Board of Appeal and Equalization Meeting Minutes

Woodland Township Hall

Monday, April 14, 2025

5:30 pm

Gene Janikula, chairman, called the Woodland Township Board of Equalization and Review meeting to order at 5:30 pm on Monday, April 14, 2025, at the Woodland Township Hall. Township Board members present were Gene Janikula, Dan Domjahn, Barry Pawelk, Paula LaVigne and Julie Marquardt. Alex Bersie, Wright County Principal Appraiser for Woodland Township and Keith Triplett, Assistant County Assessor, were also present. The Pledge of Allegiance was recited.

The meeting was held to consider any changes in valuation and classification in 2025 for taxes due and payable in 2026. Assessor reviewed assessments completed during this past year and changes in values. Woodland Township had 2 qualified sales for 2025 for the sales ration study. The total township residential value went up 5.49%. There was one new construction in 2024. Land value in the township varies depending on location, zoning and future land use plan. Raw dirt without an entitlement is worth $9,100/acre. Entitlements are currently estimated to be valued at $75,000. This means a 40-acre parcel of tillable land with entitlement would be valued around $10,975.00 per acre.

Attending the meeting:

Anderson, Lisa: Property ID: 220 000 353101-Anderson would like to have her dwelling reevaluated. They are in the process of remodeling the home, and it still isn’t done. Her value is currently set at being completed with renovations.

Bersie recommended to the Board that he would like to visit the dwelling if it was okay with the owner. He would then decide if it is still considered in construction stage. Domjahn agreed with this suggestion.

Motion was made for no change and to have Bersie go and reappraise the property. Motion Made by Domjahn and seconded by Pawelk. Motion carried unanimously (MCU).

Not present but had contacted assessors’ office by letter/email:

Charlie Borrell: Property ID: 220 000 081200-Borrell contact the Assessor’s Office as he wouldn’t be able to attend the meeting. Bersie reported that Borrell would like to have his main parcel reappraised. He recommended no change until he could go out and reappraise the property.

Domjahn and Pawelk motioned for no change until Bersie could reappraise. MCU.

Not present but contact township clerk:

Gentry, John: Property ID: 220-000-073303

Pearson, Phillip: Property ID: 220-000-291200

Ohm, Marvin & Sharon: Property ID: 220-000-294404

All of these property owners had special assessments placed on bare land property. They were asking for recycling assessment and fire assessment reimbursement.

MMS by Domjahn and Pawelk to reimburse the property owners for the double charge of fire and recycling. MCU

Motion to close the meeting with no other business before the Local Board of Appeal and Equalization the meeting was adjourned at 6:23 pm by Domjahn and Pawelk. MCU.

Respectfully submitted by,

Julie Marquardt