



## **Board of Appeal & Equalization**

**April 25, 2019 - 6:00 pm**

### **Minutes**

**Location: Town Hall 33155 Hemingway Ave., Stacy, MN 55079**

The meeting was called to order by Vice Chair B. Seekon at 6:02 pm. Also, in attendance were: Chisago County Sr. Deputy Assessor P. Poshek, Assistant Chisago County Assessor C. Peloquin, Supervisor T. Nelson, Supervisor L. Sinna, B. Seekon and Clerk K. Wood, 1 member of the public (signed in).

C. Peloquin said the purpose of the meeting is for market value and classification only, and not taxes.

S. Johnson (9975 344<sup>th</sup> Street) Estimated market value is \$244,700.00 in 2019 which is up from \$227,500.00. S. Johnson said that he has a Wausau home that has been raised \$90k since 2014. P. Poshek said it is the market doing that. S. Johnson said that there are power lines and solar fields by him. S. Johnson said he does not have a quality home because they need a new roof which they cannot afford to fix. P. Poshek said they value everything that is fixed. S. Johnson said he does not think the numbers are valid. S. Johnson said his home was made in a factory and there was an addition put on. C. Peloquin said the home is 1600 square feet on the main level with a low-quality basement finish on 5 acres. P. Poshek told the homeowner that he could have called when he received his yellow notice so that he could have come to look at it. This meeting is a mediation board. C. Peloquin said that not many homes sold under \$250k. There were 30 sales in Lent and we were at 95 percent. 757 sales in the whole county and at 95 percent. P. Poshek told S. Johnson that there may be some conditional issues in the home that they are not aware of. He said they go to his house every five years and a tag is left on the door if he is not home. P. Poshek was there 7-8-2014. They will be there this summer. C. Poshek said they adjust for the quality and condition of the home. P. Poshek said we should take a look at the home to make sure everything is accounted for. They require an onsite inspection. C. Peloquin said we have not done anything specifically to your property since 2015. He showed him a comp that was built in 1978 which was a split entry that sold for more. P. Poshek noted that he appraises for free. He said S. Johnson can get a second appraisal if he would like. C. Peloquin said he needs to provide proof and the only way to know is to look inside. L. Sinna asked if Broadband raises the home value. C. Peloquin said they have not studied that because that is up to a buyer to look into. P. Poshek said he is not coming to raise the value; he only wants to make sure it is fair. **T. Nelson made a motion for no changes. Second by L. Sinna. All in favor, motion carried.**

S. Johnson is going to meet with P. Poshek at 8am on May 1<sup>st</sup>.

C. Peloquin passed out the list of property owners that contacted the County. P. Poshek noted that there is a huge difference between a mobile home and a modular home. They lowered the value of one of them. K. Wood sent him the plans he needed to do this.

**T. Nelson made a motion to approve Mike Shepard line 1. B. Seekon seconded. It was \$240,100.00 and was lowered to \$154,100.00. PID 05.00236.34. All in favor, motion carried.**

**B. Seekon made motion to approve line 2 for Rice it was \$213,600 and was lowered to \$196,000. T. Nelson seconded. All in favor, motion carried.**

**B. Seekon made a motion to adjourn the meeting at 6:32 pm. T. Nelson seconded. All in favor, motion carried.**