

**BOARD OF APPEAL AND EQUALIZATION**  
**JUNE 22, 2021**  
**AITKIN COUNTY GOVERNMENT CENTER**

The Aitkin County Board of Commissioners met this 14<sup>th</sup> day of June, 2022 at 4:00 p.m. at Aitkin County Government Center with Auditor Kirk Peysar, County Assessor Mike Dangers, County Commissioners Ann Marcotte, J. Mark Wedel, Laurie Westerlund, Don Niemi, and Brian Napstad. County Administrator Jessica Seibert, Administrative Assistant Brittany Searle and County Attorney James Ratz were also present.

Staff present – Lori Tibbetts, Stacy Westerlund, Kip Studaker, and Ben Mowers

Motion by Commissioner Napstad, seconded by Commissioner Niemi and carried, to approve BAE agenda.

Oath, Introduction and General Information

The following requests were discussed:

**Joseph Novak** 04-0-029500, 04-0-029600, 04-0-029700

Summary of Issue: Valuation increase of 29.5% between the 2021 and 2022 assessments. Owner does not believe that the property would sell for the estimated market value. Significant portion of the good usable land cannot be access from the road due to large bog area. Owner was present to speak.

Action: Motion by Commissioner Napstad, seconded by Auditor Peysar and carried. All voted no change as recommended by the County Assessor.

**Richard Vigstol on behalf of Jovanae Hauschild** 29-0-035100

Summary of Issue: Owner believes value is too high.

Action: Motion by Commissioner Napstad, seconded by Commissioner Marcotte and carried. All voted no change as recommended by the County Assessor.

**Robert A and Breanne Johnson** 05-0033502

Summary of Issue: The subject property is a homestead residence consisting of 12.53 deeded acres and part of an agricultural operation. This parcel is not in the same ownership as the adjoining agricultural parcels and does not qualify for agricultural class on its own since it has less than 10 acres of productive ag use. The owners have partial ownership in the adjoining parcels. County staff viewed the partial ownership to be sufficient to reach 10-acre minimum ag production at the Clark township meeting and agreed with the classification change to agricultural homestead.

Action: Motion by Commissioner Niemi, seconded by Commissioner Marcotte and carried. All voted no change as recommended by the County Assessor.

**Stephen Diehl**

29-0-066501

Summary of Issue: Owners believes the value of residence is too high for the condition it is in.

Action: Motion by Commissioner Westerlund, seconded by Commissioner Napstad and carried. All voted to apply -15% depreciation for the foundation issues and keep assessors' recommendation to change effective age from 70 to 65. Which would change the Estimated Market Value to \$148,200.

**Jonathon Dagen**

09-0-047701

Summary of Issue: Owner has a private appraisal for financing purposes. It is dated February 23, 2021 with an appraisal value of \$630,000. Owner wasn't present.

Action: Motion by Auditor Peysar, seconded by Commissioner Napstad and carried. All voted to maintain the current assessment value.

**Patrick & Luann Corcoran**

07-0-010102

Summary of Issue: The value is too high for the area. Peony Avenue is a private road and not maintained by the county, and will never be (including snow plowing, fire service, etc.)

Action: Motion by Commissioner Marcotte, seconded by Commissioner Westerlund and carried. All voted to approve assessor recommendations as presented.

**Patrick & Luann Corcoran**

07-0-010105, 07-01-015808

Summary of Issue: The value is too high for the area. Peony Avenue is a private road and not maintained by the county, and will never be (including snow plowing, fire service, etc.)

Action: Motion by Commissioner Westerlund, seconded by Commissioner Niemi and carried. All voted to approve assessor recommendations as presented.

**Patrick & Luann Corcoran**

07-01-15802

Summary of Issue: The value is too high for the area. Peony Avenue is a private road and not maintained by the county, and will never be (including snow plowing, fire service, etc.)

Action: Motion by Commissioner Westerlund, seconded by Commissioner Niemi and carried. All voted to approve assessor recommendations as presented.

**Daniel & Lydia Crouser**

07-0-010002

Summary of Issue: A neighbor appeal their value. Upon review of the quality adjustments on Taylor Lake because of the neighbor's appeal, the appraiser is recommending this parcel receive a larger quality discount to equalize parcels around the lake.

Action: Motion by Commissioner Westerlund, seconded by Commissioner Niemi and carried. All voted to approve assessor recommendations as presented.

**Bernie & Jenna Thuening (Tuning Florida Enterprises LLC)**

09-0-065300

Summary of Issue: Owners do not feel that their property could sell for the estimated market value.

Action: Motion by Commissioner Marcotte, seconded by Commissioner Niemi and carried. All voted to approve Estimated Market Value to \$398,400.00.

**Elizabeth Larson**

56-1-168303

Summary of Issue: Owner feels value increase too high.

Action: Motion by Commissioner Napstad, seconded by Commissioner Westerlund and carried. All voted to approve assessor recommendations as presented.

**Maureen DeSutter**

56-1-173900

Summary of Issue: Changed due to appeal of neighbor

Action: Motion by Commissioner Napstad, seconded by Commissioner Marcotte and carried. All voted to approve updated assessor's recommendation for Estimated Market Value of \$102,300.00.

**Judy Straugh**

56-1-174100

Summary of Issue: Changed due to appeal of neighbor

Action: Motion by Commissioner Napstad, seconded by Commissioner Niemi and carried. All voted to approve assessor recommendations as presented.

**Michael and Denise Hoffman**

11-1-125000

Summary of Issue: Owners feel the value is too high, partially due to damage to their siding from removal of an overhang.

Action: Motion by Commissioner Marcotte, seconded by Commissioner Niemi and carried. All voted to approve updated Estimated market Value of \$523,600.00.

**Robert Weber**

21-0-014600

Summary of Issue: Owner feels value increase too high.

Action: Motion by Commissioner Marcotte, seconded by Commissioner Napstad and carried. All voted to approve updated Estimated Market Value of \$279,286.00.

**Ann Kutt**

35-1-084700

Summary of Issue: Very large increase to value in one year of 45.3%. owner's daughter stated that property was listed for sale in 2021. Information available online shows the property was listed for \$430,000 and later reduced to \$425,000

Action: Motion by Commissioner Marcotte, seconded by Commissioner Niemi and carried. All voted to approve updated Estimated Market Value of \$386,700.00 for reduction on foundation.

Motion by Commissioner Westerlund, seconded by Auditor Peysar and carried, all members voting yes to adjourn the meeting at 7:06 p.m.

---

J. Mark Wedel, Board Chair  
Aitkin County Board of Commissioners

ATTEST:

---

Kirk Peysar  
Aitkin County Auditor

SEAL