

MINUTES OF THE 2025 BOARD OF APPEAL and EQUALIZATION MEETING

TOWN OF CHISAGO LAKE

APRIL 17, 2025

The Meeting was called to order at 1:34pm by Chair David Reed in the Board Room, at the Chisago County Government Center.

Present at the meeting were Chair David Reed; Supervisors Wayne Houle and Sherry Stirling; Clerk Jeanette Peterson representing Chisago Lake Township; and Daryl Moeller along with Eric Wuotila representing the Assessor's Office.

After calling the meeting to order, Chair Reed then turned the meeting over to County Assessor Daryl Moeller. Moeller explained the valuation process and reviewed the purpose of the Board of Equalization, and the process taxpayers may use to appeal their valuation. Each year a sales ratio study is conducted; sales between October 1, 2023, and September 30, 2024, are used for the basis of adjustments for January 2, 2025, assessment date. Their goal is to assess each property fairly and equitably, so each property pays the appropriate amount of tax, no more, no less.

Chisago County's total 2025 estimated market value is \$10,066,071,100. Chisago Lake Township ratio is 11% of that. There was a total of 595 residential sales within Chisago County. A total of 40 residential sales within Chisago Lake Township. The total of new construction within Chisago Lake Township was \$6,012,900.

If you disagree with the decision made today you may attend the County Board of Appeal meeting scheduled for June 17, 2025, at 6:30 pm by appointment ONLY. Appointments must be made by June 1, 2025, by calling 651-213-8550.

Taxpayers signed up for the meeting:

Chris Pitzen, 27625 Leah Lane, 02.01143.00, assessed - \$714,300- \$239,000 has lived here for 10 years, property has 125 ft of lake shore. They are here because they feel the property is valued too high. Chris stated that the property needs approximately \$200,000 worth of repairs. After reviewing a motion made by Stirling, seconded by Houle, for no adjustment on assessed value. Motion carried.

Shane Hultman, 14845 Pleasant Valley Rd, two separate parcels - 02.00943.00, assessed - \$222,800, and 02.00930.00, assessed - \$560,500, Shawn stated he is losing green acres on parcels and would like to keep the green acres on parcels. He has lived here approximately 7 years. The property is dual use, with solar panels and farming, that is why the green acres have been removed and is now considered Ag/homestead. Per Daryl Moeller, if they can show proof that they make more farming than the solar panels he will grant the green acres back on the 2025 taxes. After reviewing a motion made by Stirling, seconded by Houle, for no adjustment on assessed value. Motion carried.

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Jessica Rydning, 14018 Old Hort Ct, 02.01281.00, assessed \$873,800-Jessica stated that they purchased the home in September of 2024 for \$850,000. The property has 150 ft of lake shore on South Center Lake. She is asking for the assessed value to be the same as the purchased value of \$850,000. After reviewing a motion made by Houle, seconded by Stirling, for no adjustment on assessed value. Motion carried.

John Utermoehl, 11910 Mentzer Trail, 02.01621.00, assessed \$487,400 - 60 ft of shoreline. After reviewing a motion made by Houle, seconded by Stirling, for no adjustment on assessed value. Motion carried.

Mark Hickman, 11920 Mentzer Trail, 02.01622.00, assessed \$490,800- 75 ft of shoreline. After reviewing a motion made by Houle, seconded by Stirling, for no adjustment on assessed value. Motion carried.

Lynn Schulz, Trophy Lake eight vacant lots, 02.00360.32-02.00360.39 non-lake shore, off 355th street. Lynn feels that these 8 lots are not fair and equitable evaluation. After reviewing a motion made by Houle, seconded by Stirling, to decrease the assessed amount of value an additional 10% on all 8 lots. Motion carried.

Jakob Olson, 14292 Panola Dr, 02.00256.04, assessed \$621,000- new approvment increase for \$84,000. House was incomplete at the time house was assessed in 2024. After reviewing a motion made by Stirling, seconded by Houle, for no adjustment on assessed value. Motion carried.

Tom and Anne Kocon, 12140 Mentzer Trail, 02.01639.00, assessed \$772,000-.65 acres, 17% increase in the last year. New mound system added. Asking for valuation to be decreased. After reviewing a motion made by Houle, seconded by Stirling, for no adjustment on assessed value. Motion carried.

Moved on to recommendations by the County Assessor.

Craig Timm, 35832 Patriot Ave., 02.00360.20, assessed \$109,100- Assessor's recommended value to be adjusted to \$96,800. After review, a motion made by Houle, seconded by Stirling to approve the assessor's recommended value. Motion carried.

Craig Timm, 35808 Patriot Ave., 02.00360.18, assessed \$97,600- Assessor's recommended value to be adjusted to \$85,300. After review, a motion made by Houle, seconded by Stirling to approve the assessor's recommended value. Motion carried.

Chad Whiterabbit, 12280 Mentzer Trail, 02.01651.00, assessed \$467,800 – Assessor's recommended value to be adjusted to \$378,900 due to poor access to lake. After review, a motion made by Houle, seconded by Stirling to approve the assessor's recommended value. Motion carried.

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Otto Lind, 12167 285th Street, 02.01798.00, assessed \$479,300 - Assessor's recommended value to be adjusted to \$437,800 due to poor access to lake. After review, a motion made by Houle, seconded by Stirling to approve the assessor's recommended value. Motion carried.

Mitchell Dodd, 10597 Lanesboro Way, 02.01780.08, assessed \$589,100 – Assessor's recommended value to be adjusted to \$518,100 based on corrected house details. After review, a motion made by Houle, seconded by Stirling to approve the assessor's recommended value. Motion carried.

Roderk Negus, 13384 240th Street, 02.00343.00, assessed \$502,300 – Assessor's recommended value to be adjusted to \$419,300 due to poor house condition. After review, a motion made by Houle, seconded by Stirling to approve the assessor's recommended value. Motion carried.

A motion was made by Houle, seconded by Stirling to adjourn the meeting at 3:11 pm. Motion carried.

David J. Reed, Chairman
Chisago Lake Township

Jeanette Peterson, Clerk
Chisago Lake Township