

**CHISHOLM CITY COUNCIL
LOCAL BOARD OF APPEAL & EQUALIZATION MEETING
APRIL 26, 2023 RECONVENED FROM APRIL 18, 2023**

Mayor Adam Lantz called the Local Board of Appeal and Equalization Meeting to order in the City Hall Council Chambers at 4:00 pm.

Present: Council Members Marty Halverson, Cheyenne Mikkola-Rahja, Jed Holewa, Travis Vake, and Mayor Adam Lantz
 Absent: Council Member April Fountain
 Also Present: City Administrator Stephanie Skraba, Building Official/Zoning/Safety Director Mandy Galli. Clerk-Treasurer Eileen Zah, Confidential Administrative Assistant Susan Trunk, St. Louis County Assessor Appraisers Rodella LaFreniere, John Godec, Ashley Kinnett, Timothy Marolt, and Shannon Cairns.

ADOPT THE AGENDA

Moved by Councilor Mikkola-Rahja and supported by Councilor Holewa to approve the agenda.
 Voting Aye: Councilors Halverson, Mikkola-Rahja, Holewa, Vake, and Mayor Lantz
 Voting Nay: None
 Absent: Councilor Fountain Motion Carried

LOCAL BOARD OF APPEAL & EQUALIZATION

The County Assessor and City Council reviewed the appeal requests and valuation of parcels for adjustments. The following are the County Assessor recommendations and Council decisions:

<u>Parcel No.</u>	<u>2024 Est Market Value</u>	<u>Change</u>	<u>Adjusted 202 Est Mkt Value</u>
020-0160-04380 Corrected neighborhood, added omitted new construction Moved by Councilor Mikkola-Rahja and supported by Councilor Halverson to accept the recommended change.	\$7,996,700	(\$1,032,400)	\$6,964,300
020-0150-06910 Inspected garage and found slab to be extremely cracked and heaving. Moved by Councilor Mikkola-Rahja and supported by Councilor Halverson to accept the recommended change.	\$13,300	(\$2,500)	\$10,800
020-0040-02140 Moved by Councilor Holewa and supported by Councilor Vake to leave the estimated value as is with no change.	\$274,700	-0-	\$274,700
020-0150-05530 Moved by Councilor Mikkola-Rahja and supported by Councilor Holewa to leave the estimated value as is with no change. Councilor Halverson voted nay.	\$ 151,400	-0-	\$ 151,400
020-0085-01550 Moved by Councilor Mikkola-Rahja and supported by Councilor Vake to leave the estimated value as is with no change.	\$118,900	-0-	\$118,900
020-0085-00430 Moved by Councilor Mikkola-Rahja and supported by Councilor Holewa to leave the estimated value as is with no change.	\$135,000	-0-	\$135,000
020-0200-03160 Moved by Councilor Mikkola-Rahja and supported by Councilor Vake to leave the estimated value as is with no change.	\$91,000	-0-	\$91,000
020-0160-03190 Moved by Councilor Mikkola-Rahja and supported by Councilor Vake to leave the estimated value as is with no change.	\$427,800	-0-	\$427,800
020-0170-01030 Moved by Councilor Halverson and supported by Councilor Vake to leave the estimated value as is with no change.	\$34,900	-0-	\$34,900
020-0150-05870 Moved by Councilor Mikkola-Rahja and supported by Councilor Holewa to leave the estimated value as is with no change.	\$185,400	-0-	\$185,400
020-0085-00410 Moved by Councilor Holewa and supported by Councilor Vake to leave the estimated value as is with no change.	\$110,000	-0-	\$110,000

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020-0025-00150 Moved by Councilor Halverson and supported by Councilor Mikkola-Rahja to leave the estimated value as is with no change.	\$86,100	-0-	\$86,000
020-0028-00150 Moved by Councilor Mikkola-Rahja and supported by Councilor Holewa to leave the estimated value as is with no change.	\$211,000	-0-	\$211,000
020-0120-02380 Moved by Councilor Holewa and supported by Councilor Mikkola-Rahja to leave the estimated value as is with no change.	\$135,800	-0-	\$135,800
020-0070-00710 Moved by Councilor Mikkola-Rahja and supported by Councilor Halverson to leave the estimated value as is with no change.	\$228,100	-0-	\$228,100
020-0072-00041 Moved by Councilor Mikkola-Rahja and supported by Councilor Vake to leave the estimated value as is with no change.	\$500	-0-	\$500
020-0070-00620 Moved by Councilor Holewa and supported by Councilor Vake to leave the estimated value as is with no change.	\$6,600	-0-	\$6,600
020-0070-00590 Moved by Councilor Vake and supported by Councilor Mikkola-Rahja to leave the estimated value as is with no change.	\$3,300	-0-	\$3,300
020-0050-01420 Moved by Councilor Holewa and supported by Councilor Mikkola-Rahja to leave the estimated value as is with no change.	\$60,600	-0-	\$60,600
020-0150-06470 Moved by Councilor Mikkola-Rahja and supported by Councilor Vake to leave the estimated value as is with no change.	\$161,400	-0-	\$161,400
020-0150-06240 Moved by Councilor Vake and supported by Councilor Halverson to leave the estimated value as is with no change.	\$148,100	-0-	\$148,100
020-0190-02030 Moved by Councilor Holewa and supported by Councilor Vake to leave the estimated value as is with no change.	\$100,200	-0-	\$100,200
020-0200-00750 Corrected bath count, lowered overall condition of house, lowered quality of basement. Moved by Councilor Mikkola-Rahja and supported by Councilor Holewa to accept the recommended change.	\$99,500	(\$9,500)	\$90,000
020-0010-06620 Moved by Councilor Vake and supported by Councilor Mikkola-Rahja to leave the estimated value as is with no change.	\$126,200	-0-	\$126,200
020-0190-03690 Moved by Councilor Vake and supported by Councilor Mikkola-Rahja to leave the estimated value as is with no change.	\$197,700	-0-	\$197,700
020-0210-00341 Moved by Councilor Mikkola-Rahja and supported by Councilor Halverson to leave the estimated value as is with no change.	\$285,200	-0-	\$285,200
020-0085-01430 Moved by Councilor Mikkola-Rahja and supported by Councilor Holewa to leave the estimated value as is with no change.	\$145,100	-0-	\$145,100
020-0200-02070 Moved by Councilor Holewa and supported by Councilor Mikkola-Rahja to leave the estimated value as is with no change.	\$56,800	-0-	\$56,800

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020-0150-04600	\$106,700	-0-	\$106,107
Moved by Councilor Vake and supported by Councilor Mikkola-Rahja to leave the estimated value as is with no change.			
020-0150-05280	\$86,900	(\$10,000)	\$73,900
After interior inspection, reduced house and garage value due to condition added half bath. Moved by Councilor Mikkola-Rahja and supported by Councilor Vake to accept the recommended change.			
020-0200-03520	\$98,700	(\$1,400)	\$97,300
Property inspected corrected bath count due to shower being removed in basement. Moved by Councilor Mikkola-Rahja and supported by Councilor Halverson to accept the recommended change.			
020-0131-00010	\$417,900	-0-	\$417,900
Moved by Councilor Vake and supported by Councilor Halverson to leave the estimated value as is with no change.			
020-0170-01690	\$55,200	-0-	\$55,200
Moved by Councilor Mikkola-Rahja and supported by Councilor Holewa to leave the estimated value as is with no change.			
020-0010-08430	\$101,000	-0-	\$101,000
Moved by Councilor Mikkola-Rahja and supported by Councilor Holewa to leave the estimated value as is with no change.			
020-0150-04450	\$99,600	-0-	\$96,600
Moved by Councilor Mikkola-Rahja and supported by Councilor Vake to leave the estimated value as is with no change.			
020-0160-01110	\$143,700	-0-	\$143,700
Moved by Councilor Vake and supported by Councilor Holewa to leave the estimated value as is with no change.			
020-0010-05260	\$113,400	(\$3,300)	\$110,100
Removed value of fireplace, chimney deteriorated to point of causing substantial water damage. Moved by Councilor Mikkola-Rahja and supported by Councilor Vake to accept the recommended change.			
020-0050-01630	\$244,400	(\$17,300)	\$227,100
Corrected bath count, lowered sauna quality, lowered overall house condition due to cracking and moisture. Moved by Councilor Holewa and supported by Councilor Mikkola-Rahja to accept the recommended change.			
020-0150-06930	\$145,700	\$200	\$145,900
After interior inspection, added half baht to record and main floor vaulting. Reduced value due to condition/quality of basement finish. Moved by Councilor Halverson and supported by Councilor Mikkola-Rahja to accept the recommended change.			
020-0120-00730	\$62,300	-0-	\$62,300
Moved by Councilor Mikkola-Rahja and supported by Councilor Holewa to leave the estimated value as is with no change.			
020-0190-02400	\$138,500	-0-	\$138,500
Moved by Councilor Holewa and supported by Councilor Halverson to leave the estimated value as is with no change.			

After a discussion of the estimated market value of each of the parcels above, a motion was made by Councilor Mikkola-Rahja and supported by Councilor Holewa to adjourn the Board of Appeal & Equalization Meeting at 5:14 pm.

Attest:

/s/Adam Lantz, Mayor

/s/Stephanie Skraba, Administrator