

Town of Crystal Bay

Special Meeting Board of Appeal & Equilization

Clair Nelson Community Center

6866 Cramer Road Finland, MN 55603

Minutes

May 14th, 2026

- I. Attendance: Stacy Breden, Paul Hartshorn, Michael Nikula, Roger Peterson, Noah Mittlefehldt, Gregg Swartwoudt, Mike Baker, Scott (illegible last name) , Brad Johnson
- II. Supervisor Hartshorn called the Special Meeting to order at 1:00pm
- III. Presentation:
 - A. Noah Mittlefehldt, appraiser supervisor, introduced himself and Gregg Swartwoudt. Discussion on new Legislation Rules set at 2025 Legislation for FY26. Conservation Easements, Agricultural and Low Income Housing and SFIA. Lastly, a new Language around Judicial Privacy.
 - B. Values of Classification Crystal Bay Township
 - 1. Last Year 11 Residential Sales Median Sale Price was higher than the Assessed Value for Off Water Properties, so in resonance the assessment rates were lowered to comply with the Market.
 - 2. In addition the Accessors are to go out to 20% of the Township every Yr. to access properties, this year was Section 17 in Crystal Bay Township.
 - 3. Properties where there is construction, new well, Septic, poll barns, additions those types of things. All the new projects there are 1.4 million market value added since 2025. Overall the net effect with the sales and reappraisals of Section 17 Crystal Bay is 10% lower than 2025.
- IV. Property Appeals:
 - A. MOTION to accept the accessors recommendation for Parcel 27-5782-01010 - Mark Dahlen, to change the classification from residential homestead to agricultural homestead and to leave the assessment as is for parcel number: 27-5707-32223 - Colette Ambrosia. Motioned by Supervisor Peterson, Seconded by Supervisor Nikula Passed by Unanimous Consent
 - 1. Reminder If you would like to continue with an appeal process before the County Board of Appeal and Equalization on June 15, 2026. Schedule your appointment by calling (218) 834-8313.
- VI. **CLOSE MEETING:** MOTION: to adjourn the meeting at 1:38pm Motioned by Supervisor Nikula , Seconded by Supervisor Peterson , Passed by unanimous consent.

_____ date: _____
Paul Hartshorn- Board Chair

_____ date: _____
Roger Peterson- Vice Chair

_____ date: _____
Roger Peterson- Supervisor

Attested to this 19th day of May, 2026

Stacy Breden- Town Clerk _____

