

MINUTES OF THE 2019 BOARD OF APPEAL and EQUALILZATION MEETING
TOWN OF CHISAGO LAKE
APRIL 18, 2019

The Meeting was called to order at 1:37 p.m. by Chair Sherry Stirling in the Board Room, at the Chisago County Government Center. Pledge of Allegiance to the Flag was said by group assembled.

Supervisors present were Wayne Houle and Sherry Stirling. Clerk Jeanette Peterson was also present. John Keefe and Daryl Moeller were present representing the Assessor's Office.

After calling the meeting to order, Chair Stirling then turned the meeting over to County Assessor John Keefe. Keefe explained the valuation process and reviewed the purpose of the Board of Equalization and the process taxpayers may use to appeal their valuation. The Assessor establishes a fair market value as of the current year 2019. Sales from October 2017 thru September 2018 are used. If rate is below 90% the valuation may be increased and if the rate is over 105% the valuation may be decreased.

The total value of new construction in Chisago Lake Township in 2018 was \$8,029,900. The total estimated market value for the Township in 2018 was \$683,099,600.

Two taxpayer signed in for the meeting.

Dennis Diebel – 31338 Oasis Road – Parcel #02.00773.00 – Value \$468,100
Dennis stated that this is his mother's home and when she built it in 2011 it was valued at \$322,000 and no additions have been made to it, so he doesn't understand why the taxes have increased so much. After discussion a motion was made by Houle, seconded by Stirling to reduce the taxes by \$16,000 for 2019, based on the taxes showing 500 sq ft of finished basement, which Dennis stated is not finished. Mr. Moeller will go out and inspect the home and adjust taxes accordingly for 2020. Motion carried.

John Rydning – 15088 Pleasant Valley Rd - Parcel # 02.200961-00 – Requesting the property be re-classified. It is currently classified as Commercial. After review a motion was made by Stirling, seconded by Houle to make no change to the property classification. Motion carried.

The following taxpayers called or sent letters to the Assessor's office to appeal their property valuation:

Sandy Nelson – 29870 Glader Blvd. - Parcel # 02.01707-00 – Value \$425,500. After review and changing the space in the garage from finished to unfinished, Mr. Moeller recommended changing the value from \$425,500 to 414,000. After discussion a motion was made by Houle, seconded by Stirling to reduce the assessed value by \$11,500. Motion carried.

Theron Drenckhahn - 29875 Glader Blvd – Parcel# 02.01748.23 – Value \$762,600. After review and changing the basement finishing and the screen porch, Mr. Moeller recommended changing the value from \$762,600 to \$726,100. After discussion a motion was made by Houle, seconded by Stirling to reduce the assessed value by \$36,500. Motion carried.

Joseph Woodruff – 16214 345th Street;

Parcel Numbers	Old Value	New Value
02.00526.40	\$ 45,600	\$ 45,600
02.00526.50	\$420,500	\$410,900
02.00526.60	\$ 56,300	\$ 23,300
02.00526.70	\$ 49,100	\$ 16,100
TOTAL	\$571,500	\$495,100

After review and finding out two of the four parcels failed perk testing and they are not buildable sites, Mr. Moeller recommended changing the total value from \$571,500 to \$495,100. After discussion a motion was made by Houle, seconded by Stirling to reduce the assessed value by \$75,600.00. Motion carried.

Attached is the Mini-Abstract for the County of Chisago Spring of 2019.

A motion was made by Houle, seconded by Stirling to adjourn the meeting at 2.55 pm. Motion carried.

Sherry Stirling, Chairman
Chisago Lake Township

Jeanette Peterson, Clerk
Chisago Lake Township