

Royalton Township Local Board of Appeal and Equalization Minutes
6052 Royalton Road, Braham, MN 55006
Email: royalton@royaltontownship.com -- Website: www.royaltontownship.com
27 April 2026
Approved

9:00 a.m., 27 April 2026, Board Chair John Graham called the Royalton Township Local Board of Appeal and Equalization meeting to order with Supervisor Jeff Schlaeger, Supervisor Pete Belland, Clerk Duane Swanson, Pine County Deputy Assessor Troy Stewart, County Appraiser Karen Stumne, and members of the public present. The pledge of allegiance was recited.

County Deputy Assessor Stewart noted that a quorum of the board was present, and that Chair Graham, Supervisor Schlaeger, and Supervisor Belland had valid certifications to be a member of the board (at least one member of the board must be certified). Assessor Stewart declared that the purpose of the meeting was to discuss the 2026 assessed valuation only and would not include taxes or previous years' assessments.

Clerk Swanson noted that no written questions or complaints had been received at the township office.

Assessor Stewart then proceeded to share general details about changes in valuations as they related to Royalton Township parcels. Valuations are based on similar sales from October 2024 to September 2025. These sales are compared to the appraised valuation to determine a ratio of valuation to sales. During the period, Royalton had four small (34½ acres or less) sales for a ratio of 99.94%. Royalton had only one large (over 34 acres) sale, which had a ratio of 94.14%. Assessor Stewart noted that the valuation percentage increase does not necessarily equate to a similar percentage increase in taxes. Taxes depend on the levy certified by the county, school district, and municipality, and are usually lower than the percentage increase in valuation. Assessor Stewart noted a trend in bare land parcels increasing in value. Other classifications: site amenity value changed from \$25,000 to \$35,000; site improvements increased by \$5,000; tillable land increased by \$100 per acre; woods and pastureland and wasteland did not increase. Upon questioning, Assessor Stewart noted that parcels bearing a conditional or interim use permit may have only a percentage of the parcel valued as commercial. He encouraged the township to report to new purchasers that an IUP/CUP exists for that parcel and that it may have been extinguished by virtue of the sale.

Bill Cort (PID 290358000) requested clarification on his valuation, specifically the 20 feet of new construction on his business structure. Before the addition, it was valued at \$43,000; after the addition, it was valued at \$132,600. Assessor Stewart noted that he was unable to gain access to the building because the owners were not at home. Therefore, he had to estimate value. He recommended that he revisit the parcel, and with the owner's permission, gain access to the interior of the building. Supervisor Schlaeger moved, Chair Graham seconded, to recommend 1) no change in the valuation pending an onsite visit by the assessor and 2) any recommended changes going directly to the county board for approval. The motion carried unanimously. Mr. Cort expressed agreement with this proposal.

PB _____ JG _____ JS _____ DS _____

Dennis Peterson (PID 295133000) requested clarification on his valuation: his land had increased \$15,000 but his building had decreased from \$108,000 to \$106,800. Appraiser Stumne noted that his manufactured home was assessed at a lower base rate. Supervisor Schlaeger moved, Supervisor Belland seconded, to recommend no change to the appraiser's valuation. The motion carried unanimously.

Appraiser Stumne reported that she had no additional recommendations. Clerk Swanson asked the board to thank retiring Appraiser Stumne for her many years of service to the county and township. The board acknowledged with applause.

At 9:55 a.m., hearing no further comments, Supervisor Schlaeger moved, Chair Graham seconded, to adjourn. The motion carried unanimously.

Respectfully submitted:

Duane P. Swanson, Clerk

John Graham, Chair/Supervisor

Jeff Schlaeger, Vice-Chair/Supervisor

Pete Belland, Supervisor