

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

*Heidi Coldagelli, Clerk/Treasurer*

*Anthony Tammaro, Chairman*

*Supervisors: Lee Branville, Mark Chad, Michael Erjavec, Richard Sather*

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**LOCAL BOARD OF APPEAL AND EQUALIZATION**

**APRIL 30, 2025**

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

St. Louis County Assessors in attendance were Nicole Felten and Casey Rogers. There were 4 appellants that signed in.

**APPEALS IN PERSON**

**Trudy Salo, Parcel 340-0010-05400-** Ms. Salo was present to question the \$75,000.00 value increase for 2026 when no improvements have been made to the property. Ms. Felten explained the valuation process of every five years physically evaluating each property and in the other years a sales study will occur and is used to determine valuations. Discussion that if sale prices are declining, home valuations could decrease. Only one sale occurred on Long Lake that impacted valuations for homes in that area.

Denny Bone questioned if Ms. Felten could explain further how the one sale in Long Lake impacted the value? Estimated market values need to fall into 90%-105% of those sale prices. The County's target is approximately 95% because once they complete their sales study, it is sent to the State of Minnesota for review. If the State finds that homes are valued below 90%, the State will increase everyone to 100%. Ms. Felten further explained that individual neighborhoods are looked at and sometimes outside of town borders to get a general idea of the market values.

Trudy Salo declined to have an interior inspection. She had wanted to know why the value had increased and Ms. Felten has answered her questions.

**Seth Harvey, Parcels 340-0110-00090 & 340-0110-00205-** Discussion regarding home sales and hypothetical sales of new homes and valuations. New construction does not effect other property values and those are based off sales. Residents' property tax burden could lessen due to new construction as that new home will be taking on a greater part of the tax burden. Chairman Tammaro brought forward that the issue is people want to move out here and driving up prices. Some individuals are even coming from out of state.

**Denny Bone, Parcel 340-0172-00070-** Denny Bone was present to discuss his valuation increased \$73,000.00. Some of his questions were previously answered regarding individuals from out of area purchasing. Discussion that the homestead credit changed for taxes payable in 2025. Mr. Bone raised concerns regarding lack of federal funding and how the County, townships and school districts will fare. That tax burden will fall upon citizens with the higher values. The State legislature needs to take action, but not sure on how to combat the problem of how its more difficult to afford homes here.

**Linda Donnelly, Parcel 340-0087-00270-** Linda Donnelly was present to discuss her valuation increasing by \$60,000.00. Most of her questions were already answered. Ms. Felten added that suburban areas were hit the hardest. Discussion regarding mortgages and appraisals. Mrs. Donnelly questioned if there was any avenue for these values and Ms. Felten replied that she could complete an interior inspection to verify the accuracy of her property record. Any increase in value due to an interior inspection will not be reflected until the next year. Discussion regarding hypothetical sales and valuation situations. Ms. Felten routed for the audience to review a map of St. Louis County with 2025 assessment changes. The County will be assessing all of Fayal in 2026.

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

**Joyce Malterud, Parcels 340-0010-05411, 340-0010-05410 & 340-0010-05420-** Ms. Felten contacted Mrs. Malterud and she did not want to proceed with the appeal process.

**Jesse Peterson, Parcel 340-0010-04100-** Mr. Peterson is not interested in an interior inspection. Mr. Peterson did provide two parcels that he was comparing his property to and his value is right in between the two.

**APPEALS MADE TO ST LOUIS COUNTY**

**Brad Hejda, Parcel 340-0087-00030-** Ms. Felten completed an interior inspection, confirmed measurements and reviewed the property. Valuation was \$473,900.00 and with corrections, recommending a \$16,400.00 decrease. Does have a new construction correction from \$24,100.00 to \$27,000.00.

***Motion to reduce the value of the Hejda property \$16,400.00, made by Supervisor Branville, support from Supervisor Erjavec. Motion carried unanimously.***

**Brian Rantala, Parcel 340-0170-00240-** This property is currently listed for sale. Ms. Felten completed an interior inspection and made corrections with a reduction recommendation from \$693,000.00 to \$673,700.00, a \$19,300.00 reduction.

***Motion to reduce the Rantala valuation by \$19,300.00, made by Supervisor Branville, support from Supervisor Chad. Motion carried unanimously.***

Chairman Tammaro added that the Board relies on the County recommendation for the properties. Discussion that the home is listed for significantly less than the value and could help reduce the suburban property values if there isn't a significant outlier.

**Michael Erjavec, Parcels 340-0010-02030, 340-0010-02700, 340-0010-02010, 340-0010-01960, 340-0010-01878, 340-0010-01879, 340-0010-01875, 340-0010-01872, 340-0010-02710-** Supervisor Erjavec removed himself from the Board of Appeal in order to appeal. He will go to the County for his appeal.

#### **BOARD ACTIONS**

**Trudy Salo, Parcel 340-0010-05400-**

***Motion for no change to Trudy Salo, made by Supervisor Branville, support from Supervisor Chad. Motion carried unanimously.***

**Seth Harvey, Parcels 340-0110-00090 & 340-0110-00205-**

***Motion for no change to Seth Harvey, made by Supervisor Branville, support from Supervisor Chad. Motion carried unanimously.***

**Denny Bone, Parcel 340-0172-00070-**

***Motion for no change to Denny Bone, made by Supervisor Branville, support from Supervisor Chad. Motion carried unanimously.***

**Linda Donnelly, Parcel 340-0087-00270-**

***Motion for no change to Linda Donnelly, made by Supervisor Branville, support from Supervisor Chad. Motion carried unanimously.***

**Jesse Peterson, Parcel 340-0010-04100-** Mr. Peterson refused an interior inspection.

***Motion for no change to Jesse Peterson, made by Supervisor Branville, support from Supervisor Chad. Motion carried unanimously.***

**Joyce Malterud, Parcels 340-0010-05411, 340-0010-05410 & 340-0010-05420-**

***Motion for no change for Joyce Malterud, made by Supervisor Branville, support from Supervisor Chad. Motion carried unanimously.***

**Michael Erjavec, Parcels 340-0010-02030, 340-0010-02700, 340-0010-02010, 340-0010-01960, 340-0010-01878, 340-0010-01879, 340-0010-01875, 340-0010-01872, 340-0010-02710-** Mr. Erjavec can appeal to St. Louis County.

***Motion for no change for Michael Erjavec, made by Supervisor Branville, support from Supervisor Chad. Supervisor Erjavec abstained. Motion carried.***

The current valuation of the entire Township is \$356,098,400.00.

Supervisor Chad left the meeting at 1:57 PM.

Chairman Tammaro adjourned the meeting at 2:00 PM.

Respectfully submitted,

*Heidi M. Coldagelli*

Heidi M. Coldagelli  
Clerk/Treasurer Town of Fayal

Approved: *[Signature]*  
Chair

Date: 5-20-25

Attest: *Heidi Coldagelli*  
Clerk