

**BOARD OF APPEAL AND EQUALIZATION MEETING**  
**Tuesday, April 22, 2025**  
**10:00 AM**

**Truth in taxation**

Mayor Kavanaugh opened the meeting with the pledge of allegiance and turning over the meeting to the County. He noted that most of the information discussed is on the County level. The City portion of the levee was also discussed. County Assessor Mark Peterson introduced himself, Assistant County Assessor Penny Vikre, and Staff Appraiser Cullen Navratil.

- Budget numbers for the County were discussed. It was noted that information is on the County website.
- Joanne Anderson's property was discussed. It was noted that there may be a property tax refund available.
- Marty Halvorson's property was discussed. It was noted that the increase was small.
- Eric Mattson's property was discussed. It was noted that building is over 100 years old. Homesteading was discussed.
- It was noted that EGL is low in tax rate.
- Herm Schley's property was discussed. He asked why his valuation increased. It was noted the sales in the area increased and he has a large amount of shoreline. The question arose regarding the increase in valuation. It was noted it would not help if the city lowered the valuation.
- Mitch Brock (87-020-3106), 1480 Floan Pt Rd, requested a change in the valuation. Sales in the area were discussed. It was noted that the valuation was not to be changed.
- Tim Robbie (87-029-1114), 11257 E Steamboat Bay Rd, requested a change in the valuation. Sales in the area were discussed. It was noted that the valuation was to be changed.
- Christina Hart property valuation was to be lowered.

**Councilor Bergin moved and Councilor Ruttger seconded the motion to accept recommended changes by the County Assessor and no change on the five appeals. Motion carried.**

**Councilor Ruttger moved and Councilor Hoffmann seconded the motion to adjourn the meeting. All present voted in favor thereof. Motion carried.**



# Local Board of Appeal and Equalization

LBAE 2025

## Jurisdiction Information

County	Jurisdiction
Cass	East Gull Lake
County Mailing Address	
PO Box 3000 / 303 Minnesota Ave W	
City	State
WALKER	MIN
	ZIP Code
	56484
	County MN Tax ID
	8026405

## Overview of All Board Activity

Parcels Appealed	Parcels Reduced	Parcels Increased	Parcels Not Changed
11	6	0	5
Total Change in EMV	Jurisdiction Total EMV	Class Changes	% Change Total EMV
-2,433,600	1,063,085,200	0	-0.23

## Meeting

Meeting Date	
04/22/2025	

## Board Activities

Property Owner	Assessor Land EMV	Assessor Improvement	Assessor Total EMV	Assessor Class
JOANNE ANDERSON	845,000	237,100	1,082,100	1a Residential Hmstd
Parcel Id	Board Land EMV	Board Improvement	Board Total EMV	Board Class
87-357-0128	845,000	237,100	1,082,100	1a Residential Hmstd
Appeal Code	Changes to EMV	Type Of Change	Explanation Of Change	
P = Property Owner	0	No Change	leftblank	
Property Owner	Assessor Land EMV	Assessor Improvement <td>Assessor Total EMV</td> <td>Assessor Class</td>	Assessor Total EMV	Assessor Class
GERALD HALVERSON	972,000	516,600	1,488,600	1a Residential Hmstd
Parcel Id	Board Land EMV	Board Improvement	Board Total EMV	Board Class
87-337-0030	972,000	516,600	1,488,600	1a Residential Hmstd
Appeal Code	Changes to EMV	Type Of Change	Explanation Of Change	
P = Property Owner	0	No Change	leftblank	
Property Owner	Assessor Land EMV	Assessor Improvement <td>Assessor Total EMV</td> <td>Assessor Class</td>	Assessor Total EMV	Assessor Class
ERIC MATTSON	845,000	116,200	961,200	4c(12) SRR cabin
Parcel Id	Board Land EMV	Board Improvement	Board Total EMV	Board Class
87-357-0130	845,000	116,200	961,200	4c(12) SRR cabin
Appeal Code	Changes to EMV	Type Of Change	Explanation Of Change	
P = Property Owner	0	No Change	leftblank	
Property Owner	Assessor Land EMV	Assessor Improvement <td>Assessor Total EMV</td> <td>Assessor Class</td>	Assessor Total EMV	Assessor Class
HERMAN SCHLEY	4,081,800	611,600	4,693,400	1a Residential Hmstd
Parcel Id	Board Land EMV	Board Improvement	Board Total EMV	Board Class
87-020-4302	4,081,800	611,600	4,693,400	1a Residential Hmstd
Appeal Code	Changes to EMV	Type Of Change	Explanation Of Change	
P = Property Owner	0	No Change	leftblank	

Property Owner	Assessor Land EMV	Assessor Improvement	Assessor Total EMV	Assessor Class
MITCH BROCK	1,013,300	522,900	1,536,200	4c(12) SRR cabin
Parcel Id	Board Land EMV	Board Improvement	Board Total EMV	Board Class
87-020-3106	1,013,300	522,900	1,536,200	4c(12) SRR cabin
Appeal Code	Changes to EMV	Type Of Change	Explanation Of Change	
W = Writing	0	No Change	leftblank	
Property Owner	Assessor Land EMV	Assessor Improvement	Assessor Total EMV	Assessor Class
TIM ROBBIE	1,032,000	250,800	1,282,800	4c(12) SRR cabin
Parcel Id	Board Land EMV	Board Improvement	Board Total EMV	Board Class
87-029-1114	981,000	250,800	1,231,800	4c(12) SRR cabin
Appeal Code	Changes to EMV	Type Of Change	Explanation Of Change	
AR = Assessor Recommendation	-51,000	Value too high - land	Land Value Too High	
Property Owner	Assessor Land EMV	Assessor Improvement	Assessor Total EMV	Assessor Class
CHRISTINA HART	2,954,100	137,500	3,091,600	4c(12) SRR cabin
Parcel Id	Board Land EMV	Board Improvement	Board Total EMV	Board Class
87-380-0180	1,902,000	137,500	2,039,500	4c(12) SRR cabin
Appeal Code	Changes to EMV	Type Of Change	Explanation Of Change	
W = Writing	-1,052,100	Clerical Error	Land Value Too High	
Property Owner	Assessor Land EMV	Assessor Improvement	Assessor Total EMV	Assessor Class
CHRISTINA HART	1,443,000	500	1,443,500	4c(12) SRR cabin
Parcel Id	Board Land EMV	Board Improvement	Board Total EMV	Board Class
87-381-0205	832,500	500	833,000	4c(12) SRR cabin
Appeal Code	Changes to EMV	Type Of Change	Explanation Of Change	
W = Writing	-610,500	Clerical Error	Land Value Too High	
Property Owner	Assessor Land EMV	Assessor Improvement	Assessor Total EMV	Assessor Class
CHRISTINA HART	1,256,600	8,700	1,265,300	4c(12) SRR cabin
Parcel Id	Board Land EMV	Board Improvement	Board Total EMV	Board Class
87-380-0012	725,000	8,700	733,700	4c(12) SRR cabin
Appeal Code	Changes to EMV	Type Of Change	Explanation Of Change	
W = Writing	-531,600	Clerical Error	Land Value Too High	
Property Owner	Assessor Land EMV	Assessor Improvement	Assessor Total EMV	Assessor Class
CHRISTINA HART	257,400	0	257,400	4c(12) SRR cabin
Parcel Id	Board Land EMV	Board Improvement	Board Total EMV	Board Class
87-380-0011	135,000	0	135,000	4c(12) SRR cabin
Appeal Code	Changes to EMV	Type Of Change	Explanation Of Change	
W = Writing	-122,400	Clerical Error	Land Value Too High	
Property Owner	Assessor Land EMV	Assessor Improvement	Assessor Total EMV	Assessor Class
CHRISTINA HART	156,000	0	156,000	4c(12) SRR cabin
Parcel Id	Board Land EMV	Board Improvement	Board Total EMV	Board Class
87-380-0241	90,000	0	90,000	4c(12) SRR cabin
Appeal Code	Changes to EMV	Type Of Change	Explanation Of Change	
W = Writing	-66,000	Clerical Error	Land Value Too High	

## Certification

Name Phone Number

Denise Rittgers 218-547-7298

Email Submission Date

denise.rittgers@casscountymn.gov 04/22/2025



# City Of East Gull Lake

10790 Squaw Point Road  
East Gull Lake, MN 56401  
218-828-9279

## BOAE Council Meeting

### April 22, 2025

### Sign in Sheet

Please Print

Signature

-1 Marty Halvarson

-2 Albre Kusch

-3 Leslie Anderson

-4 Joanne Anderson

-5 ERIC MATTSER

-6 MERRA NAGER

-7 HERM SCHLEY

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