

Approved Minutes

Crooked Lake Township (CLT) Board of Appeal and Equalization Meeting – April 16, 2019

Meeting was called to order at 12:00 PM

Members Present: Thyen, Skjolsvik, Bennington, Glass and Donnay

Richard Champagne, Cass county assessor for CLT, was present and explained recent sales and adjustments in the Township. The 2019 CLT Estimated Market Value (EMV) is \$282,199,100 (2018 - \$275,666,200), an increase of 1.68%. The county-wide increase was 4.15%.

John and Grace Schuller, representing parcel 12-432-0100 was present and requested the property value be reduced. A discussion of building value and land value which make up the EMV took place with the Assessor, Champagne, the CLT board and John and Grace Schuller.

Michael Peppin, representing parcel 12-035-2405 was present and requested the market value be reduced. Research on area sales was documented and presented. The assessor, Champagne, the CLT board and Michael discussed the area sales information and building value and land value for this parcel. Also, the assessor, Champagne, was able to show that this parcel has 50% more lake shore than Michael understood there to be.

Shawn and Tammy Walsh, representing parcel 12-467-1420 were present and requested the property value be reduced. Concern of the large EMV increase was discussed. A discussion on increase value of the lake shore increase and building increase took place.

A review by the board and the assessor of the CLT EMV increase and county wide EMV increase along with recent comparable sales in the area resulted in the conclusion that no adjustment for any of the above parcels is appropriate at this time.

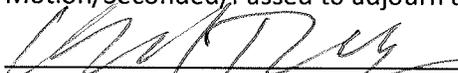
Motion/Seconded/Passed that the assessor and the CLT Board agree that no adjustment for parcel 12-432-0100, 12-35-2405 and 12-467-1420 is warranted at this time.

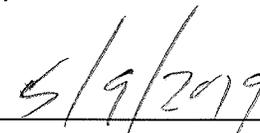
Mark Kemper, representing parcel 12-446-0108 was present and discussed dissatisfaction with road maintenance. Mark thought the road this parcel is on was a township road but is actually a private road. Then Mark did not have any issues with the EMV of the property.

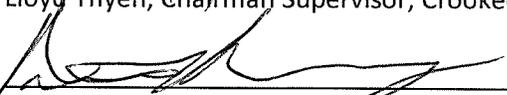
Vern Stefan representing parcel 12-034-4332 was present and acknowledged he has no concern with the EMV. Vern had two break-in burglaries at his business in the last 6 months. Concern was with the service received from the Cass County Sheriff Department.

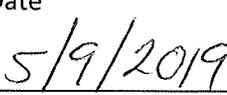
Email letter received by the CLT board and Assessor Richard Champagne from Kathryn Carlson regarding parcel 12-496-0560 requesting a review the proposed EMV. The parcel has been on the market for years well below the EMV and has not sold. Discussion with the board and Assessor Champagne resulted in the conclusion that this parcel may be valued too high. Motion/Seconded/Passed to request the assessor adjust the EMV for this parcel to the listing price for one year.

Motion/Seconded/Passed to adjourn at 1:26 PM

  
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Lloyd Thyen, Chairman Supervisor, Crooked Lake Township

  
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Date

  
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Tim Donnay, CLT Supervisor, Crooked Lake Township

  
\_\_\_\_\_  
Date