

Local Board of Appeals and Equalization
Property Assessment Board Meeting Summary

April 22, 2026

Meeting Call to Order

The meeting was called to order at 6:00 PM with a quorum present.

The Pledge of Allegiance was recited.

Arnold & Peggy Angell 16-669-0020 Property Adjustment

Recommendation by Mille Lacs County to reduce property value by \$35,000 due to removal of a finished basement classification.

Property owner agreed to the adjusted value.

Motion by Supervisor Stoeckel to follow the recommendation by Mille Lacs County, Second Supervisor Patten, Carried 4-0

Carl & Kathleen 16-020-0304 Property Adjustment

Agricultural homestead with 1.75 acres.

First acre valued normally; remaining 0.8 acres classified as waste/wetland.

Recommendation by Mille Lacs County to reduce property value by \$10,300

Owner had already agreed.

Motion by Supervisor Patten to follow the recommendation by Mille Lacs County, Second by Supervisor Whitcomb, Carried 4-0

Joseph Toth Oncore, LLC 16-034-3600 Property Review

36.9-acre parcel formed from combining three tax parcels purchased between 2018 and 2023. Located partially in floodway; previous valuation adjusted from \$198,500 to \$121,600 after appeal. Current valuation increased by \$6,600 due to market trends (Princeton Township: +6.19%; County: +8%). Waste value unchanged (\$1,000/acre); wooded land increased to \$3,500/acre (40% reduction applied for floodway). Enrolled in Managed Forest plan effective 2027, reducing tax rate from 1% to 0.65%.

Recommendation by Mille Lacs County to make no adjustment.

Motion by Supervisor Patten to follow the recommendation by Mille Lacs County, Second by Supervisor Knutson, Carried 4-0

Resident Jim Orton 16-008-1000 Concern

Requested value reduction due to privacy concerns from neighboring house facing into his yard. No prior notice received; believes similar cases should include community notification.

Options presented:

- Recess and reconvene within 20 days, or
- Refer appeal to County Board of Appeal.

Motion by Supervisor Whitcomb to move this to County Board of Appeals, Second by Supervisor Patten, Carried 4-0

Assessment team (Jordan and another assessor) will schedule property review.

Adjourn at 6:25 pm

Motion by Supervisor Stoeckel to adjourn, Second by Supervisor Whitcomb, Carried 4-0