

Biwabik Township 2023 Board of Appeal and Equalization Meeting

6555 Oak Drive, Gilbert, MN

Monday, May 9, 2023 at 11:00 AM

Call to Order: 11:00 AM by Chairman Hall

Present: Supervisors Hautala, Paris, and Hall, Clerk Highland.

St. Louis County Appraisers: Shaun Hainey and Rebbecca

Residents: Kathleen Wagner, David Ekern, Forrest Kauppi, Kirstie Hall, and Donald Sherek

Pledge of Allegiance: Recited

Appraiser Hainey explained it was a reappraisal year and construction costs were updated to 2020 standards. Sales continue to come in higher than appraised, especially around the lakes. He explained the time trend according to the Department of Revenue and the reason for the reduction in homestead exclusions.

Appeals:

Forrest Kauppi- 260-0014-00826 Kauppi asked for clarification on taxing non-permanent structures. Hainey explained everything that has a roof on it is added to the record. The only exclusions to this are kids play houses and deer stands.

David Ekern- 260-6040-00110 Ekern submitted a written appeal and appeared in person. He is requesting to keep his property appraisal the same value as 2023's for 2024, which would be \$494,000.00 vs \$530,500.00. He feels he would only be able to sell his place for a max of \$442,000.00.

Kathleen Wagner- 260-6030-00830 Wagner requested an explanation of sales in the area. She wanted to make sure her property was only getting compared to others on the lake in the township and not compared to other communities like Voyager's Retreat. Hainey explained her property is only compared to those on Eshquaguma and club sales are appraised the same as non-club sales around the lake.

Todd Hall- 260-0028-00060 Todd and Kirstie Hall made a formal complaint about their property value doubling in two years. They understand the market affects value, but doubling value is absurd. Hainey did explain that unfortunately the market has been doubling or near doubling. If the market comes down, surrounding values will also lower. Due to being a Board member, if Hall wants to formally appeal, he will have to appeal at the county level.

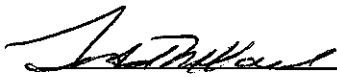
Donald Sherek- 260-0015-00886, 260-0015-00885, 260-0015-00883 Sherek's main concern is the increase on his two land parcels. In the past it was stated that they were wet lands. Hainey stated his land is graded as swamp, the lowest valuation available from the County. If they are actually wetlands they are not taxed. Wetlands are determined by the DNR. It was suggested Sherek contact them if he wants it classified as wetlands.

Motion by Supervisor Paris, seconded by Supervisor Hautala to keep parcel 260-6040-00110 (Ekern) valuation for 2024 as is based on assessors recommendation. Motion carried unanimously.

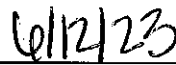
Motion by Supervisor Paris, seconded by Supervisor Hautala to keep parcels 260-0015-00885 and 260-0015-00883 as is based on the property is already in the lowest classification available. Motion carried unanimously.

Motion by Supervisor Paris, seconded by Supervisor Hautala no change to the following parcels, 260-6030-00830, 260-0014-00826, 260-0028-00060, based on appeals were for informational purposes only. Motion carried unanimously.

Adjourn: Motion by Supervisor Paris, seconded by Chairman Hall to adjourn the meeting at 12:21 PM. Motion carried unanimously.



Chairperson:



Date:



Attest by Clerk: