Local Board of Appeal & Equalization April 17th, 2020

The meeting was called to order by Chairman Peterson at 10 am. All Board members were in attendance, along with the Clerk, and representatives from the county land services office, Gary Griffin, Sandra Ehrich, Amy Keehr. Seven residents were present. The meeting was held by virtual format due to the Governor’s stay at home order.

Peterson and Mr. Griffin started the meeting by reading a report explaining conditions and process relating to the assessment of property during the year. He explained the meeting procedure and the options that can be taken by the Town Board in response to requests by residents.

Peterson opened the meeting for residents to present their questions and requests.

Mark Johnson, parcel #68040523. His concern is that the market value of his property went up by about 35% over last year. The property in question is apart of North Shore Pines which is common interest. The county did place a garage that was built on his parcel that should not be there, the county is not disputing that. A comparable property in North Shore Pines sold for considerably less than the market value recently. Mark Johnson’s parcel moved up to tier 1 and 2 from tier 3 and tier 4 because of the increase in Upper Whitefish’s lake value and the splitting of the parcel years ago. The other properties at NSP moved up as well. Motion by Ommen, second by Bilek to reduce the valuation from $637,600 to $626,200. Carried unanimously.

Jenny Ryan, Tom Hecker, Ted Miracle and Artis Near are concerned about a property in the Arrowhead Channel that they feel are hurting the feel and look of the neighborhood. They believe this property is causing their property values to decrease. There is a conditional use permit for the property in question for the use of three trailers, the property is not buildable. Peterson asked if they were in violation of that, and they are not. Ommen asked can you reduce for this issue? Mr. Griffin stated you can reduce for several issues. Griffin gave some examples of this issue where it did not reduce the value for resale. Motion by Peterson, second by Bilek to make no change to the valuations of Jenny Ryan, Tom Hecker and Artis Near properties. Carried unanimously. Motion by Peterson, second by Ommen to follow the counties recommendation to reduce Ted Miracle’s property $68,800 to $936,200 due to the overall condition of the buildings. Carried unanimously.
Mark Johnson, parcel #68040524. The county accidently put some old buildings on parcel #68040523. Motion by Ommen, second by Peterson to raise the value of #68040524 $11,400. Carried unanimously.

Bradley Frane, parcel #68110510. He has an easement that goes between the house and the lake. It was recommended by the county to reduce the value by 15% because of this. Motion by Peterson, second by Ommen to reduce the valuation from $595,200 to $523,900. Carried unanimously.

Michael Wenzler, parcel #68310512. Pole shed on lot was removed. Motion by Peterson, second by Ommen to reduce the valuation from $98,600 to $63,000. Carried unanimously.

Peter Jones, parcel #68210504. This property will be classified as commercial due to it being a short-term rental, Mr. Jones feels they do not rent it out that much. The county recommends no change in value or classification to research it more. Motion by Peterson, second by Ommen to make no change to the valuation. Carried unanimously.

John Dehen, parcel #68220505. He is concerned that the counties land value for his property is too high. Remodel work on his new house on the inside is incomplete, he provided pictures. Motion by Peterson, second by Ommen to reduce the value from $877,000 to $803,200. Carried unanimously.

Mr. Brekey, parcel #68270561. His property is on Kimble Lake and he believes the valuation is too high. He does not think $457,000 is an attainable number for his property to sell. He had some comparable properties to look at. The county did see a need to reduce the land value due to vegetation. Motion by Peterson, second by Ommen to reduce the valuation $13,900. Carried unanimously.

Kendall Baumgartner, parcel #68270562. She feels the increase of $40,000 on her land is too much. A road was put in and a shed, the lot is 4.3 acres with 160\(^6\) of lakeshore. The county recommended a 10% reduction due to elevation challenges. Motion by Peterson, second by Bilek to reduce the valuation by $27,600. Carried unanimously.
As there was no further business to transact, the meeting adjourned at 12:05 pm.

J. Craig Wallace  
Ideal Township Clerk-Treasurer  
April 26th, 2020

IDEAL TOWNSHIP

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David Peterson, Chairman

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J. Craig Wallace, Clerk-Treasurer