

OFFICIAL PROCEEDINGS OF THE BOARD OF EQUALIZATION
OF
WASHINGTON COUNTY, MINNESOTA
JUNE 19, 2001

Commissioner Myra Peterson called the 2001 Washington County Board of Equalization to order at 1:45 p.m. with the following members present: Wallace L. Abrahamson, Dennis Hegberg, Chairperson Myra Peterson, Bill Pulkrabek, Richard Stafford, and Molly O'Rourke, Deputy Administrator/Auditor/Treasurer.

Also present were Kevin Corbid, ATSE Director, Bruce Munneke, Washington County Assessor, Rollie Huber, Deputy County Assessor, Sylvia Schreifels, Assessment Administration Coordinator, acting as recording secretary, Allan Labine, staff appraiser, Dan Raboin, staff appraiser, Barry Staberg, staff appraiser and Ken Tolzmann, Forest Lake assessor.

Commissioner Peterson administered the oath to the Board members.

County Assessor Bruce Munneke delivered the opening remarks with a brief overview of the number of sales in the county during the most recent sales period, value added to the county due to new construction, and county wide valuation adjustments to residential, commercial/industrial, and apartment property. Reference was made to the turnout at the 23 Local Boards of Review and the 10 Open Book Meetings.

Mr. Munneke stated that at the County Board level, 15 property owners responded, of which six have chosen to appear today (one being by letter). He then briefly covered the procedure for today's County Board meeting.

CASE #1 – Woodbury – 31.028.21.13.0014 – Appearance by John and Colleen Kraemer. The subject property has a market value of \$397,600. The Kraemers claim they are unequally assessed compared to their neighbors, and additionally they should be receiving a reduction in value due to their proximity to high voltage power lines. Commissioners Peterson and Abrahamson requested them to return in one week and bring two signed market value appraisals. The case is continued to June 26.2001, and will be decided at that time.

CASE # 2 – Woodbury – 05.028.21.12.0039 – Hom Furniture cancelled their appearance.

CASE # 3 – St. Mary's Point – 14.028.20.24.0123 & 14.028.20.24.0125 – Ann Benson cancelled her appearance.

CASE # 4 – Forest Lake – 14.032.21.34.0003 – Appearance by Dennis Robinson (residential property). The subject property has a market value of \$229,500. Mr. Robinson takes issue with his value due to its proximity to Highway 97, and he questions equalization in the area. He requested the parcel count of the Forest Lake assessor and information regarding how many properties the assessor views yearly. The

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Commissioners requested information to substantiate the assessor's recommendation of no change, and continued this case to June 26, 2001.

CASE # 5 – Forest Lake – 07.032.21.13.0024 & 07.032.21.13.0028 – Appearance by Dennis Robinson (commercial property). The improved parcel has a value of \$316,400 and the vacant land parcel has a value of \$129,200. Mr. Robinson feels his property is not valued equitably in comparison to nearby commercial businesses. The Forest Lake assessor, Ken Tolzmann, explained the methodology he uses in applying different square foot rates to different commercial properties. Commissioner Stafford asked that valuation inequity issues in the area be pursued. Commissioner Pulkrabek asked that this case be continued over to June 26, 2001, stating he did not feel he could make an informed decision at this time. Mr. Robinson has not provided the County Assessor's Office with income and expense information per their request.

CASE # 6 – Forest Lake – 15.032.21.22.0002 – Appearance by Richard Tschida (residential property). The subject property has a value of \$627,500. Mr. Tschida feels his property is not valued equitably compared to other homes in the area, and if there was equalization his taxes would go down. Mr. Tschida also referred to some obsolescence that should be taken into consideration in the valuation of his house. Commissioner Stafford requested that the case be continued over to the June 26, 2001 meeting, and that Mr. Tschida return with two market value appraisals.

CASE # 7 – Forest Lake – 08.032.21.43.0021, 08.032.21.43.0010 & 08.032.21.43.0017 – Appearance by Richard Tschida (commercial property). Valuation on the improved parcel/.0021 is \$721,900 and on the unimproved land parcels is .0010/\$46,200, and .0017/\$26,000. Mr. Tschida feels his properties are not valued equitably compared to other commercial properties around him, and that the two unimproved parcels are overvalued. The County Assessor had requested income expense information for three years including the current year (prior to today's meeting). On June 19, 2001, Mr. Tschida provided to staff income and expense information on the subject properties for the years 1997, 1998, 1999 and 2000. This case is to be carried over to June 26, 2001.

CASE # 8 – Forest Lake – 02.032.21.34.0007 – Appearance by Kevin Hecht and Joanne Satalino. The subject property has a value of \$399,400. The owners expressed concern with equalization issues in the area. Joanne Satalino stated that they have tried to correct the discrepancies in data collected on their house for several years, even going to the Forest Lake Board, but to no avail. On June 5, 2001 an interior inspection was done on the subject property. Characteristic errors were found, and an \$11,400 adjustment reducing the value has been recommended by the Washington county Assessor's Office. Commissioner Pulkrabek requested this case be continued on June 26, 2001, at which time he wants to have all information provided by the owners and assessor.

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CASE # 9 – Forest Lake – 07.032.21.11.0010 & 07.032.21.12.0010 – A letter was submitted by Lester Houle. The valuation on parcel 11.0010 is \$6,400 and parcel 12.0010 is \$66,300. The combined property area is 10.3 acres, which seems to be land locked. Commissioner Abrahamson requested to see a copy of Mr. Houle’s letter. Commissioner Stafford asked what Mr. Houle is asking for, and Commissioner Abrahamson passed the letter on to him. This case will be carried over to June 26, 2001.

CASE #10 – Forest Lake – 20.032.21.12.0004 – Appearance by Richard Hubers. This is a split classification parcel. The Commercial portion has a value of \$1,615,300 and the residential portion has a value of \$100,700. Mr. Hubers feels his commercial value is too high in comparison to other like buildings. When asked if there was an appraisal made on the property, Mr. Hubers stated that there was, but that he was not willing to share the appraisal for Assessor’s Office staff to review. This case is to be carried over to June 26, 2001.

The Valuation Change Authorization Report of settled cases was not submitted to the Commissioners at the June 19, 2001 County Board of Equalization, and will be carried over to June 26, 2001.

**OFFICIAL PROCEEDINGS OF THE BOARD OF EQUALIZATION
OF
WASHINGTON COUNTY, MINNESOTA
JUNE 26, 2001**

Commissioner Myra Peterson called the 2nd meeting of the 2001 Washington County Board of Equalization to order at 12:30 pm. With the following members present: Wallace L. Abrahamson, Dennis Hegberg, Chairperson Myra Peterson, Richard Stafford, and Molly O’Rourke, Deputy Administrator/Auditor/Treasurer.

Also present were Kevin Corbid, ATSE Director, Bruce Munneke, Washington County Assessor, Rollie Huber, Deputy County Assessor, Sylvia Schreifels, Assessment Administration Coordinator, acting as recording secretary, Allan Labine, staff appraiser, Barry Staberg, staff appraiser, and Ken Tolzmann, Forest Lake assessor.

Commissioner Peterson administered the oath to the Board members.

County Assessor Bruce Munneke delivered the opening remarks with a brief overview. Mr. Munneke delivered the opening remarks with a brief overview. Mr. Munneke told the Board that each property owner who attended the June 19th meeting, and indicated they wanted to attend the June 26th meeting, has been contacted and scheduled for 15 minute appointments.

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Mr. Munneke indicated that the packets provided to the Board today contain photos of subject properties and comps. Income and expense information has been provided if available. If the Board has any follow up questions for the appraiser who reviewed the property, that appraiser is available to respond. After decisions have been made regarding the appearances today, the Board will have to make a motion to also approve the 31 maintenance changes, and Addenda items A & B.

CASE # 1 – Woodbury – 31.028.21.13.0014 – Appearance by John Kraemer. The subject (residential property) has a value of \$397,600. Information on the valuation of comparable properties and sales information was provided by the Assessor's Office. Mr. Kraemer brought one market value appraisal of his property to the meeting. Molly O'Rourke, acting in her capacity as County Auditor, stated that additional public testimony is not needed at this time because the respective property owners stated their cases last week. Commissioner Stafford recommended no change, Commissioner Abrahamson seconded, and motion carried.

CASE # 2 – Forest Lake – 14.032.21.34.0003 – Appearance by Dennis Robinson. The subject (residential property) has a value of \$229,500. Mr. Robinson feels his property's proximity to Highway 97 is detrimental to its value. The Assessor's Office stated that the property is currently receiving an 18% negative adjustment for its location, but that the qualities and amenities of the subject property along with the appeal of homes with acreage, would place the sale price of this property above the \$229,500 if placed on the market. Commissioner Hegberg recommended a reduction. Commissioner Stafford moved to accept the recommendation of the Assessor's Office of no change, Commissioner Abrahamson seconded, and Commissioner Peterson stated the motion is carried.

CASE # 3 – Forest Lake – 07.032.21.13.0024 & 07.032.21.13.0028 – Appearance by Dennis Robinson. The subjects (commercial properties) have a value of \$316,400 on the improved parcel, and \$129,200 on the vacant land parcel. Mr. Robinson has not provided income and expense information to the Assessor's Office in order for them to review the property from an income basis. Commissioner Stafford questioned the value history of the property, and the valuation rationale. Appraiser Tolzmann stated there had been a prior appeal and adjustment. County Assessor Bruce Munneke addressing the valuation rationale referred to economy of scale, i.e. smaller properties being more per sq. ft. vs. larger less per sq. ft. The fact that the vacant parcel could be sold as a separate commercial building site was also brought up. The various approaches to value, and comparables used were explained by Deputy Assessor Rollie Huber. Commissioner Peterson asked for a motion and Molly O'Rourke, acting in capacity as Auditor, recommended no change based on the fact Mr. Robinson has not supplied income/expense information. She stated he could file with Tax Court. Commissioner Abrahamson seconded, and the motion was carried.

CASE # 4 – Forest Lake – 15.032.21.22.0002 – Appearance by Richard Tschida. The subject (residential property) has a value of \$627,500. Mr. Tschida brought up his concerns of equalization in

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the area, structural problems of his house, and the storm sewer easement across his property. Appraiser Tolzmann addressed the structural problems/depreciation, stating permits had been taken out to correct those problems, and that the Forest Lake building inspector had told Mr. Tolzmann that work was done, and also a 544 square foot addition with full basement was added to the house. Commissioner Peterson had questions concerning the proximity to Mr. Tschida's property of the comps. provided by the Assessor's Office, did the comps. have storm sewer easement, and the total size and lakeshore frontage of the subject parcel? Commissioner Peterson asked if there were any further questions. Commissioner Abrahamson moved to accept the staff recommendation of no change, and Commissioner Stafford seconded the motion. The motion was carried with no further discussion.

CASE # 5 – Forest Lake – 08.032.21.43.0021, 08.032.21.43.0010 & 08.032.21.43.0017 – Appearance by Richard Tschida (commercial property). Valuation on the improved parcel/.021 is \$721,900, and on the unimproved land parcels is .0010/\$46,200, and .0017/\$26,000. On June 19, 2001, Mr. Tschida provided income and expense information to staff on the subject property for the years 1997, 1998, 1999, and 2000. After analysis of the income and expense data furnished by Mr. Tschida, staff determined the market value to be excessive, and recommended a reduction of \$83,900 reducing the 2001 value of the three parcels to a total of \$710,200. Commissioner Hegberg moved to accept the change, Commissioner Abrahamson seconded, and the motion was carried.

CASE # 6 – Forest Lake – 20.032.21.12.0004 – The owner, Richard Hubers, did not appear. This is a split classification parcel. The commercial portion has a value of \$1,615,300 and the residential portion has a value of \$100,700. Commissioner Stafford was told the classification change from residential to commercial is responsible for much of the increase in value. Commissioner Peterson asked that these types of classification changes be noted in future Summaries of Facts. Mr. Hubers has been unwilling to share his appraisal with staff. Based on the review and income analysis of the subject property, and owner's unwillingness to share the appraisal, staff is recommending no change. Commissioner Abrahamson moved for no change, seconded by Commissioner Stafford, and carried.

CASE # 7 – Forest Lake – 02.032.21.34.0007 – Appearance by Joanne Satalino (residential property). Valuation on the parcel is \$399,400. County Assessor, Bruce Munneke, stated that the owners' main concern has been equalization versus valuation. The appraisal staff made adjustments to the house characteristics, and reduced the value by \$11,400 to a total of \$388,000. Commissioner Abrahamson moved to accept the recommendation, Commissioner Hegberg seconded, and motion carried.

CASE #8 – Forest Lake – 07.032.21.11.0010 & 07.032.21.12.0010 – Mr. Houle did not attend the June 19, 2001 County Board of Equalization meeting, but had submitted a letter, and did not attend the June 26, 2001 meeting. His parcels are agricultural classification with a value of \$6,400 on parcel/.11.0010, and \$66,300 on parcel/.12.0010. Deputy County Assessor stated the parcels were vacant and land

locked. Staff recommends that the total estimated market value of the parcels be reduced from \$72,700 to \$26,800. Commissioner Abrahamson moved to accept, Commissioner Stafford seconded, and motion carried.

Commissioner Peterson made the motion to approve the Valuation Change Authorization Report of Settled Cases and Addenda Items A & B, submitted by the County Assessor, seconded and motion carried.

Harold & Olga Davis – Lake Elmo – 02.029.21.41.0012

Reduced from \$176,400 to \$171,400

Reduced land value \$5,000

Minnesota State Bldg. Corp./FBS Properties Mgmt. – Cottage Grove – 08.027.21.33.0026

Reduced from \$801,600 to \$387,500

Reduced building \$414,100

Erich & Elizabeth Bogel – New Scandia – 11.032.20.31.0001

Classification change from residential to agricultural

No change to value of \$273,600

Erich & Elizabeth Bogel – New Scandia – 11.032.20.34.0002

Classification change from residential to agricultural

No change to value of \$5,000

Thomas Edward Mueller – Afton – 17.028.20.12.0001

Expiration of Agricultural Preserves

Increase in value from \$43,000 to \$281,600

Thomas Edward Mueller – Afton – 17.028.20.13.0004

Expiration of Agricultural Preserves

Increase in value from \$9,500 to \$66,900

Thomas Edward Mueller – Afton – 17.028.20.21.0002

Expiration of Agricultural Preserves

Increase in value from \$30,700 to \$207,000

Thomas Edward Mueller – Afton – 17.28.20.24.0001

Expiration of Agricultural Preserves

Increase in value from \$30,300 to \$207,700

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John & LaVonne Grant – Forest Lake – 18.032.21.11.0003

Reduced from \$375,800 to \$353,500

Reduced building \$22,300

Mark Have – Afton – 19.028.20.11.0001

Classification change from res/ag to full agricultural

Market value remains at \$369,400

GA value is \$273,800

Robert & Lori Roettger – Grant – 21.030.21.12.0004

Reduced from \$971,000 to \$846,800

Reduced building value \$124,200

Gregory & Donna Carlson – Woodbury – 24.028.21.43.0002

Classification change from residential to agricultural

Market value remains at \$315,500

GA value is \$190,400

Stephen & Nancy Muyskens – Newport – 25.028.22.43.0030

Reduced from \$395,000 to \$334,300

Reduced building \$60,700

Jeffery Holst – May Township – 25.031.20.21.0003

Classification change from residential to agricultural

Market value remains at \$50,400

GA value is \$10,000

Jeffery Holst – May Township – 25.031.20.24.0001

Classification change from residential to agricultural

Market value remains at \$1,400

GA value is \$700

Jeffery Holst – May Township – 25.031.20.24.0005

Classification change from residential to agricultural

Market value remains at \$231,700

GA value is \$182,700

James & Mary Daly – Woodbury – 26.028.21.43.0002

Reduced market value from \$271,600 to \$243,600

Reduced GA value from \$235,600 to \$207,600

Reduced building \$28,000

Morris G. Jespersen – Hugo – 31.031.21.14.0001

Classification change from residential non homestead to agricultural

Value remains at \$113,800

Harold & Carol Bruner – Pine Springs – 32.030.21.14.0009

Reduced from \$450,000 to \$448,100

Building value reduced \$1,900

Gerald & Victoria Peterson – West Lakeland – 33.029.20.22.0016

Reduced market value from \$522,300 to \$338,600

Reduced GA value from \$435,700 to \$252,000

Reduced building \$183,700

Daniel & Beverly Ritter – Woodbury – 34.028.21.21.0003

Classification change from residential to agricultural

Market value remains at \$329,000

GA value is \$223,900

Dale Properties – Woodbury – 36.028.21.21.0001

Multi class parcel

Residential non homestead class reduced from \$1,248,700 to \$174,000

Building value reduced \$1,074,700

Agricultural value remains at \$793,000

Classic Home Design Inc. – May Township – 36.031.20.34.0003

Classification change from agricultural to value included in other parcels

Agricultural value was \$208,900

Classic Home Design Inc. – May Township – 36.031.20.44.0002

Classification change from agricultural to value included in other parcels

Agricultural value was \$400

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Classic Home Design Inc. – May Township – 36.031.20.44.0003

Classification change from residential non homestead to value included in other parcels

Residential value was \$100

Joel & Mary Kramer – St. Paul Park – 88.088.88.00.1897

Add building value of \$56,000

Rena Ulik – St. Paul Park – 88.088.88.00.1898

Add building value of \$56,800

Robert Morris – Hugo – 88.088.88.00.1899

Add building value of \$41,400

Sally Herman – Hastings – 88.088.88.00.1900

Add building value of \$38,000

James Herman – Hastings – 88.088.88.00.1901

Add building value of \$5,000

Brandon Morrissette – Hugo – 88.088.88.00.1902

Add building value of \$27,400

ADDENDA

A. Carnelian Hills Improvement Association/Change order changing classification of parcel 35.031.20.12.0030 from vacant land to common area/Recommendation – No Change.

B. Carnelian Hills Improvement Association/Change order changing classification of parcel 35.031.20.12.0031 from vacant land to common area/Recommendation – No Change.

C. Letter from Forest Lake Assessor addressing equalization issues in Forest Lake brought up by Mr. Robinson and Mr. Tschida at the June 19, 2001 County Board of Equalization Meeting.

Commissioner Peterson moved to adjourn the 2001 Washington County Board of Equalization. The motion was seconded and carried. Meeting adjourned.

