

**Board of Appeal and Equalization Meeting  
with Cass County Assessors Minutes  
Friday April 12, 2024**

**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 at the meeting were Supervisors Greg Booth, Arlene Schmit, Bob Johnson, Clerk Jenna Ruggles, and Deputy Clerk Colleen Putnam. Also in attendance was Cullen Navratil, Cass County Staff Appraiser; Penny Vikre, Assistant County Assessor; and Mark Peterson, Cass County Assessor. Residents in attendance can be found on the sign-in sheet attached and within the minutes below.

**Updates:** Chair Booth let the residents in attendance know that they will be called up in the order they signed in and that no other business will be discussed at this meeting besides assessment information. Cass County's team of Assessors provided an update on what the County saw for increases and decreases over the last year. They also answered some general questions the residents had.

**Public Input:** Regarding assessed values were as follows...

- Supervisor Schmit **moved to lower the classification on parcel #41-508-0110 Wulff to \$412,800 based on the County's recommendation after a recent visit and correction of the square footage**, seconded by Supervisor Johnson and the motion carried.
- Parcel #41-456-0473 Kelly had no motions. Notes: This waterfront footage is being discounted by the County.
- Parcel #41-456-0320 Hoelzel had no motions. Notes: This waterfront footage was already being discounted by the County.
- Watson – left as they were not in Sylvan Township.
- Parcel #41-532-0151 Barrow had no motions.
- Parcel #41-533-0130 Stroeing had no motions.
- Parcel #41-820-3101 Quick had no motions.

Written Public Input included the following.

- Parcel #41-108-3001 Mannie had no motions. Was concerned with not getting the Homestead and it was corrected at the County level that they will get it now going forward. Notes: If the Assessors would be allowed access to see that the house was not finished, this parcel could have a lower assessment value.
- Parcel #41-421-0140 & 41-421-0160 Reynolds had no motions.

The property owners who contested their assessments above now have the option to appeal at Cass County on June 17<sup>th</sup> 2024.



## Sylvan Township

12956 24<sup>th</sup> Avenue SW, Pillager, MN 56473 Phone: (218) 746-3652 Fax: (218) 746-3612  
E-mail: clerk@sylvantwp.com Web-site: www.sylvantwp.com

**Adjournment:** Supervisor Schmit **moved to adjourn**, seconded by Supervisor Johnson and the motion carried with the meeting adjourning at 11:50 am.

**Attachments:** LBAE 2024 – provided from Cass County.

Minutes submitted by,

\_\_\_\_\_  
Jenna Ruggles, Clerk

\_\_\_\_\_  
Greg Booth, Chair

These minutes were approved as presented on April 18, 2024 by Supervisor Schmit, seconded by Supervisor Johnson and the motion carried with Supervisors Johnson, Schmit, and Booth in favor and Supervisor Bennett abstaining.

Date: 4/18/2024



## Local Board of Appeal and Equalization

LBAE 2024

### Jurisdiction Information

County	Jurisdiction	County Mailing Address	
Cass	Sylvan	PO Box 3000 / 303 Minnesota Ave W	
City	State	ZIP Code	County MN Tax ID
WALKER	MN	56484	8026405

### Overview of All Board Activity

Parcels Appealed	Parcels Reduced	Parcels Increased	Class Changes	Parcels Not Changed
9	1	0	0	8
Total Change in EMV	Jurisdiction Total EMV	% Change Total EMV		
-20,400	548,198,500	0.00%		

### Meeting

**Meeting Date**

4/12/2024

# Board Activities

<b>Property Owner</b> JOHN & DEBBIE WULFF	<b>Assessor Land EMV</b> 52,000	<b>Assessor Improvement</b> 381,200	<b>Assessor Total EMV</b> 433,200	<b>Assessor Class</b> 1a Residential Hmstd
<b>Parcel Id</b> 41-508-0110	<b>Board Land EMV</b> 52,000	<b>Board Improvement</b> 360,800	<b>Board Total EMV</b> 412,800	<b>Board Class</b> 1a Residential Hmstd
<b>Appeal Code</b> P = Property Owner	<b>Changes to EMV</b> -20,400	<b>Type Of Change</b> Corrected measurements	<b>Explanation Of Change</b> Correct building square footage	
<b>Property Owner</b> PATRICK KELLY	<b>Assessor Land EMV</b> 297,000	<b>Assessor Improvement</b> 312,800	<b>Assessor Total EMV</b> 609,800	<b>Assessor Class</b> 1a Residential Hmstd
<b>Parcel Id</b> 41-456-0473	<b>Board Land EMV</b> 297,000	<b>Board Improvement</b> 312,800	<b>Board Total EMV</b> 609,800	<b>Board Class</b> 1a Residential Hmstd
<b>Appeal Code</b> P = Property Owner	<b>Changes to EMV</b> 0	<b>Type Of Change</b> No Change	<b>Explanation Of Change</b> leftblank	
<b>Property Owner</b> KURT HOELZEL	<b>Assessor Land EMV</b> 438,300	<b>Assessor Improvement</b> 2,000	<b>Assessor Total EMV</b> 440,300	<b>Assessor Class</b> 4c(12) SRR cabin
<b>Parcel Id</b> 41-456-0320	<b>Board Land EMV</b> 438,300	<b>Board Improvement</b> 2,000	<b>Board Total EMV</b> 440,300	<b>Board Class</b> 4c(12) SRR cabin
<b>Appeal Code</b> P = Property Owner	<b>Changes to EMV</b> 0	<b>Type Of Change</b> No Change	<b>Explanation Of Change</b> leftblank	
<b>Property Owner</b> ALLEN BARROW	<b>Assessor Land EMV</b> 199,000	<b>Assessor Improvement</b> 232,100	<b>Assessor Total EMV</b> 431,100	<b>Assessor Class</b> 1a Residential Hmstd
<b>Parcel Id</b> 41-532-0151	<b>Board Land EMV</b> 199,000	<b>Board Improvement</b> 232,100	<b>Board Total EMV</b> 431,100	<b>Board Class</b> 1a Residential Hmstd
<b>Appeal Code</b> P = Property Owner	<b>Changes to EMV</b> 0	<b>Type Of Change</b> No Change	<b>Explanation Of Change</b> leftblank	
<b>Property Owner</b> GREGG STROEING	<b>Assessor Land EMV</b> 184,000	<b>Assessor Improvement</b> 286,100	<b>Assessor Total EMV</b> 470,100	<b>Assessor Class</b> 1a Residential Hmstd
<b>Parcel Id</b> 41-533-0130	<b>Board Land EMV</b> 184,000	<b>Board Improvement</b> 286,100	<b>Board Total EMV</b> 470,100	<b>Board Class</b> 1a Residential Hmstd
<b>Appeal Code</b> P = Property Owner	<b>Changes to EMV</b> 0	<b>Type Of Change</b> No Change	<b>Explanation Of Change</b> leftblank	

<b>Property Owner</b> TERRY QUICK	<b>Assessor Land EMV</b> 155,500	<b>Assessor Improvement</b> 361,400	<b>Assessor Total EMV</b> 516,900	<b>Assessor Class</b> 1a Residential Hmstd
<b>Parcel Id</b> 41-820-3101	<b>Board Land EMV</b> 155,500	<b>Board Improvement</b> 361,400	<b>Board Total EMV</b> 516,900	<b>Board Class</b> 1a Residential Hmstd
<b>Appeal Code</b> P = Property Owner	<b>Changes to EMV</b> 0	<b>Type Of Change</b> No Change	<b>Explanation Of Change</b> leftblank	
<b>Property Owner</b> PATTY MANNIE	<b>Assessor Land EMV</b> 209,200	<b>Assessor Improvement</b> 218,600	<b>Assessor Total EMV</b> 427,800	<b>Assessor Class</b> 1a Residential Hmstd
<b>Parcel Id</b> 41-108-3001	<b>Board Land EMV</b> 209,200	<b>Board Improvement</b> 218,600	<b>Board Total EMV</b> 427,800	<b>Board Class</b> 1a Residential Hmstd
<b>Appeal Code</b> W = Writing	<b>Changes to EMV</b> 0	<b>Type Of Change</b> No Change	<b>Explanation Of Change</b> leftblank	
<b>Property Owner</b> KIMBERLY REYNOLDS	<b>Assessor Land EMV</b> 93,200	<b>Assessor Improvement</b> 27,700	<b>Assessor Total EMV</b> 120,900	<b>Assessor Class</b> 1a Residential Hmstd
<b>Parcel Id</b> 41-421-0140	<b>Board Land EMV</b> 93,200	<b>Board Improvement</b> 27,700	<b>Board Total EMV</b> 120,900	<b>Board Class</b> 1a Residential Hmstd
<b>Appeal Code</b> W = Writing	<b>Changes to EMV</b> 0	<b>Type Of Change</b> No Change	<b>Explanation Of Change</b> leftblank	
<b>Property Owner</b> KIMBERLY REYNOLDS	<b>Assessor Land EMV</b> 116,600	<b>Assessor Improvement</b> 0	<b>Assessor Total EMV</b> 116,600	<b>Assessor Class</b> 4b(4) Unimproved Res Land
<b>Parcel Id</b> 41-421-0160	<b>Board Land EMV</b> 116,600	<b>Board Improvement</b> 0	<b>Board Total EMV</b> 116,600	<b>Board Class</b> 4b(4) Unimproved Res Land
<b>Appeal Code</b> W = Writing	<b>Changes to EMV</b> 0	<b>Type Of Change</b> No Change	<b>Explanation Of Change</b> leftblank	

## Certification

**Name**

Denise Rittgers

**Email**

denise.rittgers@casscountymn.gov

**Phone Number**

218-547-7298

**Submission Date**

4/15/2024