

**OFFICIAL PROCEEDINGS OF THE BOARD OF EQUALIZATION
OF
WASHINGTON COUNTY, MINNESOTA
JUNE 17, 2003**

Commissioner Stafford called the 2003 Washington County Board of Appeal and Equalization to order at 1:00 p.m. with the following members present: Commissioners Nile Kriesel, Myra Peterson, Bill Pulkrabek, Chairperson Dick Stafford, and Molly O'Rourke, Deputy Administrator/Auditor Treasurer.

Also present were Jim Schug, County Administrator, Kevin Corbid, ATSE Director, Bruce Munneke, Washington County Assessor, Rollie Huber, Deputy County Assessor, Sylvia Schreifels, Assessment Technical Support Supervisor, acting as Recording Secretary, and Larry Austin, Regional Representative from the Department of Revenue. The county appraisers in attendance were Al LaBine, Curt Piepenburg, and Steve Daggett.

Molly O'Rourke, as Auditor/Treasurer, administered the oath to the Board Members.

Bruce Munneke, the Washington County Assessor, introduced the assessment staff in attendance; covered the procedure for today's meeting; and explained the authority of the Board. Mr. Munneke stated that eleven property owners had originally applied to appear at the County Board. Two of the eleven are scheduled to appear at the Board today. The other nine owners have come to an agreement with the assessment staff regarding their 2003 market values, and will not be appearing.

Commissioner Stafford gave an opening statement addressing the guidelines for the meeting. Fifteen minutes will be allowed for each property owner's presentation, and only classification and valuation issues should be discussed. For property owners wishing to appeal further, Tax Court is the next step.

CASE # 1 – Woodbury – 04.028.21.41.0017 - 04.028.21.44.0032 - Seasons Villas LTD Partnership (Hans Hagen). The subject property consists of 214 rental townhomes, classified residential non-homestead. At the Local Board appeal level, after an analysis by the assessment staff of income and expense information, and consideration of the current condition of the rental market, a reduction was made to the 2003 market value from \$17,573,800 to \$16,850,100, which equates to a market value of approximately \$78,700 per unit. The owner requested a further reduction in market value, and scheduled an appointment to appear at the County Board, but no representation was present. Commissioner Kriesel moved to stay with the recommendation of the Local Board, and Commissioner Pulkrabek seconded the motion. The motion carried with no opposition.

CASE # 2 – Lake Elmo – 13.029.21.23.0046, .0018, .0062, .0063 - Appearance by Gene Peltier. The subject properties are classified commercial, and have a total value of \$338,600. The assessor is recommending the total value be reduced to \$281,300 per the Washington County Board of Equalization Change Authorization form that is being presented to the County Board today. The reduction amount is

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based on a physical inspection of the subject properties, and an income approach analysis. The owner, Gene Peltier, rents the property to Jim Friedrich, who runs his "Lake Elmo Repair" business there, in addition to participating in Car Care Ministry. Mr. Peltier is requesting a further reduction in the market value of the parcels, and stated his concerns regarding what value/taxes may increase to, if sewer is ever hooked up. Commissioners Peterson and Kriesel commended the volunteer work being done, but stated that it cannot be considered in the valuation of the property. Commissioner Pulkrabek posed several questions regarding valuation methods. Auditor/Treas. Deputy Admin. Molly O'Rourke explained some of the history of the commercial ratio in Washington County. Commissioner Stafford recommended that Mr. Peltier go to Tax Court if he wishes to appeal further. County Assessor, Bruce Munneke, suggested that Mr. Peltier obtain appraisals for the properties. Commissioner Stafford asked for a motion. Molly O'Rourke moved to go with the assessor's recommendation. The motion was carried.

Commissioner Stafford made a motion to approve the 2003 Maintenance Changes for the municipalities that conducted "Open Book" meetings. Molly O'Rourke seconded the motion to approve the Maintenance Changes, and the motion carried.

The final items requiring approval by the County Board are the County Board Changes being presented on Washington County Board of Equalization Change Authorization forms. Included are changes for both Local Board and Open Book meeting areas that had changes which could not be presented or approved at their respective meetings due to deadline or timing issues. Also included are the assessor recommendations for those persons who signed up to appear at the County Board, but had their issues resolved prior to today's meeting. Commissioner Stafford requested a motion to approve the 2003 County Board Changes, Molly O'Rourke made the motion to approve, Commissioner Pulkrabek seconded the motion, and it carried. The following is a list of those changes:

AFTON

Shepherd of the Valley Church – 04.028.20.21.0004

Value increase from \$1,442,000 to \$2,500,000

Land increased \$121,000

Building increased \$937,000

Loren & Cheryl Richert – 05.028.20.43.0002

Reduced from \$212,300 to \$181,800

Building reduced \$30,500

Lyle Rambo – 07.028.20.13.0001

Reduced from \$367,900 to \$349,400

Land reduced \$18,500

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BAYTOWN**Steven & Dorothy Erban – 17.029.20.11.0014**

Multi class parcel:

(Residential homestead increased from \$273,400 to \$283,400

Land increased \$10,000)

(Commercial classification removed

decrease in value \$23,200)

Stan W. Ross – 99.099.99.00.0383

Parcel missed for pay. 2004

Land value \$600

EAA Chapter 54 – 99.099.99.00.0384

Parcel missed for pay. 2004

Land value \$600

Building value \$15,000

FOREST LAKE**Willow Point Partners LLC – 10.032.21.41.0021**

Multi class parcel:

(Residential non-homestead reduced from \$223,800 to \$132,600

Land reduced \$70,900

Building reduced \$20,300)

(Commercial reduced from \$730,100 to \$616,500

Land reduced \$113,600)

GRANT**Mark Erichson – 23.030.21.21.0003**

Reduced from \$354,200 to \$336,300

Building reduced \$17,900

LAKE ELMO**Gene & Ann Peltier – 13.029.21.23.0046**

Reduced from \$271,000 to \$213,700

Building reduced \$57,300

MAHTOMEDI**Mahtomedi Woodland Limited Partner – 31.030.21.22.0027**

Reduced from \$2,349,300 to \$2,033,000

Building reduced \$316,300

MAY**Washington County – 08.031.20.14.0002**

Reduced from \$177,100 to \$75,000

Building reduced \$102,100

Washington County – 08.031.20.44.0002

Increased from \$142,500 to \$227,800

Building increased \$85,300

Rodney & Barbara Pinch – 26.031.20.21.0003

Reduced from \$668,600 to \$619,600

Land reduced \$6,300

Building reduced \$42,700

NEW SCANDIA**Daniel & Rebecca Skupien – 17.032.20.43.0002**

Classification change from agricultural to residential

Value remains at \$199,800

Pamela Sherwood-Gabrielson & David M. – 30.032.19.21.0001

Reduced from \$40,000 to \$26,000

Land reduced \$14,000

Pamela Sherwood-Gabrielson & David M. – 30.032.19.21.0014

Reduced from \$217,600 to \$186,700

Building reduced \$30,900

OAK PARK HEIGHTS**Robert Brackey – 04.029.20.11.0004**

Reduced from \$412,900 to \$257,500

Building reduced \$155,400

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Hom4Me Inc. – 05.029.20.11.0002

Classification change from commercial to residential non-homestead

Reduced from \$237,800 to \$150,000

Land reduced \$87,800

Champion Lodging LLC – 05.029.20.22.0013

Reduced from \$2,230,400 to \$1,685,500

Building reduced \$544,900

OAKDALE**Oakdale Hospitality LLC – 31.029.21.43.0072**

Reduced from \$2,113,000 to \$1,956,000

Building reduced \$157,000

ST. MARY'S POINT**David & Feehan Rosem Nelson – 14.028.20.14.0016**

Reduced from \$163,400 to \$156,300

Building reduced \$7,100

STILLWATER**James & Kerri Adami – 28.030.20.12.0036**

Reduced from \$159,900 to \$159,300

Building reduced \$600

New construction amt. \$10,600

Steven & Judy Sell – 33.030.20.13.0037

Reduced from \$343,900 to \$303,500

Building reduced \$40,400

WEST LAKELAND**James & Lesley Reinsberg – 21.029.20.12.0019**

Reduced from \$414,900 to \$392,600

Building reduced \$22,300

WHITE BEAR LAKE**White Bear Retirement Residence – 30.030.21.33.0070**

Reduced from \$7,661,300 to \$6,814,800

Building reduced \$846,500

Michael Callas – 30.030.21.33.0071

Reduced from \$4,244,700 to \$3,615,500

Building reduced \$629,200

Michael Callas – 31.030.21.22.0001

Reduced from \$244,700 to \$242,400

Building reduced \$2,300

WOODBURY**Richard & Colleen Weinberger – 03.028.21.33.0007**

Reduced from \$321,500 to \$291,800

Building reduced \$29,700

The St. Paul Companies Inc. – 05.028.21.12.0003

Reduced from \$4,625,600 to \$3,979,400

Land reduced \$646,200

St. Paul Fire and Marine Ins. Co. – 05.028.21.13.0002

Reduced from \$3,696,300 to \$3,356,100

Land reduced \$340,200

Jack & Laura McDaniel – 08.028.21.12.0001

Reduced from \$427,700 to \$247,900

Building reduced \$179,800

Thomas & Cheryl Carawan – 09.028.21.23.0054

Reduced from \$403,000 to \$327,600

Building reduced \$75,400

Russell & Leann Olsen – 09.028.21.23.0055

Reduced from \$453,100 to \$403,400

Building reduced \$49,700

Steven & Teri Meads – 10.028.21.24.0023

Reduced from \$403,700 to \$156,700

Building reduced \$247,000

Charles & Lynn Kolars – 10.028.21.24.0034

Reduced from \$335,300 to \$120,100

Building reduced \$215,200

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David & Maureen Bailey – 15.028.21.41.0016

Reduced from \$514,100 to \$366,100

Building reduced \$148,000

Patrick & Marie Dreschich – 15.028.21.44.0010

Reduced from \$546,700 to \$483,900

Building reduced \$62,800

John Billyard – 20.028.21.23.0017

Reduced from \$205,800 to \$190,000

Building reduced \$15,800

Robert & Rebecca Lehner – 21.028.21.44.0116

Reduced from \$577,500 to \$353,400

Building reduced \$224,100

David Schafer & Anne Pflugi – 22.028.21.13.0003

Reduced from \$436,200 to \$395,100

Building reduced \$41,100

Nathan Dale & Jennifer Weixel – 22.028.21.41.0024

Reduced from \$518,900 to \$370,500

Building reduced \$148,400

Anthony & Patricia Rotondi – 22.028.21.41.0025

Reduced from \$411,700 to \$371,800

Building reduced \$39,900

Alan & Sandra Leirness – 22.028.21.41.0026

Reduced from \$466,800 to \$279,300

Building reduced \$187,500

George & Kathleen Gossman – 22.028.21.43.0011

Reduced from \$727,800 to \$700,100

Building reduced \$27,700

David & Joanne Johnson – 22.028.21.43.0016

Reduced from \$383,600 to \$254,800

Building reduced \$128,800

Martyn & Ruth Tiplady – 22.028.21.43.0018

Reduced from \$368,100 to \$230,900

Building reduced \$137,200

Kirk & Kendra Graves – 22.028.21.43.0021

Reduced from \$492,300 to \$296,500

Building reduced \$195,800

Eugene & Marlene Muenchau – 22.028.21.43.0027

Reduced from \$366,500 to \$218,300

Building reduced \$148,200

Ronald & Gertrude Aldrich – 22.028.21.44.0012

Reduced from \$394,800 to \$290,100

Building reduced \$104,700

Susan Korpela – 22.028.21.44.0013

Reduced from \$414,800 to \$330,100

Building reduced \$84,700

James & Catherine Coen – 22.028.21.44.0014

Reduced from \$301,300 to \$115,000

Building reduced \$186,300

James & Doreen Carter – 22.028.21.44.0021

Reduced from \$368,700 to \$245,900

Building reduced \$122,800

Craig & Ann Baumann – 23.028.21.32.0032

Reduced from \$334,100 to \$175,600

Building reduced \$158,500

Commissioner/Board Chair Dick Stafford requested a motion to close the 2003 Washington County Board of Appeal and Equalization. Molly O'Rourke, Auditor/Treas. Deputy County Administrator, moved to close, the motion carried, and the Board adjourned at 2:05 p.m.