

Canosia Township

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Town Board: Chair Kevin Connick, Supervisor Kurt Brooks, Supervisor Dan Golen
Clerk Susan Krasaway, Treasurer Cheryl Borndal

Board of Appeal & Equalization Minutes

April 7, 2016

The Board of Appeal & Equalization met on April 7, 2016, in the Canosia Town Hall. Chair Connick called the meeting to order at 10 a.m.

ATTENDING: Chair Kevin Connick, Supervisor Kurt Brooks, Supervisor Dan Golen, Clerk Susan Krasaway and Cory Leinwander and Amy Wicklund from the St. Louis County Assessor's office.

Nine property owners attended the meeting, sent a letter or called to appeal their valuations. Several residents asked why their estimated market values (EMV) increased this year. Assistant County Assessor Leinwander explained that all township properties off-lake saw a roughly 5% increase on land and 8% on improvements (buildings); this was done to meet a state-mandated ratio comparing assessed values to actual property sales within Canosia.

By unanimous board action:

- There were no changes made on five of the appeals, as the assessed values were determined to be fair.
- The board recommended James Sathers appeal to the county board. His property had no comparable home sales to reference; However, the county board would be better equipped to parcel out each individual structure to determine a fair EMV.
- On the remaining three properties, the board approved adjustments totaling -\$6,900.

The county spreadsheet attached to the official minutes shows action taken on individual parcels.

Motion by Brooks, seconded by Golen, to adjourn the meeting at 11:37 a.m. Motion carried unanimously, 3 – 0.

Respectfully submitted,

APPROVED:

Susan Krasaway, Clerk
May 4, 2016

Kevin Connick, Chair
May 4, 2016