

LOCAL BOARD OF REVIEW MEETING – April 6, 2022

CALL TO ORDER: 6:30 PM

MEMBERS PRESENT: Mayor Kerry Taylor, Council Terrill Anderson, Sue Thompson. Tom Schufman joined the meeting at 6:40 P.M.

MEMBERS ABSENT: Council Robert Smestad Jr.

STAFF PRESENT: Administrator/Clerk/Treasurer Brenda Fisk, Hennepin County Lead Appraiser Kevin Wynn and Jason Vaith.

OTHERS PRESENT: Jeff & Julie Hagman, Carolyn Brooks, Kris Luedke, Chantel Heilman.

Wynn's summary of the 2022 assessment was reported as follows:

Growth statistics include only market related changes as increased below,

Single family homes 20%

Commercial 5.7%

Industrial 12.3%

Apartments 4.4%

Condominiums 17.75%

Townhomes 2.8%

New construction added a value of \$751,000 with a net percent increase for all property types of 17.33%
Wynn reported homes in St. Boni are receiving 2.1% over asking price and are selling within days.

Those in attendance requesting an adjustment to their values were as follows:

4141 Highland Street - Carolyn Brooks

Brooks informed the council of her property going up \$84,000 in four to five years. Current increase is \$46,000 a 25% increase with no improvement to the 760 sq ft home built in 1945 with a detached garage. Brooks accepted an invitation for the Assessor to reevaluate the home.

8548 Kennedy Memorial Drive- Jeff and Julie Hagman

Jeff Hagman reported an increase with no improvements to the home. He expressed his concerns of paying Hennepin County taxes and not receiving the programs in St. Boni due to being so far in the western area cities. Also asked if the alley is considered when establishing values. Wynn explained an alley is difficult to compare unless the exact house on a street without an alley. Wynn recommended no change to the value as valued correctly unless the property is reevaluated by owner giving permission to enter home. Hagmans did not accept an invitation to reevaluate the home.

3608 Trista Court- Chantel Heilman

Ms. Heilman expressed her concern of purchasing the home in 2019 and since it has increased by \$189,000 has concerns of the taxes being unaffordable after value increases. Assessor explained when houses in the neighborhood sell for higher prices the homes nearby must be increased in value if they are comparable. Chantel accepted the invitation for the assessor to reevaluate the property.

3900 Meadowview Terrace- Kristine Luedke

Kristine informed the council of an increase in the proposed assessed value of \$125,000. Assessor reevaluated the property prior to the meeting and offered a revised value of \$480,000. Luedke accepted the new value.

Motion was made by Mayor Taylor and seconded by Thompson to change the value from \$517,000 to \$480,000.00 at 3900 Meadowview Terrace. All Aye 4/0

Assessor Wynn informed the council of two properties in which owners are not present; assessor and owners came to an agreement as follows:

PID 3211724210015 owner Philip Wagener

Duplex structure is located in Minnetrista and yard is in St. Boni along Kennedy Memorial Drive. Proposed value on notice was \$25,000. Wynn reevaluated both lots and recommends a reduction in the yard lot to \$17,000.

Motion was made by Anderson and seconded by Thompson to change the market value at 8401 Kennedy Memorial Drive from \$25,000 to \$17,000. All aye 4/0

PID 3011724430030 3828 Wehle Place owner Megan Liebel

2022 Estimated Market Value was \$517,000 due to building errors in former assessor records. Wynn recommended a decrease to \$486,000.

Motion was made by Mayor Taylor and seconded by Anderson to agree to the 2022 estimated market value from the assessor. All Aye 4/0

Assessor Wynn announced he will reevaluate three additional properties as requested by owners. Jon and Robin Schiefelbein 3854 Wehle Place, John and Gina Magnuson 3880 Wehle Place and property at 8968 Pheasant Lane.

Motion was made by Anderson and seconded by Schufman to recess and reconvene on April 20th at 6:30 PM. All Aye 4/0

7:30 PM

ATTEST:

A handwritten signature in cursive script, appearing to read "Brenda Fisk", written over a horizontal line.

Administrator/Clerk/Treasurer, Brenda Fisk