

LOCAL BOARD OF REVIEW MEETING – April 5, 2023

CALL TO ORDER: 6:30 PM

MEMBERS PRESENT: Mayor Kerry Taylor, Council Robert Smestad Jr., Carolyn Brooks, Terrill Anderson, Randy Ebert arrived at 6:48 pm

MEMBERS ABSENT:

STAFF PRESENT: Assistant Clerk Kristine DeBoer, Hennepin County Lead Appraiser Kevin Wynn

OTHERS PRESENT: Sy Saysana, Bill and Peggy Warner

Wynn explained the assessment process uses the sales data obtained from Oct 1, 2021, through Sep 2022 and an assessment is determined for January 2nd of each year. Sales prices have lowered in January and February of this year, but this information won't affect the current assessment but will be used for the 2024 assessment.

The average growth statistics as increased below:

- Single family homes 3.7%
- Commercial 8.8%
- Industrial 14.4%
- Apartments 1.8%
- Condominiums 1.7%
- Townhomes 10.7%

New construction added a value of \$1.4 million with a net percent increase for all property types of 4.4%

Wynn received 11 total phone calls. 6 of the calls the owners were satisfied with discussion and no further action is needed. 1 value should have been higher than was assessed due to an unpermitted finished basement and will be adjusted for 2024 and the other 3 Wynn adjusted and were taken care of before the 10-day window allowed before the board of review meeting.

Assessor Wynn informed the council of one property in which owner was not present; assessor and owner came to an agreement as follows:

PID 32-117-24-21-0072, 8417 Kennedy Memorial Drive, owner Sue Landon

Wynn performed a first-ever interior review of the house and garage and concluded a reduction was warranted. The house is in good condition, but is really a car-hobbyist house and they paid what they did in 2020 because of that. Some of the adjacent houses are quite shabby and the road noise on Hwy 7 plus all the truck traffic leaving the intersection across the highway is a significant negative. The 2023 estimated was \$601,500 and Wynn is recommending it be reduced to \$550,000. The owner is in agreement.

Motion made by Smestad and seconded by Anderson to change the market value at 8417 Kennedy Memorial Drive to \$550,000. All aye 5/0

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

PID 29-117-24-31-0010, 8580 Trista Lane East - Sy Saysana

Saysana stated that he has lived in St. Boni for over 20 years and attended the meeting to become more familiar with the process, and has a concern about his assessment when comparing to his neighbors. He and Wynn had a previous telephone call discussing the property and have set an appointment for April 12th.for the assessor to reevaluate the property. Wynn will make his recommendation at the April 19th meeting.

PID 31-117-24-11-0069, 4151 Valley View Street, Bill and Peggy Warner

Warner stated that he purchased his home in March 2021 for \$341,000. The house had been listed for \$299,000, but they went into a bidding war. He felt the \$299,000 was a more accurate assessment at the time, but they had been outbid on other houses. They purchased without an inspection and do not have a mortgage so an appraisal was not required. They also purchased an American Shield Warranty for repairs. They have replaced the sump pump 3 times, and have made repairs/changes to the exterior drainage to prevent water coming into the home. They have spent a lot of money for making repairs to this home. He stated he and his wife looked at St. Boni as a less expensive area as compared to Waconia, Minnetonka, Chanhassen, etc. He expressed concern that St. Boni homes were being too highly assessed and were not accessible or feasible for new young homeowners or older residents. He expressed that assessments were too high for an area with no amenities and asks the council to lower the assessments. He also doesn't understand the special assessment listed on property tax notice. Council members encouraged Warner to call City Hall if he has questions about the special assessment listed on his notice. Wynn then explained that the council cannot just change an assessment because they may feel it is right, and the data has to support any changes to an assessment. The current market value assessment is \$356,000 and the Warner's do not feel they can get this price if they try and sell the house. Wynn will go through the review process and bring his recommendation to the April 19th meeting.

Motion made by Mayor Taylor and seconded by Brooks to recess and reconvene on April 19th at 6:30 PM. All Aye 5/0
7:11 PM

Note: Wynn suggested that we ask if residents have applied for property tax rebate. There is a lot of money left on the table that has not been applied for.

ATTEST:



Kristine DeBoer, Assistant Clerk