

TOWN OF FAYAL
4375 SHADY LANE, EVELETH, MN 55734

Heidi M. Latvaaho, Clerk/Treasurer

Lee Branville, Chairman

Supervisors: Mark Chad, Michael Erjavec, Richard Sather, Daniel Zbosnik

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LOCAL BOARD OF APPEAL AND EQUALIZATION

MAY 6, 2026

The Local Board of Appeal and Equalization Meeting was called to order at 1:09 PM by Vice-Chair Chad. Present were: Vice-Chair Chad, Supervisor Erjavec, Supervisor Sather and Clerk Latvaaho. Supervisors Branville and Zbosnik were absent. Vice-Chair Chad is the Board certified member.

St. Louis County Assessor in attendance was Nicole Felten. There were 4 appellants that signed in.

Ms. Felten began with her report. There were 17 residential transactions. No land-only sales occurred. The overall median ratio prior to changes was 95.9% and the State of Minnesota requires a median sales ratio that falls between 90 and 105%. Changes ranged from 0-10% on land and -1.5 to 11% on buildings for the 2026 assessment, taxes payable 2027.

Supervisor Erjavec questioned if homes were selling higher or lower than the 95.9% and currently, they are selling for slightly higher than St. Louis County's values. Suburban did receive a decrease to the values due to the sales.

APPEALS IN PERSON

Anthony Belcastro, Parcel 340-0010-04830- Mr. Belcastro was present with questions regarding his valuation. He had improvements of \$36,000.00, but yet his value went up by \$70,000.00. The home received new siding and some remodeling was done a few years ago. There is no foundation on the property. Discussion regarding the homestead market value exclusion. Ms. Felten recommended a correction to the foundation for a reduction of \$2,200.00. The property itself went up 9.4% which was in line with the neighborhood. Discussion of the legal authority of the Town Board for Board of Appeal and legally the Town Board can only reduce the entirety of Fayal by 1%.

Motion to lower the value by \$2,200.00, made by Vice-Chair Chad, support from Supervisor Erjavec. Motion carried unanimously.

Nick Domiano, Parcels 340-0040-00832, 340-0010-00332 & 340-0040-00700- Mr. Domiano questioned the value of a lineal foot of lakeshore. Ms. Felten responded that the base rate is \$650.00 per foot and the County is assessing Mr. Domiano at \$2,800.00 for 27 feet, basically \$100.00 per foot due to the limited use and size. Mr. Domiano questioned the increase to the home parcel. The value increase was from the prior year and could no longer be disputed. Mr. Domiano's proposed value for 2027 actually decreased by \$6,400.00. Discussion regarding the neighbor's property included in the sales book. Mr. Domiano brought forward the additional lot behind his home. Discussion that the lot itself is valued at \$3,300.00 for the land and the remaining is for the garage that is located on the lot. Discussion regarding value of a lot on a lake.

Motion for no change for all three parcels, made by Vice-Chair Chad, support from Supervisor Sather. Supervisor Erjavec voted no. Motion carried.

Michael Erjavec, Parcels 340-0010-02030, 340-0010-01878, 340-0010-01879, 340-0010-01875, 340-0010-01960, 340-0010-02010, 340-0010-01872, 340-0010-02700, 340-0010-02710- Mr. Erjavec had concerns regarding parcel 340-0010-02030 as two properties on his road sold for less than the market value and he is questioning his 3.2% increase. Discussion that those properties are considered suburban as they are platted properties and Mr. Erjavec's property is considered rural. There was only one rural sale in the Township and had to look outside the rural areas for sales. Discussion of the nearby sales. Mr. Erjavec received an increase last year and this year and in his opinion nothing sold in comparison to his property. Discussion that if the only rural sale would have been used for comparison, it would have necessitated an increase of 11.24%.

Motion for no change to Mr. Erjavec's property, made by Vice-Chair Chad, support from Supervisor Sather. Supervisor Erjavec abstained. Motion carried.

WRITTEN APPEALS MADE TO THE TOWN OF FAYAL

Dawn Snow, Parcel 340-0010-04280- Ms. Felten attempted to contact Ms. Snow via email as no other contact information was listed and she has not responded.

Motion for no change, made by Supervisor Sather, support from Supervisor Chad. Motion carried unanimously.

Vice-Chair Chad adjourned the meeting at 2:13 PM.

Respectfully submitted,

Heidi M. Latvaaho

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Clerk/Treasurer Town of Fayal

Approved: _____

Chair

Date: _____

5/19/26

Attest: _____

Clerk

Heidi M. Latvaaho