



**HIRAM TOWNSHIP 5814 HIRAM 1
HACKENSACK, MN 56452
LOCAL BOARD OF APPEAL AND EQUALIZATION MEETING
Monday, April 14, 2025**

Meeting was called to order by McGill at 10:13 am

Pledge of Allegiance recited.

Present: Jim McGill, Dave Morris, Jim Zierhut, and Mary Olson (via zoom)

Guests: Nick Daigle, Penny Vikre, Scott Vinkemur, Mark Peterson and Mike Tauber

CASS COUNTY OVERVIEW

Nick Daigle stated Hiram had sale activity close to last years sales. Minor changes came in close to last years activity. Everyone off water saw little increase on their buildings due to depreciation. Minor frontal changes that happened on Ten Mile Lake. Most calls received were from the Chippewa Cove Long Point area, water front increases of \$2,400 to \$3,000. Hiram overall estimated market value is \$414,662,300; this was a decrease from last year of about a 1/4% overall. Hiram Township had approximately \$4,662,700 in new construction. Mr. Daigle stated that they received approximately five calls for Hiram

APPEALS

Mike Tauber addressed the board. Mr. Tauber lives on the extreme S.W. corner of Hiram Township. A few years ago RDO cleared the forest south of his property and began chemical agriculture with irrigation. On testing the water in his south well before their operations started, no nitrate content was apparent. However, after a few years the nitrate content began to climb (Soil and Water Conservation District) SWCD did the water sampling twice). The south well now has a 17 parts per million (ppm) Nitrate content, which is almost twice the maximum contaminant level that the Environmental Protection Agency (EPA) lists for human consumption. Minnesota Department of Agriculture has information that shows wells like Mr. Tauber's have a near certainty of having several co-contaminates when the nitrate levels exceed 10 ppm. Mr. Tauber stated that they have seen several people sell their properties to move elsewhere in situations like his. Mr. Tauber's property value continues to increase; he believes his situation has a direct bearing on his property value if he would sell his property and the buyer was to test the water and find it was contaminated.

Mr. Tauber thinks it is time for the Assessor's office to consider the effect of drinking water contamination by chemical agriculture on property values.

M/S/P McGill/Morris to decrease the land value price of Mike Tauber's homestead property \$15,000.00. Motion carried.

Nick Daigle presented a request Cass County received from Mark Budolfson/Retreat and Hermitage, LLC regarding the property at 5075 Bluff Trail N.W., Hackensack, MN 56452 requesting the value of the property be decreased due to the condition of the out buildings on the property. Cass County is working with Mr. Budolfson.

M/P/S: McGill/Morris to adjourn meeting at 10:47 am. Motion carried.

James W. McGill
Supervisor Signature
Mary Olson
Township Clerk

5-13-25
Date
5-13-2025
Date