

Reconvened Board of Appeals & Equalization meeting Minutes, May 7, 2013

The Reconvened Board of Appeals & Equalization meeting was called to order by Acting Mayor Nikkola at 5:00 pm on May 7, 2013 at the Ely City Hall.

Present: Council members Debeltz, Kess, Omerza, Polyner, Sheddy and Acting Mayor Nikkola
Others present: St. Louis County Assessor, Ben Thomas

Acting Mayor Nikkola stated the purpose of this meeting is to discuss the adjustments that were brought forth at the Board of Appeal & Equalization meeting on April 25, 2013.

11th Appellate presented by Thomas: 1237 E Sheridan St, Louis R Champa; parcel code 030-0352-00370

Record 1 – (Use Code 201):

- Land Value @ \$7,900; Building Value \$33,500 Total Market Value \$41,400
- After inspection revealed building condition declined with more space being used for residential purposes.
- Thomas suggested increasing Land Value to \$18,400 & reducing Building Value to \$25,600 for a Total Market value of \$44,000.

Record 2 – (Use Code 233):

- Land Value @ \$18,400; Building Value @ 27,600; Total Market Value is \$46,000
- After inspection revealed building condition declines with less space being used for commercial purposes
- Thomas suggested decreasing Land Value to \$7,900; Building Value to 11,900 for a Total Market Value of \$19,800.

Debeltz/Omerza moved to approve Assessor Thomas's recommendation to reduce the value of parcel code 030-0352-00370 by \$23,600 for a Total Market Value of \$63,800.00. Motion carried unanimously.

The following were presented on April 25, 2013 Board of Appeal & Equalization meeting:

1st Appellate presented by Thomas: Barb Berglund Parcel Code: 030-0370-01910

- Land Value @ \$3800; Building Value @ \$33,300 Total Market Value @ \$37,100
- The Dwelling is in tear-down condition. Thomas suggested reducing the Building Value to \$1600 for a Total Market Value of \$5400

2nd Appellate presented by Thomas: Boundary Waters Guide Service-Jason Zabortsky Parcel Code: 030-0370-00630

- Land Value @ \$18,000; Building Value @ \$63,700 New Construction Value @ \$20,200 Total Market Value @ \$81,700
- Thomas inspected interior and revealed no furnace, no second story remodel, low basement ceiling height, minimal plumbing, no slab in garage and also a land calculation error.
- Thomas suggested reducing the Land Value to \$15,800, Building Value to \$52,000 and New Construction Value to \$8500 for a Total Market Value of \$67,800.

4th Appellate presented by Thomas: Boundary Waters Guide Service- Jason Zabortsky Parcel Code 030-0370-00620

- Land Value @ \$15,800 Total Market Value @\$15,800
- This lot is currently classified as residential. Thomas suggested reclassifying the lot for commercial use.

5th Appellate presented by Thomas: Boundary Waters Guide Service- Jason Zabortsky Parcel Code 030-0370-00600

- Land Value @ \$15,800 Total Market Value @\$15,800
- This lot is currently classified as residential. Thomas suggested reclassifying the lot for commercial use.

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6th Appellate presented by Thomas: Blodgett, Thompson and Peter 2105 Savoy Rd Parcel Code 030-0235-00030

- Land Value @ \$13,100; Building Value \$36,000 Total Market Value \$49,100
- After interior inspection revealed condition lower than previously assessed.
- Thomas suggested reducing Building Value to \$30,300 for a Total Market value of \$43,400.

7th Appellate presented by Thomas: Jean Zaverl Parcel Code 030-0370-00550

- Land Value @ \$12,600; Building Value @ \$49,400 Total Market Value @ \$62,000
- Built a new garage late 2012 Thomas reassessed the property.
- After reassessment Building Value increased to \$54,800 with New Construction Cost @\$10,400 for a Total Market Value of \$67,400.

8th Appellate presented by Thomas: 48 E Camp St, Gloria Smuk Parcel Code: 030-0010-00370

- Land Value @ \$5,800; Building Value @ \$49,600 Total Market Value @ \$55,400.
- After interior inspection revealed condition lower than previously assessed.
- After reassessment Building Value decreased to \$25,000 for a Total Market Value of \$30,800.

9th Appellate: Shaun Bina from Vermilion Community College, Apartment building on 19th street

- Vermilion Community College purchased the property in December. They have filled for exemption but it is not in available until 2014.
- Thomas explained that there is a state statute that if the sale is after July 1st taxes cannot be exempt for this year.
- No action was taken.

10th Appellate: Warren Nikkola 203 E Harvey Parcel Code 30-0010-03120

- Land Value @\$7,900 Building Value @ \$73,300 Total Market Value @ \$81,200
- Debeltz moved, Seconded by Omerza to bring to the county board. Nikkola abstain. Passed unanimously.

Debeltz/Omerza moved to approve all of the aforementioned changes as presented by Assessor Thomas. Motion carried unanimously.

Debeltz/Polyner moved to adjourn the meeting at 5:05pm. Motion carried unanimously.

Claire Huisman
Deputy Clerk