

Breitung Township
Local Board of Appeals & Equalization Meeting 04-21-2026, 1:00 PM
In Person Meeting at the Timothy Tomsich Community Center
33 First Avenue, Soudan MN 55782

In Person

Present: Chairman Matthew Tuchel, Supervisor Erin Peitso, Supervisor Stephen Tekautz, Clerk Amber Zak

Public:

Paul Cherry – St Louis County Assessor

Patrick Vanderbeek – St Louis County Assessor

Frank & Nancy Spaeth – left at 1:50 PM

Scott Conklin – left at 2:10 PM

Amy Berglund – left at 2:42 PM

Jeff Redetzke & Angela Miller – left at 2:42 PM

Daniel Reing, Police Chief

Meeting called to order by Chairman Tuchel at 1:00 PM

Property Discussion:

Spaeth:	270-0020-00070
	270-0020-00030
Conkin:	270-0020-01400
Berglund:	270-0110-02810
	270-0110-02820
	270-0110-02810
Redetzke:	270-0110-00312
	270-0110-00330
Cvetan	270-0110-02660
Solberg	270-0020-03650
	270-0020-03660
	270-0020-03680
Lake Vermilion Resort Assn.	270-0020-01570
Lynch	270-0020-01044
Kulhawick	270-0110-02370

Frank & Nancy Spaeth: in attendance to discuss. Frank took considerable time to provide the history of his land purchases and cited that the increases have made it so that in order to keep the property,

lifestyles would have to change. He cited that the property had been purchased from US Steel and that upon the purchase, covenants were put in place for re-purchase should US Steel ever decide to do so as well as how the property could be used. He found the increase in value highly excessive considering there was no true road access (4 wheeler trail), no utilities, and no improvements for at least 10 years.

St Louis County (SLC) assessor discussed that there were not many comparables available for this property, noted that it had considerable waterfrontage of 2095 feet.

Motion by Chairman Tuchel to keep property valuations as set, no change
2nd by Supervisor Peitso
Motion passed 3-0

Scott Conklin: in attendance to discuss. Scott argued that the property details were incorrect – 2 bedrooms instead of 4, no foundation, 1 bathroom instead of 2. He also argued that the land value seemed high, went up by \$150k.

SLC assessors adjusted the bedrooms, foundation, and bathroom in their system and noted that the valuation of the property would come down by \$39,800 for those adjustments. Also noted that most of the land value came from 1095 waterfront feet. Referenced sales book property #270-0024-00060 as much more similar in structure comparison.

Motion by Chairman Tuchel to lower the valuation by \$69,200
2nd by Supervisor Peitso
Motion passed 3-0

Amy Berglund: in attendance to discuss. Discussed two properties that she owned by purchase from state auction that had seen significant increases. She cited also cited that one of her properties had been for sale, listed at \$50k, and had been on the market for 2 years.

SLC assessors explained that state auction sales were not part of sales history as they were considered non-typical; although the state sold them for that dollar amount, the auction price does not convey the value. Chairman Tuchel commented that he understood that the increase in value of \$28,300 for 270-0110-02110 didn't make sense given the lack of sale of the property for over two years

Motion by Chairman Tuchel to keep property #270-0110-02810 (located at 15 5th Avenue) the same and decrease the value of #270-0110-02110 (located at 24 2nd Avenue) by \$28,300
2nd by Supervisor Tekautz
Motion passed 3-0

Jeff Redetzke: in attendance to discuss. Discussed that the home had been built in 1890 and much of it had not been improved. He noted that no improvements had been made for at least 10 years.

SLC assessor reviewed attributes of the home, and found that a correction for a full finished basement to a ½ unfinished basement should be made and removal of fireplace as an amenity. Such an

adjustment would warrant a \$4700 decrease. Suggested a walk-through by St Louis County Assessors to determine relative condition of the home.

Motion by Chairman Tuchel to reduce the valuation on property #270-0110-00330 by \$4700

2nd by Supervisor Peitso

Motion passed 3-0

Scott Cvetan: appeal by written statement, attached. Supervisor Tuchel noted that the taxes on the home were higher partially because it was a non-homestead property; without a walk-through, it was not possible to adjust the valuation. St Louis County Assessors noted they were not able to make a walk-through without somebody present; it was noted that Mr. Cvetan's son lived in Soudan and might be able to provide access.

Motion by Chairman Tuchel to keep the value of the property as currently listed.

2nd by Supervisor Peitso

Motion passed 3-0

Gregory Solberg: appeal by written statement, attached. Assessor noted that the increase was not due to the containers being present but that all property values had increased significantly; in fact, Mr. Solberg's property had increased 1% less than surrounding properties due to tiering and the type of land present on the properties

Motion by Chairman Tuchel to keep the value of the property as currently listed.

2nd by Supervisor Peitso

Motion passed 3-0

Lake Vermilion Resort Association: appeal by written statement, attached. St Louis County Assessors noted that the island (known as Potato Island) is listed as unbuildable and is currently at the lowest taxable market value for the square footage. History of the island was taken into account; Supervisors questioned if it was useless to the organization, why would they keep it, assuming there was some sort of value to it for the group.

Motion by Supervisor Peitso to keep the value of the property as currently listed.

2nd by Supervisor Tekautz

Motion passed 3-0

Todd & Jill Lynch: appeal by written statement, attached. Valuation deemed accurate by LBAE, especially in reference to the amount of shoreline.

Motion by Supervisor Tekautz to keep the value of the property as currently listed.

2nd by Supervisor Peitso

Motion passed 3-0

Charles Kulhawick: appeal by direct contact with St Louis County Assessor: inspection shows ¾ bath, structural issues, poorer condition than originally assessed. With adjustments, valuation would be lowered by \$21,700.

Motion by Chairman Tuchel to decrease the value of the property by \$21,700 due to the deteriorated condition of the building.

2nd by Supervisor Peitso

Motion passed 3-0

Next Meeting: Tuesday, April 21, 2026, 6 PM at the Timothy Tomsich Community Center.

Motion by Chairman Tuchel to adjourn the meeting at 3:31 PM

2nd by Chairman Tekautz

Motion passed 3-0

Respectfully Submitted,

Amber Zak

Clerk, Breitung Township