

TOWN of MAY
WASHINGTON COUNTY, MINNESOTA
OFFICIAL BOARD OF APPEALS AND EQUALIZATION MINUTES
April 19, 2023

The Board of Supervisors of the Town of May convened the Board of Appeals and Equalization on Wednesday, April 19, 2023 at the May Town Hall. Those present included: Board members John Pazlar and Steve Magner; Clerk/Treasurer Bobbi Hummel; Town Assessor Patrick Poshek and Eric Schutz from Washington County. Pazlar called the meeting to order at 9:02 a.m.

Notice of the Board of Appeals meeting was published in the township's legal newspaper and posted at the Town Hall.

Poshek started the meeting by stating the sales used for this year's assessment were between October 1st, 2021-September 30th, 2022. These sales are used for the January 2023 taxes. The overall increase this year for May Township was about 8%.

26.031.20.42.0026 – 15035 -133rd St. N.

William Esch is present for informational purposes. The valuation went from \$1,121,000 to \$1,208,500, a 7.8% increase for this year. Previous years increases were reviewed, noting last years overall increase in May Township was 25%. The 25% increase that occurred last year is final. Pazlar moved, seconded by Magner, to make no changes to the valuation of this property. By Roll Call Vote. Pazlar YES, Magner YES.

35.031.20.44.0003 – 12160 Paris Ave. N.

Gary R. O'Neill is present and it is noted that is property value increased 11.8%. Poshek will visit the residence and suggests that the Board make no change here and that the resident go to the County Board so Mr. Poshek and complete and on-site inspection and make a recommendation to the County Board. Poshek states that the increase could be related to sales in the area and the at the increase is simply an average. Poshek confirms the basement of the property is unfinished. Poshek states that lakefront access may be the biggest difference in the valuation. Pazlar moved, seconded by Magner, to make no changes to the valuation of the property and refer his appeal to Washington County Board of Equalization with Poshek reviewing property on-site before the June 14th, 2023 County meeting. By roll call vote: Pazlar: YES, and Magner: YES.

26.031.20.32.0013 – 13445 Ozark Trail N.

Bob Clark is present to discuss his valuation. Previous discussions between Mr. Poshek and Mr. Clark have taken place. Comparable sales are limited. His property is built as a cottage and not insulated in the roof or walls as a year-round home. The kitchen is insulated. It was updated in 2004. This year's increase is from \$812,600 to \$907,200, a 12% increase. Mr. Poshek notes he lowered the building as much as he can. Mr. Poshek suggests to find a compromise on the valuation with the Board today. Pazlar agrees that the number does seem high and would agree that the value seems high and an adjustment in this case seems reasonable. Pazlar moved, seconded by Magner, change the valuation to \$812,600. By roll call vote: Pazlar: YES, and Magner: YES.

32.031.20.32.0001 – 12329 Manning Trail N.

Bob Clark also asks about this property. Poshek suggests that the Board make no change here and complete and on-site inspection to make a recommendation at the County level. Pazlar moved, seconded by Magner, to make no changes to the valuation of the property and refer his appeal to Washington County Board of Equalization with Poshek reviewing property on-site before the June 14th, 2023 County meeting. By roll call vote: Pazlar: YES, and Magner: YES.

23.031.20.33.0012 – 14111 Ozark Ave. N.

Fred and Dianne Storti presented a letter of appeal but are not present today. Pazlar moved, seconded by Magner, to make no changes to the valuation of the property and refer his appeal to Washington County Board of Equalization with Poshek reviewing property on-site before the June 14th, 2023 County meeting. By roll call vote: Pazlar: YES, and Magner: YES.

23.031.20.43.0004 – 14099 Paris Ave. N.

Lynn Mecum presented a letter of appeal, but is not present today. She is working with Mr. Poshek to appeal to the Washington County Board. Pazlar moved, seconded by Magner, to make no changes to the valuation of the property and refer his appeal to Washington County Board of Equalization with Poshek reviewing property on-site before the June 14th, 2023 County meeting. By roll call vote: Pazlar: YES, and Magner: YES.

26.031.20.43.0031- Berg, Michael and Peggy

Updated property characteristics, after inspection. This property's correct and new valuation is \$638,200.

26.031.20.42.0008 - Briggs, Robert G and Dawn L

Land reduced for shared gravity well. This property's correct and new valuation is \$582,400.

31.031.20.42.0003 – Gregory J Dewitt Rev Trl

Adjusted land for proximity to /separation by RR tracks. This property's correct and new valuation is \$434,100.

26.031.20.42.0006 – Francis and Victoria Meyer TRS

Land reduced for shared gravity well. This property's correct and new valuation is \$545,100.

26.031.20.42.0012 – Grady, Ryan T and Chad M

Land reduced for shared gravity well. This property's correct and new valuation is \$534,100.

26.031.20.44.0009 – James R Kane Jr

Updated property characteristics, after inspection. This property's correct and new valuation is \$648,500.

26.031.20.24.0020 – Johanson, Timothy A and Allison M

Updated property characteristics, after inspection. This property's correct and new valuation is \$999,600.

26.031.20.42.0003 – Joyce, Denise A

Land reduced for shared gravity well. This property's correct and new valuation is \$501,100.

26.031.20.42.0010 – Lendway, Joseph J and Jane M

Land reduced for shared gravity well. This property's correct and new valuation is \$550,700.

26.031.20.42.0004 – Litecky, Susan

Land reduced for shared gravity well. This property's correct and new valuation is \$499,400.

26.031.20.43.0018 – Prinbnow, Scott R and Anita L

Updated property characteristics, after inspection. This property's correct and new valuation is \$766,000.

26.031.20.42.0005 – Randolph, Michael A and Patricia

Land reduced for shared gravity well. This property's correct and new valuation is \$561,800.

26.031.20.44.0010 – Shafer, Linda R and James R Kane, Jr.

Updated property characteristics, after inspection. This property's correct and new valuation is \$687,000.

26.031.20.42.0002 – Sheridan, Denise M

Land reduced for shared gravity well. This property's correct and new valuation is \$498,900.

26.031.20.42.0009 – Tyler Family Cabin TRS

Land reduced for shared gravity well. This property's correct and new valuation is \$571,600.

26.031.20.24.0023 – Warner, Ann M and Steven M. Magner

Updated property characteristics, after inspection. This property's correct and new valuation is \$1,125,700.

26.031.20.42.0027 – Warner, Gregory J and Ann M

Corrected land value for public road easement rest. This property's correct and new valuation is \$756,100.

09.031.20.43.0003 – Weber, Maxwell and Kelsey Staberg

Updated property characteristics, after inspection. This property's correct and new valuation is \$319,000.

26.031.20.42.0011 - Zaikaner, Frances and Patricia

Land reduced for shared gravity well. This property's correct and new valuation is \$510,400.

Meeting adjourned without objection at 10:00 a.m.


Clerk Hummel will draft and send letters to all above listed properties explaining the board's decision.

Pazlar moved, seconded by Adams, to adjourn the Board of Appeals meeting. By roll call vote: Pazlar YES, Magner YES.

Meeting adjourned without objection at 8:58 a.m.

Attest,

Respectfully submitted,



Bobbi Hummel
Clerk/Treasurer



John Pazlar
Board Chair