



SYLVAN TOWNSHIP

ANNUAL BOARD OF REVIEW MEETING MINUTES

APRIL 20, 2020

10:00 AM

Call to Order/Pledge of Allegiance/Roll Call: Chair Booth called the meeting to order at 10:00 AM and the Pledge of Allegiance was said. Those present: Supervisors Greg Booth, Yvette Adelman-Dullinger, and Arlene Schmit. Deputy Clerks Colleen Putnam and Jenna Ruggles. Sign in sheet attached.

Cass County Officials, Mark Peterson, Judy Dean from the Assessor's office.

Purpose of the meeting – to hear input from Sylvan residents on their assessed valuations of their parcels.

Explanation of Process for making an appeal:

The process for making an appeal is:

- Resident must make a written appeal or appear in person at the Board of Review meeting held at Sylvan Town Hall.
- If the resident does not agree with the decision at the Township level, they can make an appeal to the Cass County Commissioners.
- The resident would then receive a letter with the decision within the next 10 days.

Patrick Cox, 13696 Hardy Lake Road, Pillager, MN 56473 – it is noted that he is not a resident on the lake side. He received a 5% increase due to sales in the area. When he bought his property 3 years ago, he backed up what he thought to be a retired pit which is now an active pit since Anderson Brothers has taken it over. He feels that the trucks going past from 7am to 9pm have a negative impact on his property value. Anderson Brothers is also using the land as a landfill and dropping refuse out in the open which he feels brings his value down. His property is also next to another industrial property being Justin's Well Service, which runs trucks out early and back late in the day. Mark Peterson, County Assessor explained that the property value is lower than what he paid for the property initially. Supervisor Schmit indicated that the Anderson Brothers pit was always active. There was no change requested from the Board of Supervisor.

John Wulff, 2392 Wilderness Drive, Pillager, MN 56473 – he would just like to know how many square feet his valuation is based on. Judy Dean went over the square feet with John and they matched. Mark Peterson, County Assessor indicated that the increase was due to the land value and a pole building increase. There was no change requested from the Board of Supervisor.

Rose Nelson, 3371 Crow Wind River Drive, Pillager, MN 56473 – Mark Peterson, County Assessor indicated that Rose has this year's taxes with her. Rose indicated that she can't afford for her taxes to increase each year as she is retired. Mark Peterson indicated that the properties that were sold around her is one of the reasons why her property value increased. He also asked Rose if she was utilizing the Property Tax Refund through the state and that this should help offset the difference for her and others in her area that are not retired. There was no change requested from the Board of Supervisor.

Suzanne Opsahl, 3361 Crow Wing River Drive SW, Pillager, MN 56473 – has two parcels that had been combined. Sue is asking that this value be lowered because the one parcel is not able to be built on unless a variance is obtained and then a maximum of only 700 square feet would be allowed. Mark Peterson, County Assessor indicated that they have discounted the valuation some because she does have 2 lots next to each other. The land value is not changing because each is 100 feet of shoreland. There was no change requested from the Board of Supervisor.

Mona Valenty, 12337 Lower Sylvan Road Drive Pillager, MN 56473 – indicated that her property doesn't say that it is homesteaded, and she does live there, she just bought the home last October. She is on some frontage, but it is mostly swamp. Mark Peterson, County Assessor indicated that across Sylvan it went up about 5% and in her area, they took into consideration the swampy area. Her increase was mostly on the buildings not on the land. Mona indicated that the basement was only halfway finished. Supervisor Adelman-Dullinger **moved to authorize the County Assessor's office to amend the depreciation and the total finished square feet of the basement in the home to be lowered closer to the \$427,000**, seconded by Supervisor Schmit and the motion carried.

Email/Written Received:

Daniel Weichmann – Moonlite Meadows 1st and 2nd addition on Happy Go Lucky Road. Mark Peterson, County Assessor indicated that this year's assessment was at the high end. He also indicated that this is something that will be adjusted next year for this whole area to make sure it is fair. The Board decided that they feel it will be okay to just leave it until next year when the County changes it for the whole group. There was no change requested from the Board of Supervisor.

Jeffrey Rossman 965 Shady Hollow Road, Pillager, MN 56473 – cabin. Mark Peterson, County Assessor indicated that the increase is mostly due to the lakeshore and not the buildings. There was no change requested from the Board of Supervisor.

William and Diane Deblon, Hardy Lake Road, Pillager, MN 56473 – own 2 parcels and both increased. Mark Peterson, County Assessor indicated that these parcels were not valued at the discounted rate for having more than one parcel. Supervisor Adelman-Dullinger **moved that the assessment for 41-133-1203 and 41-133-1212 be combined and reduced as follows 133-1212 would be reduced down to \$187,000 and 133-1203 would be reduced down to \$103,800**, seconded by Supervisor Schmit and the motion carried.

Gregory & Sherry Norton, 909 Shady Hollow Road, Pillager, MN 56473 – Parcel 41-128-4114 was appraised at \$420,000 but the County’s new value came in at \$478,700 because of the shoreline the County recommends that we ask for it to be lowered to \$450,200. Supervisor Schmit **moved to approve the assessment to be lowered to the amount of \$450,200 for 41-128-4114 due to their usable shoreline**, seconded by Supervisor Adelman-Dullinger and the motion passed.

Attached is the Cass County Local Board of Appeal and Equalization Record.

Adjournment – Supervisor Schmit **moved to adjourn**, seconded by Supervisor Adelman-Dullinger and the motion carried with the meeting adjourning at 11:53 AM.

Minutes submitted by,

Jenna Ruggles, Deputy Clerk/Treasurer

Chair, Greg Booth

Supervisor Adelman-Dullinger moved to approve the minutes as amended/as presented, seconded by Supervisor Schmit and the motion carried

Amendments: Corrected spelling of refuse on page 1.

Date: 5/7/2020