

NOTICE OF AGENDA

CITY COUNCIL LOCAL BOARD OF APPEALS AND EQUALIZATION

FOREST LAKE, MINNESOTA
FOREST LAKE CITY CENTER

**April 24, 2017
6:30 p.m.**

1. Call to Order
2. Roll Call
3. Continuation and Finalization of Local Board of Appeals and Equalization
4. Adjourn

Case Number: 1
Owner of Record: Dale Swanson
PID # (s): 14.032.21.31.0045
Property Address: 21473 Iverson Ave N Forest Lake, MN 55025
Classification: 100 (Residential)

Narrative:

The property owner sent in a letter to the City of Forest Lake expressing concerns over the Estimated Market Value (EMV). The property is located Forest Grove Heights Neighborhood.

The subject property has 1,393 finished square feet above grade, with a deck. The home has 3 bedrooms, 1 full bathroom, and a $\frac{3}{4}$ bathroom, with an attached two car 408 square foot garage. The dwelling is located on .198 acres with 78 feet of shoreline on Forest Lake.

Staff Recommendation: The County attempted to call Mr. Swanson on Tuesday May 11, 2017 and Monday May 17, 2017. Since we have not been able to talk to Mr. Swanson or conduct an interior inspection the county recommends no change to the 2017 assessed value.

Case Number: 2
Owner of Record: Kevin & Helen Magnuson
PID # (s): 02.032.21.31.0003
Property Address: 23450 Itasca Avenue Court N Forest Lake, MN 55025
Classification: 100 (Residential)

Narrative:

The property owner sent in a letter to the Washington County Assessor's office expressing concerns over the Estimated Market Value (EMV). The property is located in the Water's Edge Preserve Neighborhood.

The subject property has 3,546 finished square feet above grade, with a deck, two open porches, and an in ground swimming pool. The home has 4 bedrooms, 2 full bathrooms, $\frac{3}{4}$ bathroom, $\frac{1}{2}$ bathroom, and a deluxe bath. The subject also has a walk out basement with 900 finished square feet, and an attached four car 1,008 square foot garage. The dwelling is located on 5.102 acres with a pond view.

Staff Recommendation: After an interior reviewing of the property, the county recommends adjusting the 2017 assessed value from \$530,800 to \$506,100.

Case Number: 3
Owner of Record: Timothy Grandel
PID # (s): 09.032.21.31.0080
Property Address: 725 Woodland Drive Forest Lake, MN 55025
Classification: 125 (Residential Seasonal)

Narrative:

The property owner came to the Local Board Meeting on Monday April 10, 2017 expressing concerns over the Estimated Market Value (EMV) of his property. The property is located in the Woodland Park Neighborhood.

The subject property has a small cabin that is located on .199 acres with 49 feet of shoreline on Forest Lake.

Staff Recommendation: After reviewing the subject property and sales on the lake, the county recommends no change to the 2017 assessed value of \$185,400.

Case Number: 4
Owner of Record: Johnny Pham
PID # (s): 19.032.21.41.0058
Property Address: 20365 206th Drive Circle N Forest Lake, MN 55025
Classification: 100 (Residential)

Narrative:

The property owner came to the Local Board Meeting on Monday April 10, 2017 expressing concerns over the Estimated Market Value (EMV) and taxes of his property. The property is located in the Landings at Summerfields Neighborhood.

The subject property has 1,848 finished square feet above grade, with an open porch, and closed porch. The home has 3 bedrooms, 1 full bath, ³/₄ bath, ¹/₂ bath, and a deluxe bath. The subject also has a walk out basement with 730 finished square feet, and an attached three car 870 square foot garage. The dwelling is located on .497 acre.

Staff Recommendation: After explaining sales in the area and the assessing process the county recommends no change to the 2017 assessed value of \$307,900.

Case Number: 5
Owner of Record: Gary Frank Roskos Trs Etal
PID # (s): 02.032.21.42.0007
Property Address: 23410 Jamaca Ave N Forest Lake, MN 55025
Classification: 100 (Residential)

Narrative:

The property owner came to the Local Board Meeting on Monday April 10, 2017 expressing concerns over the Estimated Market Value (EMV) and taxes of his property. The property is located in the Water's Edge Preserve Neighborhood.

The subject property has 2,599 finished square feet above grade, with a deck and an unfinished walk out basement. The home has 4 bedrooms, 1 full bath, $\frac{3}{4}$ bath, and a deluxe bath, with an attached three car 964 square foot garage. The dwelling is located on 7.660 acre with a pond view.

Staff Recommendation: After explaining sales in the area and the assessing process the county recommends no change to the 2017 assessed value of \$426,200.

Case Number: 6
Owner of Record: Steven & Nancy Hulback
PID # (s): 18.032.21.13.0006 & 18.032.21.12.0007
Property Address: 4863 217th Street N Forest Lake, MN 55025
Classification: 100 (Residential)

Narrative:

The property owner came to the Local Board Meeting on Monday April 10, 2017 expressing concerns over the Estimated Market Value (EMV) and taxes of his property. The property is located in the Frankson's Clear Lake Subdivision Neighborhood.

The subject property on parcel 18.032.21.13.0006 has 2,132 finished square feet above grade, with a deck. The home has 4 bedrooms, 1 full bath, and a $\frac{3}{4}$ bath. The dwelling is located on .185 acres with 48 feet of shoreline on Clear Lake. Parcel 18.032.21.12.0007 has a detached two car 720 square foot garage. The garage is located on .209 acres.

Staff Recommendation: After explaining sales in the area and the assessing process the county recommends no change to the 2017 assessed value of \$332,400 for the property the dwelling is on, and \$16,300 for the property the garage is on.

Case Number: 7
Owner of Record: James Stohr
PID # (s): 09.032.21.31.0072
Property Address: 743 Woodland Drive Forest Lake, MN 55025
Classification: 100 (Residential)

Narrative:

The property owner came to the Local Board Meeting on Monday April 10, 2017 expressing concerns over the Estimated Market Value (EMV) and taxes of his property. The property is located in the Woodland Park Neighborhood.

The subject property has 1,892 finished square feet above grade, with a deck. The home has 3 bedrooms, 1 full bath, ³/₄ bath, and an attached 2 car 780 square foot garage. The dwelling is located on .198 acres with 98 feet of shoreline on Forest Lake.

Staff Recommendation: After reviewing the property, the county recommends adjusting the 2017 assessed value from \$359,800 to \$324,500

Case Number: 8
Owner of Record: Robert Kennedy
PID # (s): 15.032.21.13.0028
Property Address: 7860 Scandia Trail N Forest Lake, MN 55025
Classification: 100 (Residential)

Narrative:

The property owner came to the Local Board Meeting on Monday April 10, 2017 expressing concerns over the Estimated Market Value (EMV) and taxes of his property. The property is located in the South Shore Add Neighborhood.

The subject property has 1,232 finished square feet above grade, with a deck. The home has 2 bedrooms, 1 full bath, ³/₄ bath, and a detached 2 car 1,012 square foot garage with storage above. The subject has a walk out basement with 744 finished square feet. The dwelling is located on .421 acres with 80 feet of shoreline on Forest Lake.

Staff Recommendation: After an interior reviewing of the property, the county offered an adjustment that the homeowner has not yet agreed to. At this point the county recommends no change to the 2017 assessed value of \$415,400.

Case Number: 9
Owner of Record: Michael & Coleen Palmer
PID # (s): 19.032.21.13.0024
Property Address: 20550 Everton Way N Forest Lake, MN 55025
Classification: 100 (Residential)

Narrative:

The property owner came to the Local Board Meeting on Monday April 10, 2017 expressing concerns over the Estimated Market Value (EMV) and taxes of his property. The property is located in the Landings at Summerfields Neighborhood.

The subject property has 1,580 finished square feet above grade, with an open porch. The home has 2 bedrooms, 1 deluxe bath, $\frac{3}{4}$ bath, and an attached 2 car 680 square foot garage. The dwelling is located on .074 acres.

Staff Recommendation: After an interior reviewing of the property, the county recommends adjusting the 2017 assessed value from \$272,700 to \$240,500.

Case Number: 10

Owner of Record: Plaza Holdings LLC

PID # (s): 02.032.21.31.0009

Property Address: 23130 Itasca Avenue Circle N Forest Lake, MN 55025

Classification: 100 (Residential)

Narrative:

The property owner came to the Local Board Meeting on Monday April 10, 2017 expressing concerns over the Estimated Market Value (EMV) and taxes of his property. The property is located in the Water's Edge Preserve Neighborhood.

The subject property has 6,834 finished square feet above grade, with an open porch and screen porch. The home has 7 bedrooms, 2 full baths, 2 $\frac{3}{4}$ baths, 4 $\frac{1}{2}$ baths, 1 deluxe bath, and an attached 6 car 1,882 square foot garage. The subject also has a walk out basement with 2,000 finished square feet. The dwelling is located on 5.079 acres.

Staff Recommendation: After explaining sales in the area and the assessing process the county recommends no change to the 2017 assessed value of \$1,261,900

Case Number: 11
Owner of Record: Eugene & Ruth Gerdesmeier
PID # (s): 08.032.21.13.0127
Property Address: 89 1st Street SE Forest Lake, MN 55025
Classification: 100 (Residential)

Narrative:

The property owner came to the Local Board Meeting on Monday April 10, 2017 expressing concerns over the Estimated Market Value (EMV) and taxes of his property. The property is located in the West Port Neighborhood.

The subject property has 648 finished square feet above grade, with an enclosed porch and a deck. The home has 2 bedrooms, 1 full baths, 1 ½ baths, and an attached 2 car 432 square foot garage. The subject also has a walk out basement with 640 finished square feet. The dwelling is located on .032 acres.

Staff Recommendation: After explaining sales in the area and the assessing process the county recommends no change to the 2017 assessed value of \$251,700.

SUMMARY OF IMPORTANT FACTS

Case Number: 12

Owner of Record: The Golden Rule Prop LLC

PID # (s): 08.032.21.21.0130

Property Address: 555 Broadway Ave West, Forest Lake

Classification: 300 (Commercial)

Narrative:

The subject property is located in Forest Lake on Broadway Avenue West in the J W Houle's Add subdivision. The subject property is a neighborhood shopping center called Village Center. The current tenants are Fantastic Sam's, Canvas Health, Edina Realty, Sherman Ins, Pizza Man and Meet Market. This concrete block, wood framed building was built in 2004 with 12,500 gross building area. The building is in good condition. The property was purchased on June 22, 2006 for \$3,000,000. The property is comprised of three parcels that collectively encompass 1.02 acres.

The property owner appeared at the Local Board of Appeals and Equalization on Monday April 10th expressing concern about her 2017 valuation. This property is currently under review at Minnesota Tax Court for Assessment year 2015 taxes payable in 2016.

Staff Recommendation:

To date, there is a current active Minnesota tax court petition filed for this property. When there is an active Minnesota tax court petition, specific documentation is required to be provided to Washington County throughout the process. Thus, requiring the Assessor's office to complete a thorough review of documentation and property at that time. Staff recommends no change to the property located at 555 Broadway Ave W, Forest Lake, Minnesota at this time and for any changes, if warranted, be done through the Minnesota tax appeal and not the Local Board of Review appeal.

Case Number: 13
Owner of Record: Stephen Cunnien
PID # (s): 08.032.21.13.0151
Property Address: 83 1st Street SE Forest Lake, MN 55025
Classification: 100 (Residential)

Narrative:

The property owner came to the Local Board Meeting on Monday April 10, 2017 expressing concerns over the Estimated Market Value (EMV) and taxes of his property. The property is located in the West Port Neighborhood.

The subject property has 648 finished square feet above grade, with an enclosed porch and a deck. The home has 2 bedrooms, 1 full baths, 1 ½ baths, and an attached 2 car 432 square foot garage. The subject also has a walk out basement with 640 finished square feet. The dwelling is located on .032 acres.

Staff Recommendation: After explaining sales in the area and the assessing process the county recommends no change to the 2017 assessed value of \$249,300.

Case Number: 14

Owner of Record: Betsy Sell

PID # (s): 14.032.21.23.0029

Property Address: 21755 Imperial Avenue N Forest Lake, MN 55025

Classification: 100 (Residential)

Narrative:

The property owner came to the Local Board Meeting on Monday April 10, 2017 expressing concerns over the Estimated Market Value (EMV) and taxes of her property. The property is located in the Lawrence's Add Neighborhood.

The subject property has 864 finished square feet above grade, with a deck. The home has 2 bedrooms, 1 full bath, and an attached 2 car 400 square foot garage. The dwelling is located on .199 acres with 51 feet of shoreline on Forest Lake

Staff Recommendation: After explaining sales in the area and the assessing process the county recommends no change to the 2017 assessed value of \$310,200.

Case Number: 15

Owner of Record: Catherine Arth

PID # (s): 15.032.21.11.0006

Property Address: 21910 Ideal Avenue N Forest Lake, MN 55025

Classification: 140 (Residential Vacant Land)

Narrative:

The property owner came to the Local Board Meeting on Monday April 10, 2017 expressing concerns over the Estimated Market Value (EMV) and taxes of his property. The property is located in the Middle Lake View Neighborhood.

The subject property is located on .211 acres with 70 feet of shoreline on Forest Lake.

Staff Recommendation: After explaining sales in the area and the assessing process the county recommends no change to the 2017 assessed value of \$246,000

Case Number: 16

Owner of Record: Jeffery & Carolyn Garritsn

PID # (s): 10.032.21.41.0025

Property Address: 22410 Inman Avenue N Forest Lake, MN 55025

Classification: 100 (Residential)

Narrative:

The property owners came to the Local Board Meeting on Monday April 10, 2017 expressing concerns over the Estimated Market Value (EMV) and taxes of his property. The property is located in the Forest Lake Unplatted Neighborhood.

The subject property has 1,944 finished square feet above grade, with a deck. The home has 3 bedrooms, 3 full bathrooms, and a full basement with 1,300 finished square feet. The dwelling is located on 1.395 acres with 158 feet of shoreline on Forest Lake.

Staff Recommendation: After explaining sales in the area and the assessing process the county recommends no change to the 2017 assessed value of \$448,500.