

Approved

Lutsen Township
Local Board of Appeals & Equalization Meeting Minutes
May 17, 2022
Lutsen Townhall

Meeting Called to Order: C Friesner called meeting to order at 6 p.m.

Meeting Attendees: C Friesner, Lollie Cooper, Chris Homyak, Sharon Hexum-Platzer, Ginny Storlie, Samantha Mcquatters-Spangle, Robert Thompson, Rachel Espe, David Griggs, Linda Griggs, Lance Johnson, Andrew Beavers, Kyle Monson, Linda Slocum, Tony Scall, Nancy Koloski

Public Appeals in order of Assessors' list case by case and numbered:

1-No Change: David and Linda Griggs PID: 27-315-1330 from \$333,900 (2020) to \$535,700 (2021). Discussion of data provided by Griggs based on comparable sales, usable land and misreported usable square footage within property dwelling that may affect value determination; 1022 square footage deemed usable space, misrepresented at 1220 square feet currently. Discussion of comparable sales on Gus Lake at over asking price questioned as comparable sale. Assessor Thompson suggested scheduling an interior inspection to correct any misrepresented values. Assessor Thompson suggests for supervisors to motion no change until interior inspection is complete. C Friesner motion to suggest no change until Assessor Thompson completes physical assessment. Vote: C Friesner approved, L Cooper approved, C Homyak approved. Motion passed; Further Assessor Thompson clarified the next steps: Interior inspection scheduled for 5.18.2022 and reassess further process before Board of Appeals and Equalization adjourns on 5.19.2022

2-No change: Lance Johnson PID: 27-150-0030 from \$447,600 for 2020 to \$647,600 for 2021; 179% increase from the previous year. Discussion of data provided by Johnson stating value is too high due to inability to access property dwelling during winter months. C Friesner questions electricity and heating availability to property dwelling; Both utilities established. Assessor Thompson questions distance estimate of 1000 feet from dwelling to county road and availability for plow accessibility; Possible communication to highway engineer regarding suggestions for plowing and winter accessibility. Assessor Thompson suggests an inspection of property to verify accessibility. Discussion of comparable housing between Mr. Johnson and Assessor Thompson with similar properties sales and adjustments. Property inspection scheduled for 5.19.2022, Assessor Thompson suggest no change until inspection completed. C Friesner motioned no change until inspection is completed by Assessor Thompson on 5.18.2022. L. Copper seconded; Vote: C Friesner approved, L Cooper approved, C Homyak approved. Motion passed Further Assessor Thompson clarified the next steps: Inspection scheduled for 5.18.2022 and reassess further process before Board of Appeals and Equalization adjourns on 5.19.2022

3-No change, Linda Slocum and Tony Scallion not seeking reassessment but seeking clarification on process to value land and property dwellings. Assessor Thompson gives example of how sold comparable units are used to create comparable value grids and how adjustments are made to create evaluation appraisals between properties, timelines and land values. Power point explanation and

Approved

examples available on Assessor Thompsons website. Linda Slocum asks about rising value trend and property tax increasing. Assessor Thompson explains how the assessors' studies are affected with dwindling listings available and rising sales prices. S. Hexum-Platzer question if all lake shore properties value is the same or if shore lines have a grade scale for lake property type. Assessor Thompson gives small list of shore line property values, Lake Superior being the most valuable type of shore line property and smaller inland lakes of different values at decreased values depending on type, size and location of shore line and lake.

At 6:50 p.m., Assessor Thompson suggests motion to approve all assessor recommendations and recess meeting until 5.19.2022. C Friesner motions to approve all assessor recommendations, L. Cooper seconds, C Homyak approved; C. Friesner motions to recess meeting until Thursday 5.19.2022 at 6 p.m. and L. Cooper seconded, C Homyak approved.

Motion passed and meeting recessed at 6:50 p.m.

Lutsen Township
Local Board of Appeals & Equalization Meeting Minutes
May 19, 2022
Lutsen Townhall

Roll Call of Attendees: Lollie Cooper, Chris Homyak, Robert Thompson, Samantha Mcquatters-Spangle

Pledge of Allegiance

Public Appeals in order of Assessors' list case by case and numbered: No Public in Attendance

Call to order: L. Cooper calls Local Board of Appeals and Equalization Meeting to order, C. Homyak seconded. Inspections for two properties completed on 5.18.2022 by Assessor Thompson and agreements reached. Assessor Thompson suggests motioning to accepted all assessors' recommendations listed on Appeals and Equalization paperwork as well as addition of C Homyak property evaluation and changed on County Rd 4 properties reached after inspections completed.

L. Cooper motions to accept all recommendations by Assessor Thompson, C Homyak seconded. Motion Passed.

At 6:02 p.m. L. Cooper motions to adjourn Local Board of Appeals and Equalization meeting, C. Homyak seconded;

Meeting adjourned at 6:02 p.m.