

WOODROW TOWNSHIP

LOCAL BOARD OF APPEAL AND EQUALIZATION MEETING MINUTES

APRIL 22, 2024

10:00 A.M.

The meeting was called to order by Supervisor Scott Wold at 10:00 a.m. All joined in the Pledge of Allegiance. Also present are Supervisor Alex Haagensen, Scott Vinkemeier, Appraiser for Woodrow Township, Adam Newton, another appraiser from Cass County, and Nicole Goldsmith, another appraiser from Cass County. Sign in sheet is available upon request from the Clerk Cathy Dietrich. Not present was Clerk Cathy Dietrich and Supervisor Colter Peterson.

The purpose of this meeting is to provide a fair and objective forum for anybody to appeal their valuation or their classification. There was no discussion regarding property taxes as that is not the purpose of this meeting. Valuations and property taxes are two different things and change independently. Appeal options were provided if there is disagreement with any decisions made at this meeting.

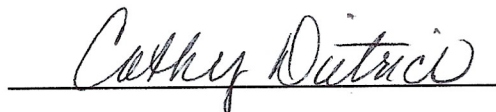
Scott Vinkemeier provided an overview of calculating values throughout Cass County from October 1, 2023 through September 30, 2024.

The meeting was opened for citizens in attendance to discuss appealing their valuation with County Appraisers and Township Supervisors.

MEETING ADJOURNED: M/S/P Wold/Haagensen to adjourn 11:20 a.m.



* Chair, Colter Peterson



* Clerk, Cathy Dietrich

*Chair and Clerk not present for meeting; the meeting was recorded and minutes of recording written by Cathy Dietrich Township Clerk





Local Board of Appeal and Equalization

LBAE 2025

Jurisdiction Information

County Jurisdiction

Cass Woodrow

County Mailing Address

PO Box 3000 / 303 Minnesota Ave W

City

State

MIN

ZIP Code

56484

County MIN Tax ID

8026405

Overview of All Board Activity

Parcels Appealed	Parcels Reduced	Parcels Increased	Class Changes	Parcels Not Changed
5	1	0	0	4
Total Change in EMV		Jurisdiction Total EMV	% Change Total EMV	
-16,700		717,832,700		

Meeting

Meeting Date

04/22/2025

Board Activities

Property Owner DAVID LODIN Parcel Id 51-455-0130 Appeal Code p = Property Owner	Assessor Land EMV 467,000 Board Land EMV 467,000 Changes to EMV 0	Assessor Improvement 145,700 Board Improvement 145,700 Type Of Change No Change	Assessor Total EMV 612,700 Board Total EMV 612,700 Explanation Of Change leftblank	Assessor Class 4c(12) SRR cabin Board Class 4c(12) SRR cabin
Property Owner JAY GUSTAFSON Parcel Id 51-492-0145 Appeal Code p = Property Owner	Assessor Land EMV 258,300 Board Land EMV 258,300 Changes to EMV 0	Assessor Improvement 618,000 Board Improvement 618,000 Type Of Change No Change	Assessor Total EMV 876,300 Board Total EMV 876,300 Explanation Of Change leftblank	Assessor Class 4b(1) Res Non-Hmstd 1-3 Board Class 4b(1) Res Non-Hmstd 1-3
Property Owner JAY GUSTAFSON Parcel Id 51-492-0146 Appeal Code p = Property Owner	Assessor Land EMV 161,700 Board Land EMV 145,000 Changes to EMV -16,700	Assessor Improvement 0 Board Improvement 0 Type Of Change Value too high - land	Assessor Total EMV 161,700 Board Total EMV 145,000 Explanation Of Change Land Value Too High	Assessor Class 4c(12) SRR cabin Board Class 4c(12) SRR cabin
Property Owner MELVIN HANSEN Parcel Id 51-455-0125 Appeal Code W = Writing	Assessor Land EMV 476,600 Board Land EMV 476,600 Changes to EMV 0	Assessor Improvement 70,400 Board Improvement 70,400 Type Of Change No Change	Assessor Total EMV 547,000 Board Total EMV 547,000 Explanation Of Change leftblank	Assessor Class 4c(12) SRR cabin Board Class 4c(12) SRR cabin

Property Owner
PATRICK HORAN
Parcel Id
51-025-4114
Appeal Code
W = Writing

Assessor Land EMV
423,000
Board Land EMV
423,000
Changes to EMV
0

Assessor Improvement
206,800
Board Improvement
206,800
Type Of Change
No Change

Assessor Total EMV
629,800
Board Total EMV
629,800

Assessor Class
4c(12) SRR cabin
Board Class
4c(12) SRR cabin
Explanation Of Change
leftblank

Certification

Name

Denise Rittgers

Email

denise.rittgers@casscountymn.gov

Phone Number

218-547-7298

Submission Date

04/22/2025