

**Minutes of the
Board of Appeal and Equalization
Harris Township
Thursday, May 5, 2011
9:00am**

Pursuant to due notice and call thereof, a Local Board of Appeals and Equalization was conducted on Monday, May 5, 2011 at 9:00am at the Harris Town Hall, with following officers of the board present: Supervisors Larry Key, Gary Rosato, Dennis Kortekaas, and Clerk Michele Smith. Absent: Treasurer Becky Adams.

Also in attendance were Itasca County Assessor Brian Connors, County Assessor for Harris Township, Jim Pagel, and County Appraisers, Dan Swenson and Amber Randall. There were no (0) Harris Township residents present.

1. Opening Comments

Because there were no residents in attendance, Chairman Rosato dispensed with the normal explanation that this meeting was to review the 2011 classifications and valuations of Harris Township property, used to calculate taxes payable in 2012. Any person feeling aggrieved could discuss their complaint with the Assessors and the Board. The meeting was to be kept orderly and anyone becoming loud or out of order would be asked to leave. The complaints would be reviewed in the order they appeared on the sign-in list. It was noted that Supervisors Key and Kortekaas had both completed the Board of Appeal and Equalization training and certification prior to today's meeting

2. Introduction of County Assessors

Brian Connors introduced himself as the Itasca County Assessor, Jim Pagel as Harris Township's Assessor, and Amber Randall & Dan Swenson as the County Appraisers. He also made mention that if any residents did show up, that the Harris Town Board would need to make a motion to approve any changes or corrections to assessed values.

Connors also dispensed his normal opening comments, with no residents in attendance, to explain that in order for a person to appear before the county board of appeals, that person needs to attend the township local board of appeals with their name and parcel identification in the minutes of the meeting.

And that the board would have two choices at the end of today's meeting – to adjourn, or to recess if more information is needed. If recessed, the date for a second meeting date must be set within 20 days. At that time, they would then finalize any issues and adjourn.

For clarification, the Assessor usually notes that only 2 things could be changed at today's meeting:

- The classification for 2011 (like homestead vs. non homestead, business/residential, etc.) that will affect taxable payable in 2012.
- The valuation amount that is shown on the yellow form from the county.
(This was NOT a meeting to discuss taxes – but rather the property valuations and classifications.)

Connors pointed out that spread sheets of sales in Harris Township were shared with the board and were available to the public. They included a report for all of Harris Township property sales, a report of all Pokegama Lake sales, a report of Pokegama Lake sales just in Harris Township, and a report of non-lake sales in Harris Township.

Connors also commented that since the auditor's office put the number of acres assessed on the yellow statements from the county, he has received many calls about a discrepancy in the number of acres

shown. People have concerns that they appear to have lost or gained an acre or two. Connors explained to residents that the number of acres being assessed has not changed, but that due to new and improved GIS technology, the accuracy of the acres/boundaries has increased and is reflected on the statements.

He also noted that a lot of people expected bigger decreases in property values due to what they've see on the coast/in the cities; however, Connors explained that the market in our area has not seen that level of decreases in property value. And that the Assessor's office has to use information based on actual sales in the area – and not national or cities trends.

Consider property owners complaints and answer questions about their assessments.

a.

Taxpayer name(s): None	Parcel number (s):
Address:	Classification:
Nature of grievance:	
Action taken:	

With no residents in attendance after an hour of the posted and published meeting time, and with no appearance by letters received, Supervisor Key made a motion, seconded by Supervisor Kortekaas, to close the Local Board of Appeal and Equalization meeting at 10:00am. Upon roll call, the motion carried and the meeting was adjourned.

Respectfully submitted,

Michele Smith, Clerk