

GOODWILL TOWNSHIP

St. Louis County, Minnesota
Location: 8025 Oak Narrows Road, Cook
Mail Delivery: 7406 Ahlgren Rd, Orr, MN 55771
www.goodwilltownship.org 218-660-0028

2026 Local Board of Appeals & Equalization Minutes

Board Members Present: Supervisors: John Jordan, Bill Michaelson;
Clerk Pam Olson
Board Members Absent: Rock Gillson
Other's Present: Brian Grahek, Patrick Orent, Ron Bushbaum, Zachary
Herringer, Pam Towle, Dale Klapmeier (via Zoom)

Call to Order: Chairman Jordan called the Goodwill Local Board of Appeals and Equalization Meeting to order at 10:00 a.m. on Tuesday, April 21, 2026 at the Lake Vermilion Fire Brigade conference room located at 8025 Oak Narrows Road, Cook, MN. The pledge was recited and the purpose of the meeting was to determine whether taxable property in the jurisdiction has been properly valued and classified by the assessor, and also to determine whether corrections need to be made.

Introduction: Brian Grahek, County Appraiser Supervisor, works with appraisals for the north half of St. Louis County. Mr. Grahek gave a brief explanation of how the county determines property values starting with levy requests from townships, cities, school districts, and the county. Land and building values are calculated using methods not limited to mass appraisals, replacement costs, and sales from the previous year, to create a median ratio within economic neighborhoods. The appeals process gives residents the opportunity to have the town board evaluate the request to adjust the property value, with the resident having the burden to prove their basis for adjustment. The best course is to allow the county appraiser to perform a walk-through of the property and make a recommendation for a change or no change in value.

Ron Bushbaum, County Residential Appraiser, informed the board that MN Revenue requires a median sales ratio of no less than 90% and no more than 105%. The median sales ratio for Goodwill Township is 92.7%. The 2026 assessment year total estimated market value for the township is \$215,375,500 with land values at \$100,066,300 and building values at \$115,309,200.

Dale Klapmeier submitted a request for re-evaluation of his property at 7941 Oak Narrows Road based on past sales and there was nothing to justify a sale in the price range of his property. Mr. Klapmeier will not be in the area in time to return to the local board to consider an adjustment to the property value. The resident agreed to have the county do a walk-through and make a recommendation to the county board. Chair Jordan moved to make no change in the property value; Supervisor Michaelson seconded. All ayes; motion passed.

Joan Ribich submitted a written request to appeal the valuation of the property at 2647 Timberlore Trail based on the appraised value from a private appraiser. Since the county was not aware of the request before the meeting, it was determined that the resident should be contacted and encouraged to have the county appraiser do a walk-through and bring a recommendation to the town board at a reconvened meeting. Supervisor Michaelson moved to table consideration of Michael and Joan Ribich's property until the reconvened meeting. Chair Jordan seconded the decision which carried by unanimous vote.

Zachary Herring was present to question the formula used to calculate values because his land value increased at a different percentage than the building value percentage. The county appraisers informed Mr. Herring that many factors go into valuations. Even though he has two lots, for frontage and acreage, the county considers it as one parcel. The concern about the valuation of his boat house vs. his garage and the increased land value will be followed up with a walk-through with the county appraiser and the ability to appeal to the town board at the reconvened meeting. Supervisor Michaelson moved for no change on this parcel; Chair Jordan seconded. All ayes; motion carried.

Patrick Orent, County Commercial and Resort Appraiser was present because there are resorts and ministorage commercial properties within the township. It came to the assessor's attention that there is a sign structure on a property (PIN 378-0010-04253) that wasn't included in the property's assessed value. The tax payers, William and Karen Sobyra, will be contacted and notified of an opportunity to appeal the proposed change in classification and value. The property is classified as Rural Vacant Land with a valuation of \$1,800. The recommended assessment for 2026 to be considered would include a new construction increase of \$700 and classification change to Commercial.

Reconvene LBAE: Supervisor Michaelson moved to reconvene the meeting at 10:00 a.m. on Thursday, May 7th at the Lake Vermilion Fire Brigade; Chairman Jordan seconded. All in favor and motion passed at 11:30 a.m.

Chair Jordan reconvened the LBAE meeting at 10:00 a.m. on Thursday, May 7, 2026. Supervisor Michaelson was in attendance. Supervisor Gillson did not attend. Others present were Patrick Orent, Ron Bushbaum, Jon Ronning, and Pam Towle.

Ron Bushbaum, County Residential Appraiser, reported that a walk-through will be scheduled for the Ribich property. Supervisor Michaelson moved for no change on the Ribich property; Chair Jordan seconded. All ayes; motion carried 2-0.

Mr. Herring did not contact the assessor for a walk-through. Supervisor Michaelson recommended no change on Mr. Herring's three parcels; Chair Jordan seconded. All ayes; motion carried 2-0.

Resident Jon Ronning had contacted the assessor and discussed his concerns about the rapid increase in his property values and future increases. Mr. Ronning, 7709 Josante Shores Road, Cook, wanted his objections to the value increases heard. The county recommended value changes for square footage corrections per inspection and classification change for no longer renting out room in the garage. Supervisor Michaelson moved to reduce the Ronning property value by \$7,300 and remove the Short-Term Rental classification based on use, making all the

property Residential, for a total value of \$854,000. Chairman Jordan seconded the motion, which passed 2-0.

Per the county assessor’s recommendation, Supervisor Michaelson moved that the William and Karen Sobyra property value increase to \$2,500 and the classification change from Rural Vacant Land to Commercial. Chairman Jordan seconded the motion, which passed 2-0.

Supervisor Michaelson moved to adjourn the meeting at 10:34 a.m.; Chair Jordan seconded. All ayes; motion carried 2-0.

Approved on May 19, 2026

John Jordan, Chairman

Attest:

Pamela Olson, Clerk