

**BIG LAKE CITY COUNCIL
BOARD OF APPEAL AND EQUALIZATION MEETING MINUTES
APRIL 27, 2004**

1) CALL TO ORDER

Mayor Don Orrock called the meeting to order at 5:00 p.m.

2) ROLL CALL

Council Members present: Chuck Heitz, Lori Kampa, Duane Langsdorf, and Don Orrock. Council Member absent: Patricia May. Also present: City Administrator Patrick Wussow, Finance Director Corey Boyer, City Clerk Gina Wolbeck, Police Chief Sean Rifenberick, Sherburne County Assessor Gerald Kritzeck, and Assessor's office staff.

3) ADOPT PROPOSED AGENDA

Council Member Langsdorf motioned to adopt the proposed Agenda as presented. Seconded by Council Member Heitz, unanimous ayes, motion carried.

4) BUSINESS

5A) Board of Review

Gerald Kritzeck addressed Council with the 2005 Board of Review requirements. Carla Backus reviewed the standards used when figuring increases in value, and informed Council that they reassessed 395 parcels for the 2005 tax year. Mr. Kritzeck also reviewed the difference between Limited Market Value and Standard Estimated Market Value classifications.

Ethel Morrison; 530 Fernwood Circle – Questioned the valuation classification on her property and why the value has gone up every year. Ms. Morrison also discussed a discrepancy in her neighbors valuation compared to her own property.

Mr. Kritzeck reviewed the Limited Market Value that limits the taxable value increase allowed each year. Mr. Kritzeck identified that if the Legislature "sunsets" the Limited Market Values, all properties will be assessed more evenly. Mr. Kritzeck informed Ms. Morrison that according to County records, her neighbor did not obtain a building permit for improvements done to the property, which would affect the valuation placed on the

property. Mr. Kritzeck suggested Ms. Morrison contact the Building Inspection Department to file a complaint. Ms. Morrison did not officially request a change in valuation, Council took no action.

Aaron Morrison; 3137 Lake Ridge Drive – Disputed the Estimated Market Value on his property stating that the valuation is estimated higher than what he can sell the home for.

Mr. Kritzeck reviewed comparable properties that have recently sold for more than what the Estimated Market Value is listed at on Mr. Morrison's property, and identified that Mr. Morrison's property is listed with a higher Grade which identifies that the property was constructed with higher building standards which increases the value of the home. Mr. Kritzeck also identified the square footage of the garage is also a factor in the valuation.

Council Member Langsdorf motioned to approve a reduction in the Estimated Market Value of the property located at 3137 Lake Ridge Drive bringing the Estimated Market Value to \$185,000.00. Seconded by Council Member Heitz, unanimous ayes, motion carried.

Stanley Anderson; 551 Lake Street South – Questioned why his Estimated Market Value increased to 126,500.00 from \$110,900.

Mr. Kritzeck identified that this property went from Limited Market Value to a Standard Estimated Market Value classification this year. Mr. Kritzeck also reviewed comparable neighboring properties.

Council discussed Mr. Anderson's valuation and reaffirmed the valuation for the property located at 551 Lake Street South at \$126,500.00 with no change.

Gary Sigersen; 5116 Ridge Road – Questioned why he is paying more compared to neighboring properties.

Mr. Kritzeck reviewed the Market Values of comparable neighboring properties.

Council discussed Mr. Sigersen's valuation and reaffirmed the valuation for the property located at 5116 Ridge Road at \$236,400.00 with no change.

Patrick Wussow; 380 Lake Avenue – Requested Council consider a reduction in his Estimated Market Value from \$150,000 to \$135,000 due to a deterioration of neighboring properties. Mr. Wussow also presented Council with pictures of the area identifying junk and blighted areas.

Council discussed possible zoning issues in this area and directed staff to investigate potential junk and blight violations.

Council Member Heitz motioned to reaffirm the \$150,000.00 Estimated Market Value on the property located at 380 Lake Avenue with no change. Seconded by Council Member Langsdorf, unanimous ayes, motion carried.

Jessica Latterell; 151 Hiawatha Avenue – Questioned why her Estimated Market Value is valued higher than another property in her neighborhood that is currently for sale at a higher sales price.

Mr. Kritzeck informed Council that valuations are partly based on actual sales of comparable properties, not on the price that the homeowner has a parcel listed for. Mr. Kritzeck also discussed the 10.5 Grade that was used as part of the valuation of this parcel and that the property is 2,774 square feet in size. Ms. Latterell did not officially request a change in valuation, Council took no action.

Anthony Thompson; 130 Eagle Lake Road South – Stated his concern with his Estimated Market Value being raised 50%.

Ms. Backus informed Council that Mr. Thompson received an Arbitrary Re-Assessment because he did not respond to the County for an inspection of his property. Mr. Kritzeck informed Council that the Board may not adjust the value until the Assessor is allowed onto the property.

Mr. Kritzeck reviewed Commercial properties that they are recommending changes to the 2005 Assessment for three newer commercial businesses. The Assessor's Office is proposing an Estimated Market Value for Parcel #65-020-3306 in the amount of \$731,200, Parcel #65-412-0155 in the amount of \$263,000, and Parcel #65-401-0080 in the amount of \$149,900.

Council Member Heitz motioned to approve assessment valuation increases to parcels 65--020-3306, 65-412-0155, and 65-401-0080 as discussed. Seconded by Council Member Langsdorf, unanimous ayes, motion carried.

Mr. Kritzeck also presented Council with a written appeal from Terry Nagorski for his property located at 1185 Highland Bay identified as parcel #65-504-0330. No action taken.

5) ADJOURN

Council Member Heitz motioned to adjourn at 6:50 p.m. Seconded by Council Member Langsdorf, unanimous ayes, motion carried.

Gina Wolbeck
Clerk

Date Approved By Council 05/11/05