

**Township of Breitung Local Board of Appeal and Equalization Meeting 04/30/2024 1:00 PM - 2:00 PM at the Breitung Community Center**

**In Person**

Present: Chairman Tim Tomsich, Supervisor Matt Tuchel, Treasurer Jorgine Gornick (left at 1:30 PM), Clerk Amber Zak

Public: Ben Thomas - St Louis County Assessor, Paul Cherry - St Louis County Assessor, Mitchell Mesojedec, Dana Anderson

Meeting called to order by Chairman Tomsich at 1:00 PM

**Property Discussion:**

Mitchell & Ginger Mesojedec:	270-0020-01415
Dana Anderson:	270-0110-01910
John & Julie Poderzay:	270-0110-02500

Mitchell & Ginger Mesojedec: Mitchell Mesojedec in attendance to discuss. Mitchell questioned whether the shape of lakeshore (a point versus a flat strip) was taken into consideration when lakeshore values were being calculated; Ben Thomas stated that yes, the shape of lakeshore is taken into account and Paul Cherry indicated that Mitchell was receiving a 30% discount due to the pointed shape of his lakeshore property. Mitchell further questioned why his taxes had gone up 18% for the 2024 tax year; Ben Thomas explained that taxes are based on the sales of similar properties. In this case, Ely Island provides its own tax comparisons as its sales tend to be dissimilar from other islands; in the past year, Ely island had seen 4 sales which indicated that the values are up for this particular area of land.

Dana Anderson: Dana Anderson in attendance to discuss. Dana lodged a complaint that his current taxes went up several hundred dollars from the year prior and questioned why this would be so. Ben Thomas indicated that sales in prior years had driven up the property value and that Dana's home had received a higher valuation due to these sales; however, the sales from 2023 indicated a downturn and he would be receiving a tax cut in 2025. Dana further questioned why other homeowners had lower taxes than he did; Ben Thomas explained that there might be many factors that contribute to that including special statuses (disabled, veteran disabled, etc) and the condition of the interior of the house. Ben further offered to set up a time to meet with Dana to view the interior of his home so that the value could potentially be lowered – or raised – depending on the condition of the home. Ben Thomas did indicate that if property taxes had been significantly raised, tax form M1PR could be filed to receive a property tax refund from the State of Minnesota.

Julie & John Poderzay: A letter was received from John and Julie indicating that their property should be receiving a homestead classification but that they had not filed for the homestead on time. Ben Thomas indicated that he would be unable to change the classification at the meeting but that he would send out a form to be signed in order to get the classification changed.

Ben Thomas explained that an assessment is generally based off square footage, age, and the best guess of inside condition.

Supervisor Matt Tuchel explained that when property taxes go up, Breitung Township does not receive that – the levy that is voted on is the levy that is set for the year; further, property taxes received do not go to the state, they go to the county, school board associated with the area, and local taxes. The only exception to this is a 1% tax on recreational use properties (cabins).

Chairman Tim Tomsich noted that if the taconite homestead credit change goes through the State Legislature, there will be a straight dollar amount credit for all homesteaded properties in Breitung Township.

Motion by Supervisor Tuchel to make no changes to Mitchell & Ginger Mesojedec, Dana Anderson, and John & Julie Poderzay  
2<sup>nd</sup> by Chairman Tomsich  
Motion Passed 2-0

Motion by Supervisor Tuchel to adjourn the meeting at 2:00 PM  
2<sup>nd</sup> by Chairman Tomsich  
Motion passed 2-0

Saint Louis County Spreadsheet on file in the Clerk's Office.

Respectfully Submitted,

Amber Zak  
Clerk, Breitung Township