

LOCAL BOARD OF REVIEW MEETING – April 3, 2024

CALL TO ORDER: 6:30 PM

MEMBERS PRESENT: Mayor Kerry Taylor, Council Robert Smestad Jr., Carolyn Brooks, Terrill Anderson, Randy Ebert

MEMBERS ABSENT:

STAFF PRESENT: Administrator/Clerk/Treasurer Brenda Fisk, Hennepin County Lead Appraiser Kevin Wynn, Assistant County Assessor Joe Essley

OTHERS PRESENT: None

Wynn stated that the Sales Book summarizes property value changes by property type:

Single family homes -3.6%

Commercial +1.8%

Industrial +4.8%

Apartments +6.8%

Condominiums -1.1%

Townhomes -9.1%

Duplex/Triplex +4.8%

The homestead exclusion changed from a maximum exclusion on values of \$76,000 to \$95,000 and tops out at \$517,000 versus former \$413,000.

Wynn received 6 total phone calls. Most were homestead questions.

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

PID 29-117-24-33-0088 Janel Miller 3829 Maple Lane:

The home is valued at \$474,800. The owner closed on the property on October 29, 2022, for \$436,500 and did not call last year to question the value. At review of property the house has a couple of unusual features that would explain the lower selling price. The owner agrees with the recommendation to lower the value to \$444,000.

Motion made by Smestad and seconded by Brooks recommending lowering to new valuation that has been suggested to \$444,000. All aye 5/0

PID 29-117-24-34-0059, 3849 Fox Trail, Jean Yob

Assessor Wynne received a telephone call today from Jean Yob, who was unable to attend this evening's meeting due to illness per email. An appointment to review the property has been set. Wynn will bring his recommendation to the reconvene meeting.

Motion made by Smestad and seconded by Brooks to reconvene for Board of Review on April 17th at 6:45 PM. All aye 5/0

Motion made by Mayor Taylor and seconded by Anderson to recess and reconvene on April 17th at 6:45. All aye 5/0
6:50 PM

ATTEST:


Brenda Fisk, Adm/Clk/Trs