

**Minutes of the
Board of Appeal and Equalization
Harris Township
Thursday May 2, 2019
9:00am**

Pursuant to due notice and call thereof, a Local Board of Appeal and Equalization was conducted on Thursday, May 2, 2019 at 9:00 am at the Harris Town Hall, with following officers of the board present: Supervisors Chair Peggy Clayton, Vice-Chair Ken Haubrich, Supervisor Mike Schack and Supervisor Dennis Kortekaas. Absent Supervisor Jim Kelley.

Also in attendance were Cory Leinwander, Assistant Itasca County Assessor, Lena Schafer -Assessor/Appraiser for Harris Township, Tony Troumbly, County-Assessor/Appraiser, Carissa Nelson County-Assessor/Appraiser, and Dustin Nelson, County-Assessor/Appraiser.

There were 5 Harris Township residents in attendance.

Opening Comments

Chairman Clayton introduced the 2019 Local Board of Appeal and Equalization for Harris Township: Supervisors Kortekaas, Haubrich, Schack, and Clayton. She then turned the meeting over to County Assessor Leinwander.

Opening Comments and introduction of County staff:

Leinwander introduced the staff, who were there to help with taxpayer concerns and give onsite property reviews, if necessary. The Assessor Department staff was there to represent the County Assessor's Office. **He noted that Supervisor Clayton and Supervisor Haubrich, had the current local Board of Appeal and Equalization training and certification, prior to today's meeting.** Leinwander reminded the board that motions are required for any valuation or classification changes.

Explanation of purpose and process for Local Board of Appeal and Equalization

Leinwander explained that this meeting was to review the 2019 classifications and assessments/valuations of Harris Township properties that are used to calculate taxes payable in 2020. Any person wanting to appeal, could discuss their complaint with the Township Board, and Assessor. The meeting was to be kept orderly and anyone becoming loud or out of order would be asked to leave. The appeals would be reviewed in the order they appeared on the sign-in list.

It was further noted that in order to appear before the *County* Board of Appeal and Equalization, a resident needed to appear before the *Local* Board of Appeal, either in person or via letter. If no change was made at the local township level, the township board would need to make a motion, second, and reaffirm that there was no change made. Those appealing could still go before the Itasca County Board of Commissioners, (with their appeal.)

This is a meeting of the residents; the local township board should be addressed with all appeals – not the County Assessor. A reminder was given that this meeting is about property valuations - not about taxes. Interior inspection, is walking through your home, and measuring the rooms inside of the home.

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

For clarification, Leinwander explained that only 2 things could be changed at today's meeting:

- The classification for 2019 (such as homestead vs. non homestead, business vs. residential, etc.) that will affect taxable payable in 2020.
- 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.)

County wide changes:

Leinwander commented that if there were any made, it did not affect Harris Township.

The County has to have a minimum of 6 sales in order to reassess the township. Harris could have more sales in the next year.

Leinwander read: *The assessor staff is here to advice and assist the Local Board with any questions or information regarding the valuation and classification of properties. Any changes to the valuation of classification of a property will require a Local Board action via a motion being made, seconded, and passed.*

The Local Board may not take action after adjourning today. All issues must be resolved before the meeting is adjourned. Once adjourned, they cannot be reconvened. If necessary to reconvene, the initial meeting must be recessed and the reconvened meeting must be held and all business of the local board must be concluded within 20 calendar days (including the day of the initial meeting) unless the board requests a time extension in writing from the Department of Revenue and the time extension is granted by the department. The date and time of the reconvened meeting must be determined before the initial meeting is recessed.

Per MN statutes, section 274.14 subdivision 1:

“A board member shall not participate in any actions of the board which shall result in the market value adjustment or classification changes to property owned by the board member, the spouse, parent, stepparent, child, stepchild, grandparent, or grandchild, brother, sister, uncle, aunt, nephew, or niece of a board member, or property in which a board member has financial interest. The relationship may be blood or marriage.”

Township wide changes:

Leinwander commented that Harris Township was last reassessed in 2016. will be another 2 years before the assessor will reassess the properties.

The sales study included October 1, 2017- September 31, 2018. There were 59 sales in Harris Township in 2018.

Cory Leinwander gave out the packet of the improved sales book (attached) at the meeting.

Consider property owners complaints and answer questions about their assessments.

With no other comments or questions, the residents were called in order of sign-in (*a copy of the sign in sheet will be attached to these minutes*), to discuss their grievances with the Local Board of Appeal and Equalization. *Any handouts from the county will also be attached to these minutes, for the record*):

1.

Taxpayer name(s): David Sievers	Parcel number (s): 19-471-0225
Address: Wendigo Park Circle	Classification: in person
Nature of grievance: Classification went up 7%. Their home is a manufactured home and not wooden structure. Assessment is based on market sales. David stated they would not be able to sell their home based on current market value. It was suggested they get their home appraised by a real estate appraiser before they can appeal. Item tabled at 9:28 am, so Assessors, and Sievers can look at the home/property. Discussions reconvened at 10:08 am. Property was looked at, and building value reduced by \$2,400. EMV changed/lowered from \$194,300 to \$191,900, and changed grade from average to fair.	
Action taken: <i>Motion made by Supervisor Haubrich, and seconded by Supervisor Kortekaas to table further discussions, at 9:25 am, so Assessor/Appraisers Tony Troumbly, and Carissa Nelson could go out to the Sievers home. After the visit, a motion was made by Supervisor Kortekaas, and seconded by Supervisor Haubrich to affirm the new value of \$191,900; motion carried.</i>	

2.

Taxpayer name(s): Harold Thompson	Parcel number (s): 19-615-0120
Address: Wendigo Heights Road	Classification: in person
Nature of grievance: This is Mr. Thompson's fourth trip before the board. He is appealing the value of his overall value of the property, and valuation of lakeshore. A couple of years ago there was 109 feet of meandering lakeshore added to his assessment. Mr. Thompson has a registered Plat which shows the same feet and acreage that was there before they added 109 feet. It didn't add anything in regards to acreage, it now says he has 309 feet of lakeshore. If he tried to sell the property, he can't prove he has the 319 feet of lakeshore. In 2017, the board dropped the value down 10%, the county increased the assessed value 8% this year. This is just the property value and not the structures. Very steep driveway to the house and down to the lake, and not useable multiple times a year. Lake shore assessment value went from average/fair to average/good. The quality of the lake shore was changed in error in 2014. It was based on the flooding of that year rather than on the long term history of the property. The assessed value of the house is currently at \$563,700. Harold stated he will never be able to sell his home with the current conditions of his lakeshore. Harold disagreed with the values and overall classification of the property. Harold requested the board go back to the 2014 classification, and grade, and use 2019 values. If not changed, his last resort is Minnesota tax court. Harold was advised to get his property appraised.	
Action taken: <i>A motion was made by Supervisor Haubrich, and seconded by Supervisor Kortekaas requesting Harold get his property/home appraised by a real estate appraiser; motion carried. A second motion was made by Supervisor Haubrich, and seconded by Supervisor Kortekaas to affirm the value of \$563,100; motion carried.</i>	

3.

Taxpayer name(s): John Batchelder	Parcel number (s): 19-030-2101
Address:	Classification: in person
Nature of grievance: No grievance on classification or value. John was before the BOA for educational purposes only. He thanked those involved in the process. John did ask if he could view his property online; Corey stated John could view in its entirety, through GIS.	
Action taken: <i>No action needed or necessary.</i>	

4.

Taxpayer name(s): James Knezovich	Parcel number (s): 19-012-1303
Address: County Road 91	Classification: in person
Nature of grievance: Jim bought the property in 2016 for \$88,500. Based on sales he could sell the home at the total value of \$97,800 as the market value has increased. As Jim is a veteran, he was advised to bring his paperwork to the Assessor Department for review.	
Action taken: <i>A motion was made by Supervisor Haubrich, and seconded by Supervisor Schack to affirm the value of \$97,800; motion carried.</i>	

5.

Shannon Schultz	Parcel number (s): 19-032-4406
Address: County Road 67	Classification: letter sent in
Nature of grievance: 2019 EMV is \$19,400; 2020 is \$20,300. Shannon was requesting EMV for 2020 back to \$19,400.	
Action taken: <i>Motion to affirm the value of \$20,300 made by Supervisor Haubrich, and seconded by Supervisor Kortekaas; motion carried.</i>	

6.

Taxpayer name(s): Shannon Schultz	Parcel number (s): 19-032-4406
Address: County Road 67	Classification: second letter
Nature of grievance: has 5.49 acres, and has hunting shack on property with no running water, etc. In 2019 EMV was \$64,500. For 2020 it is \$67,900. Shannon wants value set at \$64,500, as she feels new value is too high.	
Action taken: <i>Motion to affirm value of \$67,900 made by Supervisor Haubrich and seconded by Supervisor Kortekaas; motion carried.</i>	

7.

Taxpayer name(s): John LaPlant	Parcel number (s): 19-525-0320
Address: LaPlant Road	Classification: letter
Nature of grievance: EMV is \$240,000, and is seasonal. There appears to be a variance in place to get septic. Land value is too high (\$210,700). Change made in waterfront, as bluff discount was added. Waterfront value reduced by \$9,600. Land value changed from \$210,700 to \$201,100. New EMV is \$230,400.	
Action taken: <i>Motion to affirm new value of \$230,400 value made by Supervisor Haubrich, and seconded by Supervisor Kortekaas; motion carried.</i>	

8.

Taxpayer name(s): Michael Schack	Parcel number (s): 19-025-1100
Address: Wendigo Road	Classification: Board member
Nature of grievance: EMV is \$43,300. Land is quite a bit of swamp. Property is already getting 20% discount for access.	
Action taken: <i>Motion to affirm the value of \$43,300 made by Supervisor Kortekaas, and seconded by Supervisor Haubrich; motion carried.</i>	

9.

Taxpayer name(s): Roger Childs	Parcel number (s): 19-620-0060
Address: Sunny Beach Road	Classification: letter
Nature of grievance: EMV is \$562,000. Depreciation changes made, due to being very dated, and changed lakeshore EMV. Land value reduced by \$44,800, resulting in EMV changing to \$517,200.	
Action taken: <i>Motion to affirm the new value of \$517,200 made by Supervisor Haubrich, and seconded by Supervisor Schack; motion carried.</i>	

10.

Taxpayer name(s): Timothy Hashbargen	Parcel number (s): 19-525-0430
Address: LaPlant Road	Classification: letter
Nature of grievance: High building value, as per Tim. Current EMV is \$406,200. Changed cabin to a home, made modifications to bathroom, etc. which changed the grade and EMV, and reduced by \$800. New EMV is \$405,400.	
Action taken: <i>Motion to affirm the new value of \$405,400 made by Supervisor Kortekaas, and seconded by Supervisor Schack; motion carried.</i>	

11.

Taxpayer name(s): Daniel Stratton	Parcel number (s): 19-560-0010
Address: Sunny Beach Road off Forest Trail	Classification: letter
Nature of grievance: Tore house down in 2017, and did not advise Assessors Department. EMV was \$385,700. Due to house being torn down, land value reduced by \$139,500. EMV changed to \$246,200.	
Action taken: <i>Motion to affirm new value of \$246,200 made by Supervisor Kortekaas, and seconded by Supervisor Schack; motion carried.</i>	

12.

Taxpayer name(s): David Eckstein	Parcel number (s): 19-017-1304
Address: Southwood Road	Classification: letter
Nature of grievance: Land value too high. Lakeshore grade was changed. Current EMV is \$332,000, but lakeshore value reduced by \$20,300. New EMV is \$311,700.	
Action taken: <i>Motion to affirm the new value of \$311,700 made by Supervisor Kortekaas, and seconded by Haubrich; motion carried.</i>	

13.

Taxpayer name(s): Michael Jones	Parcel number (s): 19-615-0040
Address: LaPlant Road access	Classification: letter
Nature of grievance: Land value too high. There is no building on the land. Current EMV is \$156,600. Changed lakeshore, and issued a bluff discount, which reduced value by \$44,500. New EMV is \$112,100.	
Action taken: <i>Motion to affirm the new value of \$112,100 made by Supervisor Kortekaas, and seconded by Supervisor Haubrich; motion carried,</i>	

Motion to adjourn made by Supervisor Kortekaas, and seconded by Supervisor Schack at n; motion carried, at 11:08 am.

*Greg Clayton
May 22, 2019*