

TOWN OF SILVER CREEK  
BOARD OF EQUALIZATION  
MAY 6, 2025

The Local Board of Appeal and Equalization for the Town of Silver Creek was held on Tuesday, May 6<sup>th</sup>, 2025, in the Board Meeting Room. Present were Board Supervisors: Greg Hull, Chuck Voss; and Deputy Clerk Katie Anderson.

Absent: Clerk Alison Oftedahl.

Visitors Present: Appraiser Supervisor Noah Mittlefehldt, Deputy Assessor Andrew Fellows.

Appearing before the Board: Tom Grailer, Jim Gustafson, Pam Johnson, John Goedel, Ryan Sipper.

Chairman Hull called the meeting to order at 1:00 p.m. discussed ground rules and explained that questions and comments should be addressed to the Town Board. He explained that the only two things the Board could change are classification and value. Lake County Appraiser Supervisor Noah Mittlefehldt then presented introductory information. He noted that the state of Minnesota had increased the homestead market value exemption. The taconite credit increased from \$289 to \$515 for most areas outside the city of Silver Bay. He said this is impacting property tax calculation for the year 2025. There is a new language in the statute about a new procedure for tax forfeiture process that the counties must go through when disposing of tax forfeited properties. The sales study in 2024 in Silver Creek there were 28 residential sales, 12 of them were off water properties and 16 of them were on water properties. 4 of them were rural vacant land sales and 1 commercial sale. Finally, he reported that this year Appraiser Andy Fellows visited properties from Fairgrounds Road to Driftwood Lane north to the Grimmer Road and east to the Silver Cliff tunnel. The state of Minnesota requires the Assessor to inspect 20% of all properties within each jurisdiction each year.

Chairman Hull explained that the valuations can only be changed based upon objective information. He also advised that decisions made today can be appealed to the Lake County Board of Appeal and Equalization scheduled for Monday June 16, 2025, at 5:00 p.m.

The following individuals appeared before the Board:

1. Thomas Grailer – parcel 29-5610-25430. Motion Hull, second Voss to make no change and preserve the right to appeal to the County Board. The motion carried unanimously.
2. James Gustafson – parcel 29-5409-29010. Motion Voss, second Hull to take the assessors' recommendation to decrease the total assessed value from \$203,000 to \$170,100 and preserve the right to appeal to the County Board. The motion carried unanimously.
3. Pamela Johnson – parcel 29-5310-19611. Motion Hull, second Voss to make no change and preserve the right to appeal to the County Board. The motion carried unanimously.
4. John Goedel – parcel 29-5410-33610, 29-5310-04250. Motion Hull, second Voss to make no change and preserve the right to appeal to the County Board. The motion carried unanimously.
5. Ryan Sipper – parcel 29-5410-33910, 29-5410-33850. Based upon his statement that your questions were answered, the Board made no motion and preserve the right to appeal to the County Board. The motion carried unanimously.

The meeting was recessed at 3:08 p.m. The meeting resumed by Chairman Hull 3:14 p.m.

The following appealed by mail: None.

The following individuals appealed directly to the Lake County Assessor's office prior to the meeting:

1. John Sederberg & Catherine Franke – Parcel # 29-5610-29490, 29-5510-07080. Motion Hull, second Voss to take the assessors' recommendation to make no change and preserve the right to appeal to the County Board. The motion carried unanimously.
2. Eric Lindgren – Parcel # 29-5368-32110. Motion Hull, second Voss to take the assessors' recommendation to make the change to the classification from Seasonal to Unimproved Residential Land. The motion carried unanimously.

3. Robert Butler – Parcel # 29-5709-12140. Motion Voss, second Hull to take the assessors' recommendation to lower the total assessed value from \$39,600 to \$30,400. The motion carried unanimously.
4. Leah O'Leary – Parcel # 29-5310-16640. Motion Voss, second Hull to take the assessors' recommendation to lower the total assessed value from \$119,300 to \$95,300. The motion carried unanimously.

There being no further business, the meeting adjourned at 3:51 p.m. upon motion Hull, second Voss.

Respectfully submitted,  
Katie Anderson, Deputy Clerk