

**Shamrock Township
Board of Appeal & Equalization
Monday, April 28, 2025**

Board Chairperson Ron Flatten called the meeting to order at 9 a.m. Township board members present were Supervisors Tom Meyers, Ernie Darlow and Clerk Candace Kral. Representatives from the Aitkin County Assessor's Office were Mike Dangers, Ben Mowers, Shannon Parenteau, Erica Wagner, County Assessors and four property owners. Ron Flatten stated the purpose for this meeting was for residents to discuss concerns they have regarding their property values as stated by the county. Mike Dangers provided an overview of the property assessment process. He explained that market values are determined based on property sales, and the Minnesota Department of Revenue oversees the process to ensure properties are assessed accurately and no lower than 10% of full market value. He reviewed recent property value changes in the area, noting that 2025 will be a re-assessment year for Shamrock Township, during which assessors will visit each property. Overall, very few changes were made to property values. Building values increased, while lakefront land values on Lake Minnewawa and Big Sandy Lake saw reductions. In contrast, land values along Sandy River Lake and Flowage Lake experienced increases. Updated property values were included on the valuation notices recently mailed to property owners.

Mike Dangers then responded to general questions from residents.

He also reported that there were 81 qualified sales in Shamrock Township during the assessment period, which runs from October 2023 through September 2024. These sales excluded foreclosures, short sales, and sales between relatives. Photographs and supporting details of these sales were available for review. Mike explained the sales ratio system and confirmed that most properties in Shamrock Township fall within the acceptable ratio range. He concluded by noting that overall, there was little change in property values this year.

Four property owners presented concerns to the board regarding their property assessments. Each case was reviewed by the board supervisors along with representatives from the assessor's office.

William Wilson – PID#s 29-1-224300 and 29-1-224400:
Motion by Tom Meyer, seconded by Ernie Darlow, to make no change to the assessed values. The board noted that the properties appear to have been missed in previous increases and are still assessed below the purchase price. Motion passed unanimously.

Bob and Dawn Meier – PID#s 29-1-224000, 29-1-224100, and 29-1-224200:
Motion by Tom Meyer, seconded by Ernie Darlow, to make no change to the assessed values. The board stated the properties also appear to have been missed in prior assessment adjustments. Motion passed unanimously.

Margaret Johnson – PID# 29-0-014508:

Motion by Ron Flatten, seconded by Tom Meyer, to make no change to the assessed value. The board noted the increase is primarily due to the completion of a new addition. Motion passed unanimously.

Thomas Juckel – PID# 29-0-036201:

Motion by Tom Meyer, seconded by Ron Flatten, to lower the building value to remove the assessment for in-floor heating and electrical power to the building. Motion passed unanimously.

Three assessor recommendations were presented to the board for action. The board supervisors, along with representatives from the assessor's office, reviewed each recommendation and determined that the suggested changes were appropriate. A motion was made by Tom Meyer, seconded by Ernie Darlow, to approve the changes as recommended. Motion passed unanimously.

Meeting adjourned 10:55 a.m.

Candace Kral
Clerk

Ron Flatten
Board Chairman

MINUTES WERE APPROVED AT THE MAY 8, 2025 REGULAR BOARD MEETING