approved: \_\_\_\_\_

  
Chair

Date: \_\_\_\_\_

*5/8/24*

Attest: \_\_\_\_\_

*Heidi M. Coldagelli*  
Clerk