

		Maple Grove 2023 Board of Appeal and Equalization
		meeting minutes
		April 18, 2023

Call to order		<p>Pursuant to call and notice thereof, the Maple Grove Board of Appeal and Equalization was held at 7 p.m. on April 18, 2023. Members present were Mayor Mark Steffenson, Councilmembers Judy Hanson, Kristy Barnett, Kristy Janigo and Rachelle Johnson. Present also were Heidi Nelson, City Administrator; Markus Yager, City Assessor; Molly Johnson-Marion and Kelsey Tur, Commercial Appraisers; Randy DeJong, Sr. Residential Appraiser; Cole Collins and Jordan Crowe, Appraisers; Michelle Eason and Sara McCartney, Assessing Technicians.</p> <p>Mayor Steffenson called the meeting to order at 7 p.m.</p>
Adopt agenda		The agenda was adopted as presented.
Purpose of tonight's meeting		Mayor Steffenson stated the purpose for tonight's meeting is to discuss the 2023 estimated market values and classifications for taxes payable in 2024. It was noted the required certified forms for tonight's proceedings will be signed at the end of the meeting.
Assessor remarks		<p>City Assessor Yager 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, May 2, 2023, at 7 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 make seek further action at the Hennepin County Board of Appeal and Equalization meeting which will be held at the Hennepin County Government Center on Monday, June 12, 2023.</p> <p>City Assessor Yager provided further comment on the duties of the Board of Appeal and Equalization and</p>

	<p>discussed how market values were determined for residential and commercial properties based on the sales that took place in the city between October 1, 2021 and September 30, 2022. The overall value of properties in Maple Grove were reviewed for single family, lakeshore, twin homes, townhomes, condominiums, commercial, industrial and apartment properties in the community. He described the market condition adjustments that had been made for Maple Grove properties. The relationship between property value and market value was further discussed, along with the homestead market value inclusion. Staff reviewed in detail the programs available to assist residents with property taxes. He reviewed the responsibilities of the local board at this meeting and requested the residents in attendance keep their comments to three minutes.</p> <p>Mayor Steffenson stated the Board of Appeal and Equalization would now address each petition in the order presented.</p>
Consideration of appeals	
Dennis Larson 34-119-22-23-0031 6526 Glacier Lane North	<p>Dennis Larson, 6526 Glacier Lane North, discussed the history of his property. He noted he purchased the home in 2008 and had not made any improvements to date. He explained his assessments have continued to rise at a steady but in 2022 his property value increased by 33%. He requested the Board reconsider the value of his home to be somewhere between \$460,000 and \$483,000.</p> <p>Councilmember Hanson asked what Mr. Larson would like to see the value of his home set at. Mr. Larson requested the value of his home be no more than \$483,000.</p> <p>Mayor Steffenson reported staff would look into comparables for this property and would have a decision for the Council to consider at the Reconvene meeting in two weeks.</p>
Kathleen & Victor Kornis (Victor and Kathleen Kornis 2017)	<p>Victor Kornis, 17595 Weaver Lake Drive North, provided the Board with a handout. He reported he appealed his assessment last year based on his opinion most assessors tend to over value smaller homes compared to larger homes. He noted his home was one of the smallest</p>

<p>Revocable Trust) 18-119-22-41-0021 17595 Weaver Lake Drive North</p>	<p>on Weaver Lake. He directed the Board's attention to his handout noting all lands similar located and improved will be assessed upon a uniform basis without discrimination. He reviewed the assessments for his eight closest neighbors, noting several neighbors had decreases. He was of the opinion his home should be assessed in a similar manner as the other homes on Weaver Lake. He believed the market conditions, which showed a 10% decline in property value, should be applied to his home and failure to do this would be discriminatory. He reported his assessment had gone down 2%, but he would like to see this increased to 10%. He commented further on his 2022 assessment and requested his property value for 2023 be set at \$592,000.</p>
<p>William Feist (William Leo Feist and Diane Florence Feist Revocable Trust) 04-119-22-22-0006 15750 Territorial Road</p>	<p>William Feist, 15750 Territorial Road, explained he has been before the Board in the past. He noted he bought another house on Territorial Road seven years ago. He indicated he sold this house in 2022 after the renters moved out. He reported if he does not complete a 1031 exchange on the house, he would have to pay 29% tax on the house. He stated he had trouble with this given the fact he was staying in the State of Minnesota. He commented further on the value of his home, noting he was paying \$10,000 per year in property taxes. He asked that the City Council reconsider the value of his land.</p> <p>Councilmember Hanson reported the assessed value for Mr. Feist went from \$805,000 in 2022 to \$792,000 in 2023. She questioned what value Mr. Feist would like to see on his property. Mr. Feist stated he would like to see the value set at \$659,000.</p>
<p>Carla Lo 31-119-22-42-0039 6370 Queensland Lane North</p>	<p>Carla Lo, 6370 Queensland Lane North, provided the Board with a handout. She explained she believed the city assessor was having a difficult time finding a comparable for her property. She noted she moved into her home in 2007 and the purchase price for her home was \$872,000. She indicated she has not improved or upgraded anything in her home, except for finishing the basement. She commented further on the comparables used for her home noting she believed these homes were newer or newly refurbished. She stated she spoke with staff and a staff member offered to lower her home's assessed value to \$1,079,000. She was of the opinion this was still too</p>

	<p>high. She wanted to see the value of her home closer to \$160 per square foot versus being close to \$190 per square foot. She suggested the 6316 Queensland Lane North home be used as a comparable for her home and that her valuation be \$927,800. She explained her property value increase in 2022 was 26%, which none of her neighbors saw. She stated on top of that 26% increase, she was supposed to have another 3% increase for 2023. She requested her home value remain at \$1,060,900.</p>
<p>Andrew Siffert 19-119-22-11-0008 17692 83rd Avenue North</p>	<p>Petitioner was not in attendance.</p>
<p>Louis & Susan Frykman 34-119-22-34-0037 13850 62nd Avenue North</p>	<p>Susan Frykman, 13850 62nd Avenue North, presented the Board with a letter. She explained she reviewed the comparables for her property and she believed they were good comparables. However, she stated the timing of the home sales was when the housing market was inflated. She reported she found three other comparable homes that were sold later in 2022 and the home values were sold at a lower price after the housing market cooled off. She requested an adjustment be made to reflect an assessed value between \$360,000 and \$370,000.</p>
<p>Kevin McGowan 19-119-22-11-0018 17747 83rd Avenue North</p>	<p>Kevin McGowan, 17747 83rd Avenue North, reported he had an appraisal done on his home in November of 2021 which led to an adjustment to his home's value. He reported his 2023 assessed value went up 10% and his neighbors went up 1% to 4%.</p>
<p>Thomas Kuhne 26-119-22-32-0030 7183 Birchview Road</p>	<p>Petitioner was not in attendance.</p>

<p>Tao Zhang 36-119-22-43-0084 6241 Eagle Lake Drive North</p>	<p>Tao Zhang, 6241 Eagle Lake Drive North, thanked the Board for allowing her to speak. She stated she was challenging the assessed value of her home. She was of the opinion she was being treated unfairly. She reviewed the property values and proposed property tax increases for her neighbors. She stated she was proposed to receive a 6.6% increase when her surrounding neighbors were receiving an increase less than 1%. She reported her property has had some water issues and she had a hazardous deck that she was replacing. She noted these repairs were very costly. She feared that she was being targeted because she challenged her assessed value last year. She asked that the Board reconsider the assessed value of her home in an equal, fair and uniform manner.</p> <p>Councilmember Johnson asked if the county made a change to the 2022 assessed value of Ms. Zhang's home. Ms. Zhang reported a very minor reduction was made to the assessed value of her home.</p> <p>Mayor Steffenson asked what action was taken last year. City Assessor Yager reported the original value for the home in 2022 was \$662,700 and this was reduced by the Local Board to \$647,700. He noted the County Board upheld this value.</p> <p>Ms. Zhang reiterated that she would like to challenge the assessed value on her home.</p>
<p>James & Janet Baumgarten 07-119-22-32-0001 18725 County Road North 30</p>	<p>James Baumgarten, 18725 County Road North 30, stated he wanted to know how his estimated market value was set for his home. He reported the assessed value of his home in 2021 was \$261,000 and now in 2023 the assessed value was \$367,700. He indicated this was quite an increase considering his home was 40 feet from County Road 30. He noted he spoke with staff and Cole proposed the value be reduced to \$335,900. He anticipated if he spoke with a realtor, he could not sell his home for this amount. He requested his home value be reconsidered and lowered.</p> <p>Councilmember Hanson asked if the widening of County Road 30 took property from Mr. Baumgarten. Mr. Baumgarten reported this was the case and noted he was compensated for the loss of property. He noted this</p>

	<p>project occurred 10 to 12 years ago.</p> <p>Councilmember Hanson questioned what would be a fair value for this home. Mr. Baumgarten suggested the home have an assessed value of no more than \$300,000.</p>
<p>Larry & Maureen McGough (The McGough Living Trust)</p> <p>36-119-22-34- 0009</p> <p>6181 Eagle Lake Drive</p>	<p>Petitioner was not in attendance.</p>
<p>Midwest Transition Props</p> <p>13-119-22-22- 0020</p> <p>11071 93rd Avenue North</p>	<p>Petitioner was not in attendance.</p>
<p>Vui Pham</p> <p>34-119-22-11- 0011</p> <p>12715 69th Avenue North</p>	<p>Petitioner was not in attendance.</p>
<p>Kyle Simonson</p> <p>36-119-22-13- 0042</p> <p>6509 Eagle Lake Drive</p>	<p>Petitioner was not in attendance.</p>
<p>Bryan & Kayla Myers</p>	<p>Bryan Myers, 7570 Mariner Drive North, thanked the Board for hearing him. He explained he recently moved to the neighborhood and spoke with the assessor's office.</p>

<p>28-119-22-12-0009</p> <p>7570 Mariner Drive North</p>	<p>He reported he was happy to be in the city but noted he has learned he moved onto the most expensive lake in the city. He stated he moved from one channel in East Bethel to a channel property in Maple Grove. He understood it was difficult to establish a property value for properties that are not on the main body of water. He stated the assessor would be coming to his property in order to address his concerns further. He reported the sale of his property was unique because he purchased the property from his grandfather.</p> <p>Mayor Steffenson encouraged Mr. Meyers to find comparables for his property and have these shared with the assessor's office.</p>
<p>Dane & Cheri Holmberg</p> <p>28-119-22-11-0016</p> <p>7629 Mariner Point North</p>	<p>Dane Holmberg, 7629 Mariner Point North, reported he moved onto Fish Lake in the summer of 2018 and paid \$545,000 for his home. He noted he lives on the channel, Mariner Point but has no view of the lake. He explained he emailed a comparable to city staff. He reviewed the details on the comparable and requested his assessed value be more in line with this property. He requested the value of his home be closer to \$691,000, noting the average value of the homes on the channel was \$681,000, which was more reasonable than the current assessed value of \$815,000.</p>
<p>Bruce Maus, WEC, Inc.</p> <p>11-119-22-44-0024</p> <p>9424 Deerwood Lane</p>	<p>Bruce Maus, 9424 Deerwood Lane, explained WEC, Inc. was the parent company Waner Engineering in Minneapolis. He was of the opinion the value of his property should be reconsidered. He explained he submitted a closing document to staff from November of 2020. He reported in two years and two months there has been an increase of over 30% in property valuation. He stated the building contains 13 bridge cranes that are used for manufacturing. He indicated the proposed increase would lead to an increase of \$19,000 in taxes. He requested the Board reconsider the valuation of his property.</p> <p>Councilmember Hanson questioned what Mr. Maus believed would be a fair value of the property. Mr. Maus explained he was not an appraiser. He suggested he find the value of the 13 bridge cranes and have this amount subtracted from the purchase price. He reported he could</p>

		have this information for the Board before the Reconvene meeting.
<p>Heather & Robert O'Connell</p> <p>22-119-22-32-0061</p> <p>8005 Chesshire Lane North</p>		Petitioner was not in attendance.
<p>Michael & Margaret Guardia</p> <p>14-119-22-33-0014</p> <p>8525 Oakview Way North</p>		Petitioner was not in attendance.
<p>Edgar & Katherine Ocampo</p> <p>35-119-22-13-0012</p> <p>11649 Gentilly Road North</p>		Petitioner was not in attendance.
<p>Consideration of additional/walk-in appeals</p>		
<p>Orlan Georgiev</p> <p>PID# 35-119-22-21-0008</p> <p>12131 69th Avenue North</p>		Orlan Georgiev, 12131 69 th Avenue North, requested the Board reconsider the assessed value of his home. He explained his home was valued at \$339,500. He noted he purchased his home three years ago for \$265,000, and he believed he overpaid at the time because the home needed a great deal of renovations. He stated his home had foundation issues. He recommended the value of his home be closer to \$309,000.

<p>Donald Moog PID# 12-119-22-34-0104 10600 93rd Avenue North</p>	<p>Don Moog, 10600 93rd Avenue North, thanked the Board for allowing him to speak. He explained the home he lives in was his father's second home. He noted the home was taken over by a fiduciary court and this was his first time getting involved with the deed. He stated he recently paid \$264,000 for the home after having an intensive inspection on the home. He discussed the current condition of the home noting he had \$10,000 in trees that had to be removed from EAB, the house needs to be painted, the driveway needs to be redone, along with the electrical box. He reported the furnace was close to being red-tagged and the central air was out. He stated all appliances needed to be replaced along with the deck. He explained his home was extremely close to 93rd Avenue which had a great deal of traffic. He requested the Board reconsider the assessed value on his home because he believed it was below the comps.</p>
<p>Darryl & Christine Dehn PID# 36-119-22-22-0014 10809 69th Avenue North</p>	<p>Darryl Dehn, 10809 69th Avenue North, reported he had the assessor visit his house and noted his current assessed value was \$552,000. He explained his assessed value two years ago was \$400,000 and he has seen large increases to his assessed property value. He stated he lives on a lake channel in a three-bedroom rambler. He noted he lived in the smallest home on the channel. He requested the Board reconsider the value of his home.</p> <p>Mayor Steffenson asked what a fair value would be for the home. Mr. Dehn suggested the home be valued at \$433,000.</p>
<p>Paul & Deborah Young PID# 10-119-22-33-0050 14022 93rd Place North</p>	<p>Paul Young, 14022 93rd Place North, reported his assessed value went up 11% from last year. He explained his assessed value was higher than the comparable homes in his neighborhood. He stated he lives in a one-story home with an unfinished basement. He indicated his assessed value was \$407,000, up from \$365,000. He stated he had comparables that he could share with staff and suggested his home be valued closer to \$380,000 or \$390,000.</p>
<p>John & Debra Tatley</p>	<p>John Tatley, 6996 Garland Lane North, explained he spoke with staff regarding the value of his property and was told his property was assessed at a value that was</p>

<p>PID# 29-119-22-34-0013</p> <p>6996 Garland Lane North</p>	<p>too high. He indicated he was waiting to hear back from staff on what the new value would be. He suggested the value of his home be set closer to \$600,000.</p>
<p>Petitions that have agreed with value recommendation or classification change pre-Local Board of Appeal & Equalization</p>	<p>City Assessor Yager advised that staff has reached agreement with the following properties and recommendations regarding these properties will be included in the formal report to the Board:</p> <p>Paul McLellan, PID# 11-119-22-43-0018, 11621 95th Avenue North.</p> <p>Holly Graff, PID# 34-119-22-24-0040, 6574 Berkshire Lane North.</p> <p>Rosa Elia Velazquez Villanueva & Ricardo Figueroa Quiroga, PID# 27-119-22-42-0008, 7218 Sunnyslope Drive North.</p> <p>Randall & Melissa Moberg, PID# 01-119-22-23-0028, 10552 Wellington Lane North.</p> <p>Kevin & Kaylene Hautamaki, PID# 07-119-22-22-0065, 19098 100th Place North</p> <p>Raja & Jyothi Tella, PID# 33-119-22-42-0052, 14826 64th Avenue North.</p> <p>Janet & Casey Lund, PID# 29-119-22-33-0061, 17266 69th Avenue North.</p> <p>David & Jan Voges, PID# 15-119-22-24-0024, 13881 90th Avenue North.</p> <p>Reka Leopald & Lee Meinerz, PID# 01-119-22-24-0017, 10550 Union Terrace Lane North.</p> <p>Sean Cullen, PID# 34-119-22-33-0037, 6275 Empire Lane North.</p> <p>Dennis & Mary Ingledue, PID# 01-119-22-21-0016, 10304 107th Place North.</p> <p>David & Vicki Cary, PID# 21-119-22-31-0039, 8042</p>

	<p>Ranchview Lane North.</p> <p>Donna O'Connor, PID# 19-119-22-24-0020, 18633 81st Place North.</p> <p>Gerald Irvin & Janet Grove-Irvin, PID# 26-119-22-32-0032, 7153 Birchview Road North.</p> <p>Scott & Lynn Johnson, PID# 29-119-22-21-0007, 7682 Everest Lane North.</p>
Comments	<p>There were no further comments.</p>
Recess	<p>Motion by Councilmember Hanson, seconded by Councilmember Barnett, to recess the Board of Appeal and Equalization Meeting to May 2, 2023 at 7 p.m. Upon call of the motion by Mayor Steffenson, there were five ayes and no nays. Motion carried.</p> <p>The meeting was recessed at 7:52 p.m. by Mayor Steffenson.</p>

Respectfully submitted,

Heidi Nelson
City Administrator