

**BIG LAKE CITY COUNCIL
BOARD OF APPEAL AND EQUALIZATION MEETING MINUTES
APRIL 26, 2006**

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, Patricia May, and Don Orrock. Also present: Assistant City Administrator Scott Johnson, Finance Director Corey Boyer, City Clerk Gina Wolbeck, 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 Kampa, unanimous ayes, motion carried.

4) BUSINESS

5A) Board of Review

Gerald Kritzeck addressed Council with the 2006 Board of Review requirements. Mr. Kritzeck reviewed the standards used when figuring increases in value, and informed Council that they reassessed 509 parcels for the 2006 tax year.

Mayor Orrock invited residents to approach the podium to discuss their grievances regarding the valuation on their properties.

1. Jim Welsh (65-113-4102 and 65-113-4103); 1301 Hiawatha Avenue – Questioned the ownership of tax forfeited property that he purchased with his neighbor.

County Assessor Kritzeck referred Mr. Welsh to County staff and his title company to clear up title issues with the property.

The Board took no action as this type of complaint is beyond the authority of the Board of Review.

2. Todd R. Crowe (65-500-0225); 5016 Edinburgh Way – Disputed the 15% valuation increase on his property.

Carla Backus informed the Board that when Mr. Crowe's property was reassessed in the summer of 2005, and the property had been improved with a finished basement and an additional bathroom.

Council Member Heitz motioned to reaffirm the valuation set by the Sherburne County Assessor for the property located at 5016 Edinburgh Way. Seconded by Council Member Langsdorf, unanimous ayes, motion carried.

3. Stanley Anderson (65-402-0132); 1151 Lake Street South - Questioned why his valuation increased \$9,600 without any improvements occurring last year.

The Assessor's staff reviewed comparable properties with comparable Estimated Market Values.

Council Member Heitz motioned to reaffirm the valuation set by the Sherburne County Assessor for the property located at 1151 Lake Street South. Seconded by Council Member Langsdorf, unanimous ayes, motion carried.

4. Ann Gallus (65-425-0230 and 65-019-3406) – Disputed the increases placed on the 8-plex apartment building located at 1041 Eagle Lake Road North, and the commercial facility located at 100 Jefferson Blvd.

John Cullen reviewed the process the Assessor's Office used in recalculating apartment complexes in the City and recommended that Council allow him to re-evaluate the 8-plex and if a change in valuation occurs, the Sherburne County Board of Appeals would consider the revised valuation. Mr. Cullen did not recommend a change in valuation for the commercial property as recent commercial sales have affected all commercial valuations in the City.

Council Member Heitz motioned to reaffirm the valuation set by the Sherburne County Assessor for the apartment complex located at 1041 Eagle Lake Road North and the commercial property located at 100 Jefferson Blvd, and to direct the Sherburne County Assessor's Office to conduct a re-evaluation of the 8-plex apartment building for consideration at the Sherburne County Board of Appeals. Seconded by Council Member Langsdorf, unanimous ayes, motion carried.

Assessor's staff reviewed residential property valuation changes to the 2006 Assessment for arbitrary reassessment properties that have been reevaluated after the Notices of

Valuation and Classification were mailed out. The Assessor's Office is proposing an Estimated Market Value for Parcel #65-451-0450 in the amount of \$197,000, Parcel #65-451-0650 in the amount of \$190,600, Parcel #65-451-0660 in the amount of \$174,300, Parcel #65-451-0720 in the amount of \$201,300, Parcel #65-471-0312 in the amount of \$176,800, Parcel #65-471-0342 in the amount of \$228,500, Parcel #65-496-0202 in the amount of \$215,700, Parcel #65-500-0260 in the amount of \$189,300, Parcel #65-502-0332 in the amount of \$189,900, Parcel #65-502-0336 in the amount of \$211,900, Parcel #65-502-0356 in the amount of \$188,600, Parcel #65-515-0402 in the amount of \$183,200, Parcel #65-520-0228 in the amount of \$199,500, Parcel #65-520-0318 in the amount of \$221,300, and Parcel #65-491-0110 in the amount of \$189,600.

Council Member Langsdorf motioned to approve assessment valuation changes to the residential parcels identified as discussed. Seconded by Council Member May, unanimous ayes, motion carried.

Assessor's staff reviewed Commercial properties that they are recommending changes to the 2006 Assessment for 11 Commercial businesses. The Assessor's Office is proposing an Estimated Market Value for Parcel #65-019-4407 in the amount of \$888,800, Parcel #65-019-4408 in the amount of \$641,500, Parcel #65-020-3210 in the amount of \$773,200, Parcel #65-449-0106 in the amount of \$388,700, Parcel #65-410-0020 in the amount of \$410,500, Parcel #65-542-0105 in the amount of \$971,700, Parcel #65-020-3308 in the amount of \$471,900, Parcel #65-020-3310 in the amount of \$425,200, Parcel #65-020-3415 in the amount of \$792,900, and Parcel #65-410-0170 in the amount of \$756,800.

Council Member Heitz motioned to approve assessment valuation changes to the commercial parcels identified as discussed. Seconded by Council Member Langsdorf, unanimous ayes, motion carried.

5) ADJOURN

Council Member Langsdorf motioned to adjourn at 6:16 p.m. Seconded by Council Member May, unanimous ayes, motion carried.

Gina M. Wolbeck
Clerk

Date Approved By Council 05/10/06