

**MINUTES  
TWIN LAKES TOWNSHIP  
Thursday, April 18, 2018  
Board of Appeal and Equalization  
Carlton County Transportation Building  
1:00 PM**

Board Chair Diane Felde-Finke opened the meeting at 1:00 p.m. Other board members present: Supervisor John Vernon. Also present: Carlton County Assessor Kyle Holmes, Carlton County Chief Deputy Assessor Donna House, Assessors Brian House and Ryan Carlson. Property owners present: Daniel Male.

There were 22 good residential sales and over 30 property transfers in the township. The township sales value ratio was at 90.7%, so adjustments were made by the assessor's office as follows: 1% increase to acreage values (not lakeshore), and a 6% increase to non-commercial building values. Added value in the township last year was \$4.9 million.

Appeal #1: Daniel Male, questioned why his proposed value has such a large increase this year. Last year's increase was \$2,056, and this year it's \$20,274. Holmes explained that the value is in part based on what is happening in the area of the property, and everybody's value would go up or down by the same percentage. The dollar amount of increase or decrease would depend on what the value is of each individual property. He also explained that the higher value a home has, the less of a homestead market value exclusion you receive, as it is figured on a bell curve.

Decisions on appeals by people present at meeting:

Appeal #1: **MOTION by Vernon and seconded by Felde-Finke for no change on the value of the property; all voted yes, the motion passed.**

The following appeals were made verbally, prior to the meeting:

Verbal Appeal #1: Jim Kuklis requested the value of a lot he owns on the corner of Halvorson Road and White Pine Drive be lowered from \$42,600 to \$30,000, which is the price he has the lot listed for. The county recommends lowering the value to \$30,000.

Verbal Appeal #2: William Ferguson requested that his East Chub Lake Road property, just before the turn to Chub Lake Park Road, be changed from commercial to residential. The county recommends making that change.

**MOTION was made by Vernon and seconded by Felde-Finke to approve the recommendations made by the County Assessor on all verbal appeals; all voted yes; the motion passed.**

**MOTION by Vernon and second by Felde-Finke to adjourn; all voted yes; the motion passed.** The meeting adjourned at 1:43 p.m.

Respectfully submitted,

Susan M. Chapin, Clerk

Diane Felde-Finke, Board Chair