

WASHINGTON COUNTY
2010 COUNTY BOARD OF APPEAL AND EQUALIZATION
JUNE 15, 2010

Kevin Corbid, Property Records and Taxpayer Services Director, addressed the County Board Members at 5:00 p.m. stating that the Assessor Division Staff was ready for the start of the County Board of Appeal and Equalization Meeting.

Commissioner Bill Pulkrabek called the 2010 Washington County Board of Appeal and Equalization to order at 5:00 p.m. with the following members present: Commissioner/Chair, Bill Pulkrabek and Commissioners Dennis Hegberg, Gary Kriesel, Myra Peterson, Lisa Weik, and Deputy Administrator/Auditor Treasurer Molly O'Rourke.

Chairperson Pulkrabek welcomed all attendees, and explained the power of the Board. The Board is not empowered to adjust taxes nor place a property into a deferral program such as the Green Acres tax deferral program. The purpose of this meeting is to review the 2010 classification and valuation concerns of the property owners that have brought forth their appeals.

Property owners wishing to appeal were asked to make an appointment to appear by contacting the Assessor's Office prior to the appointment deadline. Ten minute timeframes have been scheduled in which any relevant information pertaining to their appeal can be presented. The first appointment is scheduled for 5:10 p.m. and the last scheduled appointment at 7:50 p.m.

Any property owner(s) in attendance who are not scheduled to appear on today's agenda will be heard at the conclusion of the scheduled appointments.

This is the first meeting of the Board of Appeal & Equalization which will allow the property owners the opportunity to present to the Board any information you feel supports a change in the classification or valuation of your property. Please be aware that according to Minnesota Statutes the appellant has the burden of proving that the property's actual value differs from the assessor's estimated market value. After hearing each appeal the Board will review the information that has been presented by each property owner as well as the recommendations of the County Assessor's staff and make a final decision on each appeal at the second meeting.

The second meeting of the 2010 Washington County Board of Appeal & Equalization will be held on June 25th, 2010 at 12:30 p.m.

If any property owners are not satisfied with the final decision, they may appeal to the Minnesota Tax Court.

Deputy Administrator/Auditor Treasurer Molly O'Rourke administered the oath to the Washington County Board of Appeal and Equalization members, and the required certification forms were signed.

June 15, 2010

County Assessor Bruce Munneke introduced the assessment staff in attendance

Washington County property owners were notified of their 2010 valuation and classification in late March of this year. Since that notification, 862 (1,850 last year) property owners have contacted the appraiser responsible for their area regarding the value and/or the classification of their property. In comparison the number of contacts has fallen by 53% when compared to last year.

If after attending one of the local appeal meetings a property owner was still in disagreement with the local decision made regarding their appeal, they had the option of taking their appeal to the County Board of Appeal meeting today. We asked all property owners to make application to today's meeting by May 14th. There were 26 (105 in 2009) property owners that had requested further review of their property.

Staff has contacted each of the 26 property owners - requests were made for interior inspections if needed and in all cases staff has asked that any documentation supporting a change be submitted to our office for review by June 1st. Staff has reviewed all the information submitted to them and made adjustments when the information submitted warranted it.

Today we bring to the County Board of Appeal 12 property owners that wish to bring their appeal to the final step in the local appeal option.

Any information provided by a property owner to date has been included in the binder you have before you. We will utilize the information we have gathered, along with any new information provided to the County Board today, to formulate a staff recommendation that will be presented to the Board prior to your meeting next week.

If after hearing an appeal you have any questions for the appraiser that handled the appeal they will be and available for any questions.

It also needs to be mentioned that if a property owner is still is in disagreement with their estimated market value they have the option of filing a tax petition with the Minnesota Tax Court. The filing deadline is April 30th in the year in which the tax is payable 2010 assessment/payable 2011 the deadline is April 30, 2011.

A list of the property owners and the appointment times has been provided to each of you and if you do not have any questions of us, we can begin to hear from property owners.

June 15, 2010

CASE #1	Jacobson		
City of Oakdale	AY2010		
PIN	EMV Land	EMV Building	EMV Total
07.029.21.44.0001	\$41,800	\$0	\$41,800
07.029.21.44.0002	\$83,100	\$19,100	\$102,200
07.029.21.41.0003	\$296,100	\$111,100	\$407,200

Appearances made by Harvey and Rosemary Jacobson and are appealing the valuation and classification of their property. The property has been agricultural for over 100 years and is not a hobby farm. They raise champion race horses and require 24/7 attention and use the land to foal, raise, board, train and sell horses. Both agricultural and Green Acres were removed last year reflecting a change in tax from \$2,534 to \$6,126. Currently there are 15 remaining acres and the Jacobsons wish to qualify for both the Green Acres and Agricultural classification. Deputy Administrator/Auditor Treasurer Molly O'Rourke asked how many horses they had and Mr. Jacobson said four. Two were at the race track and two were on the farm. They used to have 6 +. Commissioner Pulkrabek asked what has changed to qualify before and not now. Al LaBine (Residential Supervisor) stated upon personal review of the property there isn't 10 contiguous acres in production per Minnesota Statute §273.111 to meet the agricultural classification. Commissioner Kriesel asked if the property was fenced for the horses would it meet the agricultural class. Mr. Labine said yes, once fenced and actively used it could be looked at again to meet the agricultural classification. Further discussion involved the wetland area and whether or not having this portion of the property fenced would violate the DNR classification. This would need further research and review.

CASE #2	McNamara		
City of Forest Lake	AY2010		
PIN	EMV Land	EMV Building	EMV Total
10.032.21.22.0005	\$16,300	\$0	\$16,300

Appearance by Richard McNamara and is appealing the valuation of his property. Mr. McNamara acquired an appraisal from Curtis Real Estate Services reported at zero dollars. The property is land locked by lots to the north and south that are privately owned. Per the City of Forest Lake Zoning, the property cannot be developed due to its inability to meet code compliance and does not have any functional utility due to the hillside, size, and configuration. Requirements for a dwelling cannot be met i.e. 50' setback from the lake and 30' setback side to side. Mr. McNamara bought this property with the parcel to the north. There was discussion about a 33' easement to get to the property which would indicate the property in fact has value. County Assessor Bruce Munneke stated that Mr. McNamara appeared last year and resulted with no change from the Board. He can get to the property from county land but we'll review again. Molly O'Rourke asked if the staff could provide the minutes from last year's meeting for further review.

June 15, 2010

CASE #3	Weber		
City of Oakdale	AY2010		
PIN	EMV Land	EMV Building	EMV Total
06.029.21.34.0058	\$75,500	\$58,900	\$134,400
06.029.21.34.0024	\$5,000	\$0	\$5,000

Appearance made by John Weber and is appealing the value of his property. Mr. Weber stated the house is in disrepair but works for his son. He negotiated a sale price of \$68,000 and paid fair market value. County Assessor Bruce Munneke asked if Mr. Weber had an appraisal for the property and he said he did not but had a purchase agreement. Commissioner Chair Bill Pulkrabek stated that \$139,000 does seem high and would like to see comparables. Bruce Munneke responded and said they would be available at the next meeting and asked if the assessor could get in tomorrow to review the property. Jim said no that was too soon. Commissioner Gary Kriesel stated that we want to go by actual inspection. Commissioner Dennis Hegberg referred to Minnesota Statute with regard to entering the property for inspection. Assessor Bruce Munneke stated if staff is not allowed access by law the assessor is authorized to estimate the property's market value. Commissioner Myra Peterson stated that the garage appeared to be on the adjoining property. Lynne Freezy Sr. Real Estate Technician stated that there was a split/combination on the property that has not been updated on the map provided. Commissioner Peterson also stated there is vacated alley accruing to the parcel but would need to be confirmed.

CASE #4	Mullaney		
City of Cottage Grove	AY2010		
PIN	EMV Land	EMV Building	EMV Total
19.027.21.41.0032	\$70,400	\$297,800	\$368,200

Appearance made by Tim Mullaney and is appealing the valuation of his property. Mr. Mullaney has provided a bank appraisal of his property with a value of \$310,000. He stated that the homes in the area are just not bearing the values they are purchased at and anything over \$290,000 - \$368,000 seems to have a 40% increase in tax. Commissioner Kriesel suggested he meet with the assessor staff to go over the formula for how tax is figured as it is not by a numeric value threshold. Deputy Administrator/Auditor Treasurer Molly O'Rourke asked how much he had put in to the property since it was purchased and he responded stating \$5,000 - \$10,000.

CASE #5	Mullaney		
City of Cottage Grove	AY2010		
PIN	EMV Land	EMV Building	EMV Total
18.028.21.23.0009	\$60,300	\$112,800	\$173,100

Appearance made by Tim Mullaney and is appealing the valuation of his property. Mr. Mullaney has sold this property to his son and feels that the property value is too high due to the condition of surrounding commercial and residential properties. Commissioner Myra Peterson asked if he had issued

June 15, 2010

a complaint regarding surrounding properties and he said no. Commissioner Chair Bill Pulkrabek asked if part of Century was being redone and he said it was not. Commissioner Gary Kriesel asked to have the three comps Mr. Mullaney referred to be included in the packet.

CASE #6	Orton		
City of Cottage Grove	APPEALED VIA LETTER		
	AY2010		
PIN	EMV Land	EMV Building	EMV Total
32.027.21.14.0003	\$301,500	\$132,900	\$434,400

CASE #7	Xie		
City of Woodbury			
PIN	EMV Land	EMV Building	EMV Total
18.028.21.14.0092	\$25,100	\$68,600	\$93,700

Appearance made by Kevin Green and is appealing the valuation of Weiwen Xie's property. Mr. Green provided a handout of MLS statuses of sold properties. He also provided a copy of a letter from realtor Amy Li indicating average sales of twin homes in the neighborhood is \$63,539 and based on her analysis values the property at \$65,000 or less. Mr. Green stated Mr. Xie would like the Board to consider the value of \$81,300 per his verbal agreement with the assessor. Commissioner Gary Kriesel made a request of staff to see comparables for next week's meeting. County Assessor Bruce Munneke mentioned to keep in mind short sales cannot be used. Commissioner Lisa Weik asked about the new flooring and Mr. Xie said that was not correct. Commissioner Bill Pulkrabek would like to get rationale behind the initial agreed upon value of \$81,300. He further questioned how could this property value increase \$12,000 when the neighborhood decreased by 4%. Bruce Munneke stated they will look at recommendation.

CASE #8	Xie		
City of Woodbury	AY2010		
PIN	EMV Land	EMV Building	EMV Total
18.028.21.42.0004	\$35,200	\$59,900	\$95,100

Appearance made by Weiwen Xie and is appealing the valuation of his property. Mr. Green stated that based on average sale price for all sold units is \$74,000 per square feet from 7/1/2009 through 4/1/2010. He expressed that based on average sale price and to improve living conditions they propose a value of \$70,000. Commissioner Gary Kriesel asked if staff could bring forth comparables since forced sales may not be considered. County Assessor Bruce Munneke asked if there were any good sales in provided handout and Mr. Xie replied it was inclusive of all sales of similar criteria. Deputy Administrator/Auditor Treasurer Molly O'Rourke asked how much was spent on improvements and Mr. Green responded \$5,000 – 10,000.

June 15, 2010

CASE #9	Couture		
City of Oakdale	NO SHOW		
	AY2010		
PIN	EMV Land	EMV Building	EMV Total
07.029.21.31.0001	\$88,100	\$163,500	\$251,600
CASE #10	Gahler		
City of	CANCELLED		
	AY2010		
PIN	EMV Land	EMV Building	EMV Total
30.031.20.32.0001	\$356,100	\$149,000	\$514,300
CASE #11	RLWG Co. LLC		
City of	CANCELLED		
	AY2010		
PIN	EMV Land	EMV Building	EMV Total
31.030.21.34.0023	\$32,700	\$138,200	\$170,900
CASE #12	Tri		
City of	NO SHOW		
	AY2010		
PIN	EMV Land	EMV Building	EMV Total
36.028.22.21.0004	\$34,600	\$218,000	\$352,600
CASE #13	Arcand		
City of	AY2010		
PIN	EMV Land	EMV Building	EMV Total
17.031.21.14.0001	\$2,493,700	\$0	\$2,493,700

Appearance made by Janice Arcand and is appealing the valuation of her property. Ms. Arcand provided summary handouts and said at 68 acres and \$19,475 per acre she estimates the market value to be around \$1,324,300. An appraisal was made on the entire property but not individual parcels. County Assessor Bruce Munneke stated there are a number of things to consider in reviewing this property. Commissioner Dennis Hegberg asked about the easement for the power line and drainage ditch and recommended they add consideration to the value. Also for consideration there are about 2 acres on the north part of the property used by neighboring farmer.

CASE #14	Irlbeck		
City of	AY2010		
PIN	EMV Land	EMV Building	EMV Total
05.032.21.44.0019	\$350,500	\$0	\$350,900

Appearance made by Thomas Irlbeck and is appealing the valuation of his property. Mr. Irlbeck asked if there was a problem with recording the meeting and Commissioner Pulkrabek said no there was no problem. Mr. Irlbeck also provided a handout to the Board. The property is a 50' wide lot and was

June 15, 2010

listed as 63'. Removed building at \$79,000. With the elimination of the building, less the square footage value, and considering the increase in setback for only a 30' wide house he would be satisfied with a valuation of \$250,000.

CASE #15	Spruce Lodge Partners/John Freed		
City of Forest Lake	APPEALED VIA LETTER		
	AY2010		
PIN	EMV Land	EMV Building	EMV Total
07.032.21.43.0007	\$593,500	\$101,600	\$695,100

CASE #16	Medina		
City of Forest Lake	AY2010		
PIN	EMV Land	EMV Building	EMV Total
32.032.21.33.0003	\$162,300	\$238,200	\$390,500

Appearance made by Tim Medina and is appealing the classification of his property. Mr. Medina disagrees with the removal of the Green Acres classification from his property and is upset he wasn't notified of its removal. He has been in Green Acres for over 12 years, has exactly 20 acres, and hasn't changed the use or production of his property. The Medina's both feel they meet the qualifications for the Green Acres classification and wish to be reinstated. Mr. Medina runs 2-4 pigs and strongly contests the land is recognized as sub marginal (wetlands) and the potential for productivity is intermittent or incidental. Commissioner Dennis Hegberg asked how many cattle he had. Medina said he has 2-3 currently and as many as 4 or as low as 2. He is trying to stay around 3. The City of Forest Lake & Local Board changed the property to Agricultural classification from Rural Vacant Land portion of the parcel. Mr. Medina stands with his requests for Green Acres and Agricultural. Commissioner Dennis Hegberg made reference to the wetlands. In the early 70's Mr. Medina's neighbor broke drainage rights which altered the drainage flow and wetland on his property. Commissioner Chair Bill Pulkrabek suggested reviewing materials from Minnesota Department of Revenue. Deputy Administrator/Auditor Treasurer Molly O'Rourke recommended Mr. Medina read directive from DOR and respond in writing.

WALK IN #1	McKasy		
City of Mahtomedi	AY2010		
PIN	EMV Land	EMV Building	EMV Total
20.030.21.32.0007	\$271,500	\$0	\$271,500
20.030.21.32.0032	\$488,400	\$153,000	\$641,400
20.030.21.32.0033	\$16,100	\$0	\$16,100
		Total	\$929,000

Appearance made by Joseph McKasy and is appealing the valuation of his properties. Joseph reviewed comparables on his own. He mentioned there aren't many sales with shoreline and it was difficult to find comps. Commissioner Gary Kriesel requested Joseph to bring his comparables to next week's meeting. Joseph said there is one property but is can't be used because it is unique and valued high. County Assessor Bruce Munneke said they would review the appraisal that was submitted and use appraisal software considering outliers.

WALK IN #2	Wall		
City of White Bear	(Guardini, Wisniewski, Kulas, Wall, & Grisard) AY2010		
PIN	EMV Land	EMV Building	EMV Total
31.031.21.33.0003	\$118,100	\$0	\$118,100
31.031.21.33.0004	\$108,700	\$0	\$108,700
31.031.21.33.0005	\$104,000	\$0	\$104,000
31.031.21.33.0006	\$118,100	\$0	\$118,100
31.031.21.33.0007	\$113,400	\$0	\$113,400

Appearance made by Kathy Wall and is appealing the valuation of her properties. Kathy said she talked with appraiser Frank Langer and he explained to her how the value is figured for lakeshore properties. These parcels are bordering Anoka County and she agrees her argument is more with Anoka County as to the valuation of their properties but they are asking the Board delay the increase of values for one year so they can meet with Anoka County to address the valuation of properties in Anoka County. She stated they owners of the properties being appealed are being taxed for lakeshore property in both counties. Commissioner Chair Bill Pulkrabek asked if the lots are buildable and she said no. Commissioner Dennis Hegberg recommended taking to tax court. Deputy Administrator/Auditor Treasurer Molly O'Rourke asked staff to contact Anoka County and have discussion for what options they may have.

WALK IN #3	McDowell		
City of Woodbury	AY2010		
PIN	EMV Land	EMV Building	EMV Total
14.028.21.11.0062	\$55,300	\$189,700	\$245,000

Appearance made by John McDowell and is appealing the valuation of his property. John said he purchased the property for \$212,500 on June 2, 2010 and they received a bank appraisal on the property for \$215,000. He also commented that the property across the street closed last month and sold for \$207,000. He would like the County to consider re-evaluating his property. County Assessor Bruce Munneke reiterated that this property just sold and we are now well into the 2011 assessment year which is considerably outside the October 2008 through September 2009 period for taxes payable 2010.

WALK IN #4a	Ben Shardlow/Pratt-Oakwood-Arnt, LLC		
City of Hugo	(14 lots) – Creekside VillasAY2010		
PIN	EMV Land	EMV Building	EMV Total
19.031.21.31.0067	\$75,600	\$0	\$75,600
19.031.21.31.0068	\$75,600	\$0	\$75,600
19.031.21.31.0069	\$75,600	\$0	\$75,600
19.031.21.31.0070	\$75,600	\$0	\$75,600
19.031.21.31.0071	\$85,100	\$0	\$85,100
19.031.21.31.0072	\$84,100	\$0	\$85,100
19.031.21.31.0073	\$75,600	\$0	\$75,600
19.031.21.31.0074	\$85,100	\$0	\$85,100

June 15, 2010

19.031.21.31.0075	\$85,100	\$0	\$85,100
19.031.21.31.0076	\$75,600	\$0	\$75,600
19.031.21.31.0077	\$75,600	\$0	\$75,600
19.031.21.31.0078	\$75,600	\$0	\$75,600
19.031.21.31.0079	\$75,600	\$0	\$75,600
19.031.21.31.0080	\$85,100	\$0	\$85,100
Total			\$1,105,900

Appearance made by Ben Shardlow and is appealing the valuation of undeveloped property. Mr. Shardlow said that this is the 2nd phase of the subdivision and there are 8 lots sold to date. The roads are not finished and the lots are valued at or above finished lots to the east. He thought it didn't make sense to value unfinished lots to those that are finished or developed and is requesting a valuation of \$45,000 for each lot. These lots are for more of a villa with option for a basement. County Assessor Bruce Munneke asked Mr. Shardlow if this was under current plat law and he said yes.

WALK IN #4b	Ben Shardlow/Waterstone at Woodbury Inc.			AY2010
City of Woodbury	(24 lots) - Waterstone			
PIN	EMV Land		EMV Building	EMV Total
20.028.21.23.0059	\$80,400	\$0		\$80,400
20.028.21.23.0060	\$80,400	\$0		\$80,400
20.028.21.23.0079	\$80,400	\$0		\$80,400
20.028.21.23.0080	\$80,400	\$0		\$80,400
20.028.21.23.0081	\$80,400	\$0		\$80,400
20.028.21.23.0082	\$80,400	\$0		\$80,400
20.028.21.23.0083	\$80,400	\$0		\$80,400
20.028.21.23.0084	\$80,400	\$0		\$80,400
20.028.21.23.0087	\$80,400	\$0		\$80,400
20.028.21.23.0088	\$80,400	\$0		\$80,400
20.028.21.23.0089	\$80,400	\$0		\$80,400
20.028.21.23.0090	\$80,400	\$0		\$80,400
20.028.21.23.0091	\$80,400	\$0		\$80,400
20.028.21.23.0092	\$80,400	\$0		\$80,400
20.028.21.23.0093	\$80,400	\$0		\$80,400
20.028.21.23.0094	\$80,400	\$0		\$80,400
20.028.21.23.0097	\$80,400	\$0		\$80,400
20.028.21.23.0098	\$80,400	\$0		\$80,400
20.028.21.23.0106	\$80,400	\$0		\$80,400
20.028.21.23.0107	\$80,400	\$0		\$80,400
20.028.21.23.0112	\$80,400	\$0		\$80,400
20.028.21.23.0113	\$80,400	\$0		\$80,400
20.028.21.23.0116	\$80,400	\$0		\$80,400
20.028.21.23.0117	\$80,400	\$0		\$80,400
Total				\$1,929,600

Appearance made by Ben Shardlow and is appealing the valuation of undeveloped property. County Assessor Bruce Munneke stated there is a tax petition filed on both the Woodbury and Hugo developments. Mr. Shardlow stated that when launched homes were selling in the mid-\$400k range and

June 15, 2010

are now selling in the mid-\$300k range. All of the lots are valued at \$80,400 and he is requesting \$55,000. He can only work in \$55,000 in cost estimates for selling homes. Commissioner Dennis Hegberg asked if most of the twin homes the same. Mr. Shardlow stated there are 3 models.

WASHINGTON COUNTY
2010 COUNTY BOARD OF APPEAL AND EQUALIZATION
2ND MEETING JUNE 22, 2010

Commissioner Gary Kriesel called the 2nd meeting of the Washington County Board of Appeal and Equalization to order at 12:30 p.m. The following members were present: Dennis Hegberg, Gary Kriesel, Myra Peterson, Lisa Weik and Molly O'Rourke, Deputy Administrator/Auditor Treasurer.

County Assessor Bruce Munneke will summarize each appeal including the 5 "walk ins" and 2 appeals received via letter, and we will need motions from the Board.

The Board has also been given a revised list of changes since the first meeting of the spreadsheets required by the Department of Revenue that contain information on all of the County Board Maintenance Changes and Open Book Meeting Changes. The revised list contains 47 additions.

The Resolution Form and County Board Certification Forms will need to be signed by the Board Members before the Board adjourns at the conclusion of today's meeting.

CASE #1	Jacobson	
City of Oakdale	AY2010	
PIN		EMV Total
07.029.21.44.0001		\$41,800
07.029.21.44.0002		\$102,200
07.029.21.41.0003		\$407,200

Owner: Harvey & Rosemary Jacobson. The assessor recommends no change to the 2010 EMV. County Assessor Bruce Munneke stated the property will remain residential homestead and no change to class or value. Deputy Administrator/Auditor Treasurer Molly O'Rourke made a motion to accept the assessor's recommendation and Commissioner Myra Peterson seconded the motion. The motion carried.

CASE #2	McNamara	
City of Forest Lake	AY2010	
PIN		EMV Total
10.032.21.22.0005		\$16,300

June 22, 2010

Owner: M & M Financial Corp. County Assessor Bruce Munneke stated he spoke with Senior Planner Dennis O'Donnell as to the limited use of the property. Based on the limited use the assessor recommends a reduction to \$1,500 for the 2010 EMV. Commissioner Lisa Weik made a motion to accept the assessor's recommendation and Commissioner Myra Peterson seconded the motion. The motion carried.

CASE #3	Weber		
City of Oakdale	AY2010		
PIN			EMV Total
06.029.21.34.0058			\$134,400
06.029.21.34.0024			\$5,000
	Total		\$139,400

Owner: John Weber. Based on visit and comparables the assessor recommends a reduction to \$109,500 to the 2010 EMV. Deputy Administrator/Auditor Treasurer Molly O'Rourke made a motion to accept the assessor's recommendation and Commissioner Myra Peterson seconded the motion. The motion carried.

CASE #4	Mullaney		
City of Cottage Grove	AY2010		
PIN			EMV Total
19.027.21.41.0032			\$368,200

Owner: Timothy & Catherine Mullaney. The assessor recommends a reduction to \$310,000 to the 2010 EMV. Commissioner Myra Peterson made a motion to accept the assessor's recommendation and Commissioner Lisa Weik seconded the motion. The motion carried.

CASE #5	Mullaney		
City of Cottage Grove	AY2010		
PIN			EMV Total
18.028.21.23.0009	\$60,300	\$112,800	\$173,100

Owner: Timothy & Catherine Mullaney. The assessor recommends no change to the 2010 EMV. Commissioner Lisa Weik made a motion to accept the assessor's recommendation and Commissioner Dennis Hegberg seconded the motion. The motion carried.

CASE #6	Orton		
City of Cottage Grove	APPEALED	VIA	LETTER
	AY2010		
PIN			EMV Total
32.027.21.14.0003			\$434,400

June 22, 2010

Owner: Douglas & Doris Orton. The assessor recommends no change to the 2010 EMV. Commissioner Gary Kriesel made a motion to accept the assessor's recommendation and Deputy Administrator/Auditor Treasurer Molly O'Rourke seconded the motion. The motion carried.

CASE #7	Xie	
City of Woodbury		
PIN		EMV Total
18.028.21.14.0092		\$93,700

Owner: Weiwen Xie. The assessor recommends a reduction to \$90,300 to the 2010 EMV. Assessor Bruce Munneke stated this is similar to the rest of the neighborhood that received a similar reduction. Commissioner Lisa Weik made a motion to accept the assessor's recommendation and Commissioner Myra Peterson seconded the motion. The motion carried.

CASE #8	Xie	
City of Woodbury	AY2010	
PIN		EMV Total
18.028.21.42.0004		\$95,100

Owner: Weiwen Xie. The assessor recommends no change to the 2010 EMV. Commissioner Lisa Weik made a motion to accept the assessor's recommendation and Commissioner Myra Peterson seconded the motion. The motion carried.

CASE #9	Couture	
City of Oakdale	NO SHOW	
	AY2010	
PIN		EMV Total
07.029.21.31.0001		\$251,600

Owner: Jennifer Couture. County Assessor Bruce Munneke stated they did receive supporting property and characteristic documentation. The assessor recommends a reduction to \$225,700 to the 2010 EMV. Commissioner Myra Peterson made a motion to accept the assessor's recommendation and Commissioner Lisa Weik seconded the motion. The motion carried.

CASE #10	Gahler	
City of	CANCELLED	
	AY2010	
PIN		EMV Total
30.031.20.32.0001		\$514,300

Owner: Gregory & Kathleen Gahler. The assessor recommends no change to the classification or 2010 EMV and remains a residential/agricultural split classification. Commissioner Myra Peterson made a

June 22, 2010

motion to accept the assessor's recommendation and Commissioner Lisa Weik seconded the motion. The motion carried.

CASE #11	RLWG Co. LLC	
City of	CANCELLED	
	AY2010	
PIN		EMV Total
31.030.21.34.0023		\$170,900

Owner: RLWG Co. LLC. County Assessor Bruce Munneke stated this parcel is included on the maintenance change spreadsheet and therefore does not require a vote.

CASE #12	Tri	
City of	NO SHOW	
	AY2010	
PIN		EMV Total
36.028.22.21.0004		\$352,600

Owner: Daniel Tri. The assessor recommends no change to the 2010 EMV. Deputy Administrator/Auditor Treasurer Molly O'Rourke made a motion to accept the assessor's recommendation and Commissioner Lisa Weik seconded the motion. The motion carried.

CASE #13	Arcand	
City of	AY2010	
PIN		EMV Total
17.031.21.14.0001		\$2,493,700

Owner: Howard & Janice Arcand. The assessor recommends a reduction to \$1,875,500 to the 2010 EMV. Commissioner Dennis Hegberg made a motion to accept the assessor's recommendation and Commissioner Myra Peterson seconded the motion. The motion carried.

CASE #14	Irlbeck	
City of	AY2010	
PIN		EMV Total
05.032.21.44.0019		\$350,900

Owner: Tomas & Kathleen Irlbeck. The assessor recommends a reduction to \$280,000 to the 2010 EMV. Commissioner Dennis Hegberg made a motion to accept the assessor's recommendation and Commissioner Myra Peterson seconded the motion. The motion carried.

CASE #15	Spruce Lodge Partners/John Freed	
City of Forest Lake	APPEALED VIA LETTER	
	AY2010	

PIN		EMV Total
07.032.21.43.0007		\$695,100

Owner: Spruce Lodge Partners. The assessor recommends a reduction to \$654,600 to the 2010 EMV. Commissioner Lisa Weik made a motion to accept the assessor’s recommendation and Commissioner Myra Peterson seconded the motion. The motion carried.

CASE #16	Medina	
City of Forest Lake	AY2010	

PIN		EMV Total
32.032.21.33.0003		\$390,500

Owner: Timothy & Shelly Medina. The assessor recommends a change in classification to residential and no change to 2010 EMV. Commissioner Dennis Hegberg disagreed with the Assessor’s recommendation. There was discussion as to the size and use of the property and structures. Commissioner Gary Kriesel said the assessor staff received an opinion from DOR and stated Commissioner Hegberg raised valid points with regard to the inclusion of wetlands for pasture. Assessor Bruce Munneke stated that as the property stands now, regardless of what is fenced, there is not enough in production to meet the agricultural classification. If at a point in the future if Mr. Medina proceeded to go to tax court and appeal the assessor staff would have more discussions with DOR. Deputy Administrator/Auditor Treasurer Molly O’Rourke made a motion to accept assessor’s recommendation and Commissioner Myra Peterson seconded the motion. The motion carried. Yes votes: 3, No Votes: 2

WALK IN #1	McKasy	
City of Mahtomedi	AY2010	

PIN		EMV Total
20.030.21.32.0007		\$271,500
20.030.21.32.0032		\$641,400
20.030.21.32.0033		\$16,100
	Total	\$929,000

Owner: Joseph & Ann McKasy. The assessor recommends no change to the 2010 EMV. Commissioner Myra Peterson made a motion to accept the assessor’s recommendation and Commissioner Gary Kriesel seconded the motion. The motion carried.

June 22, 2010

WALK IN #2	Wall	
City of White Bear	(Guardini, Wisniewski, Kulas, Wall, & Grisard) AY2010	
PIN		EMV Total
31.031.21.33.0003		\$118,100
31.031.21.33.0004		\$108,700
31.031.21.33.0005		\$104,000
31.031.21.33.0006		\$118,100
31.031.21.33.0007		\$113,400

Owners: James & Marianna Guardini, Michael Wisniewski, John Kulas, Robert & Katherine Wall, and Errol & Judy Grisard. The assessor recommends a reduction in value for each parcel back to the 2009 EMV for the 2010 EMV. Assessor Bruce Munneke stated they will be working with Anoka County on valuation for the 2011 assessment.

31.031.21.33.0003	\$17,100
31.031.21.33.0004	\$22,300
31.031.21.33.0005	\$17,400
31.031.21.33.0006	\$26,000
31.031.21.33.0007	\$21,100

Commissioner Myra Peterson made a motion to accept the assessor’s recommendation and Commissioner Lisa Weik seconded the motion. The motion carried.

WALK IN #3	McDowell	
City of Woodbury	AY2010	
PIN		EMV Total
14.028.21.11.0062		\$245,000

Owner: John & Sally McDowell. The assessor recommends no change to the 2010 EMV. Assessor Bruce Munneke stated this property sold on June 2, 2010. The information the property owner provide could be used for 2011. Commissioner Dennis Hegberg made a motion to accept the assessor’s recommendation and Commissioner Myra Peterson seconded the motion. The motion carried.

WALK IN #4a	Ben Shardlow/Pratt-Oakwood-Arnt, LLC				
City of Hugo	(14	lots)	–	Creekside	Villas
					AY201
PIN					EMV Total
19.031.21.31.0067					\$75,600
19.031.21.31.0068					\$75,600
19.031.21.31.0069					\$75,600
19.031.21.31.0070					\$75,600
19.031.21.31.0071					\$85,100
19.031.21.31.0072					\$85,100

June 22, 2010

19.031.21.31.0073	\$75,600
19.031.21.31.0074	\$85,100
19.031.21.31.0075	\$85,100
19.031.21.31.0076	\$75,600
19.031.21.31.0077	\$75,600
19.031.21.31.0078	\$75,600
19.031.21.31.0079	\$75,600
19.031.21.31.0080	\$85,100
Total	\$1,105,900

Owner: Pratt-Oakwood-Arnt, LLC. The assessor recommends no change to the 2010 EMV. Assessor Bruce Munneke concluded that since they have court petitions for 2008 and 2009 the valuation of the property may be handled in a more equitable manner through that process. Commissioner Myra Peterson made a motion to accept the assessor’s recommendation and Commissioner Lisa Weik seconded the motion. The motion carried

WALK IN #4b	Ben Shardlow/Waterstone at Woodbury Inc.	AY2010
City of Woodbury	(24 lots) - Waterstone	
PIN		EMV Total
20.028.21.23.0059		\$80,400
20.028.21.23.0060		\$80,400
20.028.21.23.0079		\$80,400
20.028.21.23.0080		\$80,400
20.028.21.23.0081		\$80,400
20.028.21.23.0082		\$80,400
20.028.21.23.0083		\$80,400
20.028.21.23.0084		\$80,400
20.028.21.23.0087		\$80,400
20.028.21.23.0088		\$80,400
20.028.21.23.0089		\$80,400
20.028.21.23.0090		\$80,400
20.028.21.23.0091		\$80,400
20.028.21.23.0092		\$80,400
20.028.21.23.0093		\$80,400
20.028.21.23.0094		\$80,400
20.028.21.23.0097		\$80,400
20.028.21.23.0098		\$80,400
20.028.21.23.0106		\$80,400
20.028.21.23.0107		\$80,400
20.028.21.23.0112		\$80,400
20.028.21.23.0113		\$80,400
20.028.21.23.0116		\$80,400
20.028.21.23.0117		\$80,400
Total		\$1,929,600

Owner: Waterstone at Woodbury, Inc. The assessor recommends no change to the 2010 EMV. Commissioner Myra Peterson made a motion to accept the assessor’s recommendation and Commissioner Lisa Weik seconded the motion. The motion carried

June 22, 2010

County Assessor Bruce Munneke asked the Board to act on the 2010 Maintenance Changes. Commissioner Peterson made a motion to approve the changes and Commissioner Hegberg seconded the motion. The motion carried.

County Assessor Bruce Munneke asked the Board to act on the 2010 County Board Changes. Commissioner Peterson made a motion to approve the changes and Commissioner Weik seconded the motion.

Commissioner Peterson moved to adjourn, and Commissioner Weik seconded the motion. All Board Members concurred and the 2010 Washington County Board of Appeal and Equalization closed on June 22, 2010.

Copies of the Maintenance and County Board changes may be viewed at the Property Records and Taxpayer Services department located at the Valley Ridge Mall.

