

	Maple Grove 2021 Board of Appeal and Equalization Meeting
	Meeting Minutes
	April 8, 2021

Call to Order	<p>Pursuant to call and notice thereof, the Maple Grove Board of Appeal and Equalization was held at 7:00 p.m. on April 8, 2021 via WebEx due to the COVID-19 crisis. Members present were Mayor Mark Steffenson, Councilmembers Judy Hanson, Karen Jaeger, Phil Leith and Kristy Barnett. Present also were Heidi Nelson, City Administrator; and Tim Mitchell, City Assessor; Molly Johnson-Marion, Duane Scheurer, Commercial Appraisers; Julie Gustafson, Sr. Residential Appraiser; Randy Dejong, Markus Yager, and Cole Collins, Appraisers; Jodi Kohn, Michelle Eason, and Pam Olson, Assessing Technicians.</p> <p>Mayor Steffenson called the meeting to order at 7:00 p.m.</p>
Adopt Agenda	
Purpose of Tonight's Meeting	<p>Mayor Steffenson stated the purpose for tonight's meeting is to discuss the 2021 estimated market values and classifications for taxes payable in 2022. It was noted the required certified forms of tonight's proceedings will be signed at the end of the meeting.</p>
Assessor Remarks	<p>City Assessor Mitchell provided a brief description of the Local Board of Appeal and Equalization process and stated the Local Board of Appeal and Equalization will reconvene on Thursday, April 22, 2021, at 7:00 p.m. and all petitioners will be notified by mail of the Board's decision. Petitioners in attendance must appear in the minutes of this meeting in order to be considered by the Board of Appeal and Equalization and the Assessor's Office will conduct a property review and present the Board with its written recommendations. If petitioners are not satisfied, they may seek further action at the County Board of Appeal and Equalization meeting which will be held on Monday, June 14, 2021. He provided further comment on the duties of the Board of Appeal and Equalization and discussed how market values were determined for residential and commercial properties. The Maple Grove estimated market value changes by property type was reviewed for single family, lakeshore, twin homes, townhomes, condominiums, commercial, industrial and apartments properties in the community. He described the market condition adjustments</p>

	<p>that had been made for Maple Grove properties, and reviewed in detail the programs available to assist residents with property taxes.</p> <p>Mayor Steffenson stated the Board of Appeal and Equalization would now address each petition.</p>
Consideration of Appeals	
Ken Streeter, RYRY- Streeter LP 09-119-22-32- 0036 9600 Upland Lane North	<p>Petitioner was not in attendance.</p> <p>City Assessor Mitchell explained staff has received documentation from the petitioner that will be provided to the Board for the reconvene meeting and noted the petitioner has one lot under appeal.</p> <p>Mayor Steffenson noted the documentation submitted into the official record by the petitioner.</p>
Tracy (Jake) Jacobson 32-119-22-21- 0022 6772 Everest Lane North	<p>Tracy (Jake) Jacobson, 6772 Everest Lane North, reviewed a competitive market analysis with the Board. He explained his property taxes have gone up considerably since he purchased home. He commented the Local Board of Appeals denied his request to hold his market value in 2019. He indicated he went to the County Board and they granted his appeal. He reported in 2020 his property taxes were increased again and he missed the Local Board of Appeals meeting due to COVID and his appeal was currently in County court. He stated he recently received notice from the City Assessor that his property was again slated for another increase. He commented the average for the homes in his area was \$588,733, which was less than he was paying for his property. He indicated he has not changed his property in the past 10 years and he did not understand why his home value continued to increase drastically. He mentioned that Nancy, who has been in the business 30 plus years, has done reports for him every time he has appealed, and he requested his home value be reconsidered.</p> <p>Councilmember Barnett questioned what Mr. Jacobson believed his home should be valued at. Mr. Jacobson estimated his home should be valued at \$594,000.</p>
Ruth Vandertie	<p>Ruth Vandertie, 11165 98th Avenue North, explained she believed the value of her home was too high. She understood the value of homes should increase 5% to 6%, but noted her home value</p>

<p>11-119-22-14-0034</p> <p>11165 98th Avenue North</p>	<p>increased 11.5%. She discussed the comparables that were used for her home noting they had special features her home did not have. She referenced a couple sales that she believed were more comparable. She explained her next door neighbor's home sold for \$230,000 last summer and the home at 9442 Trenton Lane North sold for \$240,000. She provided the Board with a comparable handout and requested the value for her home be reconsidered.</p>
<p>Karen & John Carter</p> <p>34-119-22-34-0059</p> <p>13889 62nd Avenue North</p>	<p>Karen Carter, 13889 62nd Avenue North, explained she has lived in her home for over 37 years. She indicated she was surprised when she received her home valuation this year, noting that it increased over \$37,000. She questioned the choice of the homes that were selected by the City for comparables. She reported she sent three comparable home sales to City staff for review that were more in line with her home in her neighborhood that ranged in price from \$280,000 to \$283,000. She stated she had provided staff with pictures of the inside and outside of her home noting her home has not been updated in 20 years. She presented the Board with a copy of comparables she provided to City staff and requested that her home value be decreased by \$18,500 (bringing the value down to \$285,000) based on a list of mandatory repairs her home required.</p>
<p>Great Southern Bank</p> <p>26-119-22-11-0016</p> <p>7685 Zachary Lane North</p>	<p>Petitioner was not in attendance.</p>
<p>Jason & Rachel Gerber</p> <p>34-119-22-33-0021</p> <p>6264 Chesshire Lane North</p>	<p>Petitioner was not in attendance.</p>

<p>Chengshu Wang 34-119-22-31-0037 6401 Berkshire Lane North</p>	<p>Petitioner was not in attendance.</p>
<p>Donna & Tom O'Connor 19-119-22-24-0020 18633 81st Place North</p>	<p>Petitioner was not in attendance.</p>
<p>Dennis Cornelius 35-119-22-13-0030 6570 Goldenrod Lane North</p>	<p>Dennis Cornelius stated he wanted to appeal the valuation of the home at 6570 Goldenrod Lane North on behalf of the Dennis Cornelius revocable trust. He explained his basis for the appeal was because the current increase was over 5%. He was of the opinion the comps that were used were significantly outside of his neighborhood and were excessive. He reported he submitted a letter to the Board regarding his concerns. He discussed how he evaluated the price per square foot of sales in his neighborhood to the city provided comparable sale neighborhoods (Walnut Grove, 62nd Avenue North and 103rd Place) for the past year. It was noted he lives in one of the oldest neighborhoods in Maple Grove and that he had bought a tax forfeited lot in order to construct a brand new home in a mature neighborhood. His spreadsheet indicated the average sale price per square foot in his neighborhood to be \$139, and in the comparable neighborhoods the range was \$146-\$156 per square foot. He requested the value of his home be reconsidered noting the value of his neighbor's homes have gone up only 1.5% to 3%. He recommended his home value be increased \$12,000 instead of \$24,600.</p>
<p>Stan Bodnar, Intelligent Design</p>	<p>Stan Bodnar of Intelligent Design Properties at 10907 93rd Avenue North, explained he was a first generation immigrant and has done well for himself with his new business. He reported he bought his building four or five years ago for \$550,000. He noted his</p>

<p>Properties LLC</p> <p>13-119-22-22- 0008</p> <p>10907 93rd Avenue North</p>	<p>building was 50 years old. He questioned why the value for his property went up so dramatically when overall the value for commercial property in Maple Grove went down 2.4%. He was of the opinion the numbers did not add up. He indicated his building needed maintenance and a new roof. He stated he didn't mind paying taxes, and he understood slight increases would happen, but he could not understand how the value of his property had increased to \$\$773,100 or 850,000 in four or five years. He requested the estimated value of his property be decreased to \$600,000.</p> <p>Mayor Steffenson explained City staff would be in contact with Mr. Bodnar in order to revisit his property. He stated a 20% increase in the property value was significant. He encouraged Mr. Bodnar to find comparable sales for other industrial properties in Maple Grove. He explained if Mr. Bodnar was not satisfied with the City's actions, he would have the right to appeal to the County.</p>
<p>Richard & Katherine Cooper</p> <p>21-119-22-44- 0003</p> <p>7852 Ithaca Lane North</p>	<p>Petitioner was not in attendance.</p>
<p>Mary Cooke- Hollis</p> <p>27-119-22-14- 0042</p> <p>7381/7391 Rosewood Lane North</p>	<p>Mary Cooke-Hollis, 7381/7391 Rosewood Lane North, reported the value of her rental property has steadily increased over the years. She noted she had a background in real estate and stated she paid attention to house sales. She discussed the comps the City used noting she had her own comps also using sales in the neighborhood. She mentioned one house in her neighborhood had sold for \$470,000 and was completely refurbished inside. She stated her property was being increased to \$490,400. She referenced an appraisal she had done on her property that indicated a value of \$469,900 as of February 17, 2021. She believes her rental home is overpriced and requested the value be reduced.</p>
<p>William & Diane Feist</p>	<p>Petitioner was not in attendance.</p>

04-119-22-22-0006 15750 Territorial Road	
William & Diane Feist 04-119-22-23-0002 15543 Territorial Road	Petitioner was not in attendance.
Gery Haag 30-119-22-14-0015 17832 73rd Avenue North	Gery Haag, 17832 73 rd Avenue North, stated he moved to his home six months ago from Plymouth. He explained the value of his home should be easy to set because it recently sold. He noted he spoke to Marcus Yager for an hour regarding the estimated value of his home. He provided the Council with a handout with information on comparables for his home. He discussed a neighboring home that was similar in size to his but had more land and was valued less than his home. He also expressed concern about other similar homes having lower taxes than his home. He requested his home value be reconsidered and lowered to \$732,000 (or less) which was the price he paid for it in September.
Julie Anderson 01-119-22-31-0027 10396 Boundary Creek Terrace North	Julie Anderson, 10396 Boundary Creek Terrace North, thanked the Board for letting her speak. She discussed how the value of her home had increased when compared to other single family homes. She commented on the condition of her home noting it was purchased in 1989. Home has been remodeled with a big addition, but they have done nothing new to the home. She noted she was out of work for 10 months due to COVID and she would like to see the value of her home reduced. Mayor Steffenson encouraged Ms. Anderson to research the sales in her neighborhood in the next two weeks.
David	Petitioner was not in attendance.

<p>Berberick</p> <p>01-119-22-43-0031</p> <p>10177 Nathan Lane North</p>	
<p>Harry Kennedy</p> <p>20-119-22-32-0065</p> <p>17265 80th Avenue North</p>	<p>During the meeting the petitioner expressed interest in appealing his value to Assessor's Office staff, but did not speak to the Board.</p>
<p>Petitioners that have agreed with value recommendation or classification change pre-Local Board of Appeal & Equalization</p>	<p>City Assessor Mitchell advised that staff has reached agreement for the following properties and recommendations regarding these properties will be included in the formal report to the Board:</p> <p>John Peterson, PID# 14-119-22-23-0059, 12472 89th Place North</p> <p>Blaine and Tesla Kasten, PID# 21-119-22-44-0015, 7860 Juneau Lane North</p> <p>Sue Gundrum on behalf of Marsha Edwards, PID# 10-119-22-31-0036, 13524 95th Place North</p> <p>James Kelly, PID# 14-119-22-12-0013, 9218 Goldenrod Lane North</p> <p>Dr. Gerald Anderson, Northwest Endodontic, PID# 22-119-22-23-0019, 14040 81st Avenue North</p> <p>Mario Naji, PID# 28-119-22-24-0058, 7399 Niagara Lane North</p>
<p>Recess</p>	<p>Motion by Councilmember Jaeger, seconded by Councilmember Barnett, to recess the Board of Appeal and Equalization Meeting to April 22, 2021 at 7:00 p.m. Upon call of the motion by Mayor Steffenson, there were five ayes and no nays. Motion carried.</p> <p>The meeting was adjourned at 8:12 p.m. by Mayor Steffenson.</p>

Respectfully submitted,

A handwritten signature in black ink, appearing to read "H. Nelson". The signature is fluid and cursive, with a large initial "H" and a long horizontal stroke extending to the right.

Heidi Nelson
City Administrator