

		Maple Grove 2021 Board of Appeal and Equalization Reconvene Meeting
		Meeting Minutes
		April 22, 2021

Call to Order		<p>Pursuant to call and notice thereof, the Maple Grove Board of Appeal and Equalization Reconvene meeting was held at 7:00 p.m. on April 22, 2021 via WebEx due to the COVID-19 crisis. Members present were Mayor Mark Steffenson, Councilmembers Judy Hanson, Karen Jaeger, Phil Leith and Kristy Barnett. Present also were Heidi Nelson, City Administrator; and Tim Mitchell, City Assessor; Molly Johnson-Marion, Duane Scheurer, Commercial Appraisers; Julie Gustafson, Sr. Residential Appraiser; Randy Dejong, Cole Collins, and Markus Yager, Appraisers; Michelle Eason, Jodi Kohn and Pam Olson, Assessing Technicians.</p> <p>Mayor Steffenson called the meeting to order at 7:00 p.m.</p>
Adopt Agenda		<p>Motion by Member Jaeger, seconded by Member Barnett, to adopt the agenda as presented. A roll call vote was taken. Motion carried 5-0.</p>
Purpose of Tonight's Meeting		<p>Mayor Steffenson stated the purpose for tonight's meeting is to reconvene and make a decision on the 2021 Estimated Market Values and classifications for taxes payable in 2022.</p>
Assessor Remarks		<p>City Assessor Tim Mitchell explained that the Mayor and City Council serve as the Local Board of Appeal and Equalization and the members of the Local Board and each property owner were provided with the City Assessor's report, including the City Assessor's written recommendations. He stated that each petitioner will be notified by mail of the Board's decision and if they are not satisfied, petitioners may continue to appeal to the Hennepin County Board of Appeal on Monday, June 14, 2021, and details regarding the County Board of Appeal would be included in the City Assessor's letter to each petitioner.</p>
Consideration of Appeals		
Ken Streeter,		<p>Mayor Steffenson stated the property in question had a 2020</p>

<p>RYRY- Streeter LP</p> <p>09-119-22-32- 0036</p> <p>9600 Upland Lane North</p>	<p>assessed value of \$5,000,000, a 2021 assessed value of \$6,260,000 and the assessor recommended value was \$6,260,000.</p> <p>Jeff Streeter, representative of RYRY LP, stated his property value was slated to increase 25%. He explained he had lost two tenants and anticipated he would be losing more tenants because his taxes were so high. He discussed how his building compared to the Bell Tower West and how his tenants were having to pay more for rent due to the value of his property. He believed this valuation was unfair given the fact the buildings were comparable. He requested clarification from the city as to why his building was classified as a medical building. He noted the fire department views the building as an office building. He discussed the comparables for his building and stated the assessing department should do a better job choosing buildings for comparables. He reported his building does not have a dock door and does not have generators which are important for medical use. He reviewed other buildings in Maple Grove that have a mix of tenants that should be used as comparables for his building. He questioned why the value of Bell Tower West had not gone up when his value went up 25%. He indicated Bell Tower West was over 50% larger than his building, had a lower vacancy rate, yet his building has a higher value. He indicated the medical tenants made up 57% of his building. He reported the Counselor building had 55% in medical tenants and the Counselor building was not classified as a medical building. He requested the City reconsider the valuation on his property and reclassify the building as an office building. He indicated that using the assessor's Bell Tower per square foot numbers his building should be valued somewhere between \$3,500,000 to \$4,200,000.</p> <p>Member Hanson questioned what would be a fair increase for the property. Mr. Streeter stated he did not believe his property value should be increased at all. Rather, the property value should be decreased. He explained he can't compete with the other office buildings in the area because he has to charge higher rent due to the property taxes he is charged by the City of Maple Grove.</p> <p>Member Hanson noted reductions have been given several years in a row. Mr. Streeter indicated he does not understand why his building is being classified as a medical building when the Bell Tower West building also had a bank and a dentist. He then discussed the value of the Counselor building stating if his was valued similar to this property, his property valuation would be \$4,200,000.</p>
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	<p>Member Hanson asked if this property was being marketed as a medical space. Mr. Streeter commented his space was marketed as office space. He noted he does have a dental tenant.</p> <p>Member Hanson requested City Assessor Mitchell explain why their building was classified as medical versus office space and how he got to these numbers. City Assessor Mitchell discussed the difference between medical and office buildings. He noted medical buildings have a range of use within multi-tenant buildings, and some have heavier medical uses than other. He believed this property was generally more medical than office. He understood this property was not 100% medical, but he believed this building fits in the medical category. He reported staff was aware this building has had a vacancy concern over the past year.</p> <p>Mayor Steffenson indicated this property was compared to Bell Tower West each year because it was a similar building with a similar makeup of tenants. He questioned why Bell Tower West was an office building and this was a medical building. City Assessor Mitchell explained the Bell Tower West building was geared more towards office uses, versus medical. He understood there were three or four medical tenants in the Bell Tower West building.</p> <p>Mayor Steffenson requested further information regarding the Counselor building. City Assessor Mitchell reported the Counselor building was classified as general office due to their tenant mix.</p> <p>Mayor Steffenson asked what the building at 1200 Elm Creek Boulevard was classified as. City Assessor Mitchell explained the Arbor Lakes Medical building was classified as medical office. He noted he walked through this property with the property owner and has reviewed their financials, rents, and vacancies. Based on that information they are comfortable with the value of \$16,250,000.</p> <p>Member Hanson questioned if staff had done the same thing for the Streeter building. City Assessor Mitchell reported he had not received actual rents from the property owner, but would be happy to model their valuation based on actual rents.</p> <p>Member Hanson explained some of the buildings that were considered medical, have dock doors and generators. She inquired if this was taken into consideration. City Assessor Mitchell stated this was something that was taken into consideration. He commented location, tenant mix and vacancy were also taken into consideration.</p>
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	<p>Member Hanson reported the proposed increase was pretty substantial (25%). She asked how staff supported this increase. City Assessor Mitchell mentioned the property was built in 2006 so the cost approach to value is not applicable. He indicated they looked at comparable sales in the metro area and Hennepin County. He explained there were not a lot of medical sales in Maple Grove. He stated income was also considered as a driver of property value by staff.</p> <p>Member Hanson asked if actual rental rates and values were reviewed with the property owner. City Assessor Mitchell reported he had not done this. He indicated he was using estimates based on the rents used in the area.</p> <p>Mayor Steffenson inquired if staff was aware of the advertised rental rates were versus Bell Tower West. City Assessor Mitchell reported he had not seen advertised rents for this property in quite some time. He noted a rental rate of \$24 was used for this property.</p> <p>Member Hanson asked if a valuation could be done after tonight, or was this meeting the deadline. City Assessor Mitchell reported this was the deadline for this meeting, noting that the petitioner could always go to the County Board meeting.</p> <p>Member Leith stated the Board discusses this property every year. He indicated this building was very similar to the Bell Tower West building. He indicated he did not understand the valuation for this building. He stated the Counselor building had 55% medical while this building had 57% and the Counselor building was not classified as a medical building. He commented he did not understand this. He reported even the building on Elm Creek that was classified as medical was still \$30-40 per square foot cheaper than this building. He stated he definitely did not support the 25% increase.</p> <p>Member Jaeger asked if the Bell Tower West building was newer than the Streeter building. City Assessor Mitchell reported Bell Tower West was built in 2004 and the Streeter building was built in 2006.</p> <p>Member Barnett commented she was uncomfortable with the comparisons that were used because three of the four were so far from Maple Grove. She indicated she was much more comfortable looking at the Bell Tower West and Counselor buildings as comparables.</p>
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	<p>Member Hanson discussed how difficult it was to value commercial buildings. She asked if the petitioner would be willing to provide the City Assessor with rents and income levels in order for the building to be further evaluated. Mr. Streeter reported some of his tenants won't allow this.</p> <p>Mayor Steffenson questioned if the publicly advertised rents were more or less than \$24 per square foot. Mr. Streeter indicated the net was less for office space. He commented the net for medical would be more. He stated he can't lower rents enough to compete with Bell Tower West or the Counselor building.</p> <p>Mayor Steffenson asked how the Board wanted to proceed.</p> <p>Member Jaeger stated she could support a value of \$5,960,000.</p> <p>Motion by Member Jaeger to set the 2021 assessed value at \$5,960,000. Motion failed for lack of a second.</p> <p>Member Hanson indicated she was not comfortable with the number the petitioner was suggesting. But after hearing the statements of the petitioner, she did not support a 25% property tax increase either. She commented she would be inclined to support a reduction but she did not know how this should be calculated.</p> <p>Member Leith agreed with Member Hanson. He believed the value should be lower than \$5,960,000. He was of the opinion this property should be comparable to the Bell Tower West and Counselor buildings because it was not a full medical building. He recommended the value remain at \$5,000,000. He noted this was still higher than the other similar buildings.</p> <p>Motion by Member Hanson, seconded by Member Jaeger, to set the 2021 assessed value at \$5,960,000.</p> <p>Member Barnett questioned why this value was being proposed.</p> <p>Member Hanson stated this was more of a leveling off because she did not believe the valuation should remain the same. She commented other commercial properties in the City saw a 2.4% increase and therefore this property should also see an increase.</p> <p>Mayor Steffenson discussed the size of the building and commented on the valuation of the Arbor Lakes Medical building compared to the Streeter building. He noted a 2.4% increase for</p>
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	<p>the Streeter building would only be \$120,000.</p> <p>Member Leith stated when viewing the chart for property values, he reported commercial values actually went down 2.4%.</p> <p>Mayor Steffenson reported this would equate to a \$120,000 reduction in the property value.</p> <p>A roll call vote was taken. Motion failed 2-3 (Members Barnett, Leith and Mayor Steffenson opposed).</p> <p>Mayor Steffenson reported he had been doing some calculations and he believed the property should be valued at \$5,250,000.</p> <p>Motion by Mayor Steffenson, seconded by Member Hanson, to set the 2021 assessed value at \$5,250,000. A roll call vote was taken. Motion carried 5-0.</p>
<p>Tracy (Jake) Jacobson</p> <p>32-119-22-21- 0022</p> <p>6772 Everest Lane North</p>	<p>Petitioner was not in attendance.</p> <p>Mayor Steffenson stated the property in question had a 2020 assessed value of \$614,600, a 2021 assessed value of \$624,600 and the assessor recommended value was \$624,600.</p> <p>Member Leith stated he was confused by the finished square feet in this house because there was a difference between the City Assessor's office and the appraiser. City Assessor Mitchell reported the gross building area was 3,688 square feet with a basement that was 97% complete. It was his understanding the appraiser did not include the basement square footage.</p> <p>Member Barnett explained she supported raising the value of the home. She noted the petitioner's appraiser set the value of the property to range from \$651,300 to \$705,000.</p> <p>Motion by Member Barnett, seconded by Mayor Steffenson, to set the 2021 assessed value at \$651,300.</p> <p>Member Hanson stated she would not be voting in favor of this increase. She recommended the Board support the assessor's value. Further discussion ensued regarding the percentage increase most homes in Maple Grove saw.</p> <p>Tamara Doolittle, Hennepin County Assessor's Office, explained if the property owner has not been notified of the desire to increase the value above the City Assessor's recommendation, notification</p>

	<p>would have to be given and the Board would have to reconvene.</p> <p>Member Leith recommended the Board approve the City Assessor's valuation for this property.</p> <p>A roll call vote was taken regarding raising the value. Motion failed 0-5 (All Board members opposed).</p> <p>Motion by Member Leith, seconded by Member Hanson, to set the 2021 assessed value at \$624,600. A roll call vote was taken. Motion carried 5-0.</p>
<p>Ruth Vandertie 11-119-22-14- 0034 11165 98th Avenue North</p>	<p>Petitioner was not in attendance.</p> <p>Mayor Steffenson stated the property in question had a 2020 assessed value of \$226,200, a 2021 assessed value of \$252,300 and the assessor recommended value was \$252,300.</p> <p>Motion by Member Barnett, seconded by Member Jaeger, to set the 2021 assessed value at \$252,300. A roll call vote was taken. Motion carried 5-0.</p>
<p>Karen & John Carter 34-119-22-34- 0059 13889 62nd Avenue North</p>	<p>Mayor Steffenson stated the property in question had a 2020 assessed value of \$267,800, a 2021 assessed value of \$304,900 and the assessor recommended value was \$304,900.</p> <p>Karen Carter, 13889 62nd Avenue North, stated she understood there was a recommendation for no change. She indicated she still disagreed with the comparables that were used, noting one of the homes used was new to the report. She explained the comparable homes she provided were much more similar. She reported her appliances were 20 years old, as was her siding and roof. She noted her increase was almost 14% when the average was near 5%. She requested her home valuation be decreased by \$18,500, which would be a 7% increase.</p> <p>Member Hanson suggested a valuation of \$285,000 due to the age of the home.</p> <p>Member Leith supported this recommendation.</p> <p>Motion by Member Hanson, seconded by Member Leith, to set the 2021 assessed value at \$285,000. A roll call vote was taken. Motion carried 5-0.</p>

<p>Great Southern Bank 26-119-22-11-0016 7685 Zachary Lane North</p>	<p>Petitioner was not in attendance.</p> <p>Mayor Steffenson stated the property in question had a 2020 assessed value of \$1,822,500, a 2021 assessed value of \$1,822,500 and the assessor recommended value was \$1,822,500.</p> <p>Motion by Member Jaeger, seconded by Member Leith, to set the 2021 assessed value at \$1,822,500. A roll call vote was taken. Motion carried 5-0.</p>
<p>Jason & Rachel Gerber 34-119-22-33-0021 6264 Chesshire Lane North</p>	<p>Petitioner was not in attendance.</p> <p>Mayor Steffenson stated the property in question had a 2020 assessed value of \$290,500, a 2021 assessed value of \$330,500 and the assessor recommended value was \$330,500.</p> <p>Member Leith reported this was another property that went up 14%. He discussed the comps that were used for this property seemed nicer.</p> <p>Member Hanson agreed and suggested a reduction be considered due to the condition of the home. Member Hanson suggested a value of \$300,000 be considered.</p> <p>Motion by Member Hanson, seconded by Member Leith, to set the 2021 assessed value at \$300,000. A roll call vote was taken. Motion carried 5-0.</p>
<p>Chengshu Wang 34-119-22-31-0037 6401 Berkshire Lane North</p>	<p>Petitioner was not in attendance.</p> <p>Mayor Steffenson stated the property in question had a 2020 assessed value of \$239,500, a 2021 assessed value of \$272,800 and the assessor recommended value was \$272,800.</p> <p>Member Hanson believed the increase for this home was high at 13.9%.</p> <p>Mayor Steffenson questioned why these lower value homes in Maple Grove were increased nearly 14%. City Assessor Mitchell explained the lower value homes, those that were more affordable, saw a higher increase than other homes in Maple Grove.</p> <p>Member Hanson recommended the value of the home be set at \$254,000.</p> <p>Member Leith stated the inside of this home was nicer than the</p>

	<p>previous home and for this reason he would support the City Assessor's value of the home.</p> <p>Motion by Member Leith, seconded by Member Hanson, to set the 2021 assessed value at \$272,800. A roll call vote was taken. Motion carried 5-0.</p>
<p>Donna & Tom O'Connor</p> <p>19-119-22-24- 0020</p> <p>18633 81st Place North</p>	<p>Petitioner was not in attendance.</p> <p>Mayor Steffenson stated the property in question had a 2020 assessed value of \$355,400, a 2021 assessed value of \$364,100 and the assessor recommended value was \$364,100.</p> <p>Motion by Member Hanson, seconded by Member Jaeger, to set the 2021 assessed value at \$364,100. A roll call vote was taken. Motion carried 5-0.</p>
<p>Dennis Cornelius</p> <p>35-119-22-13- 0030</p> <p>6570 Goldenrod Lane North</p>	<p>Mayor Steffenson stated the property in question had a 2020 assessed value of \$488,100, a 2021 assessed value of \$512,700 and the assessor recommended value was \$512,700.</p> <p>Dennis Cornelius, 6570 Goldenrod Lane North, discussed the report he received from the City Assessor. He indicated his main concerns were with the comps that were used for his home. He explained he personally went through homes one to one and a half miles from his house to establish what the market was doing. He commented it was difficult to find single story homes in his neighborhood. He reported he found only three single story homes near his home. He stated he purchased a tax forfeit piece of property and built his home with the intent of staying there through his retirement. He indicated he liked his neighborhood and he was struggling with paying \$6,000 in taxes when everyone around him was paying \$2,000. He stated he has between \$450,000 and \$475,000 into the house, but accepts a value of \$500,000. He stated he was disappointed with the proposed tax increase because he knew it wouldn't stop.</p> <p>Member Hanson agreed with Mr. Cornelius and his arguments. She recommended the property be valued at \$500,000. She indicated the comps used for his home were from out of the area and noted Mr. Cornelius built his home in an older neighborhood.</p> <p>Member Leith supported this recommendation noting the others houses in this neighborhood only increased 1.2%.</p>

	<p>Motion by Member Hanson, seconded by Member Leith, to set the 2021 assessed value at \$500,000. A roll call vote was taken. Motion carried 5-0.</p>
<p>Stan Bodnar, Intelligent Design Properties LLC</p> <p>13-119-22-22- 0008</p> <p>10907 93rd Avenue North</p>	<p>Petitioner was not in attendance.</p> <p>Mayor Steffenson stated the property in question had a 2020 assessed value of \$651,500, a 2021 assessed value of \$773,100 and the assessor recommended value was \$773,100.</p> <p>Member Leith indicated this was an older industrial building. He asked if all of the buildings in this area rose 10% in 2020 and 18.7% in 2021. City Assessor Mitchell reported the City has equalized values in this area. He noted there has been a lot of value growth on older industrial properties in this area of Maple Grove and throughout Hennepin County.</p> <p>Member Leith asked if this petitioner owns the whole building. City Assessor Mitchell reported the petitioner owns the entire building, noting this was a multi-tenant industrial property.</p> <p>Member Hanson recalled this building was fully occupied at this time. City Assessor Mitchell reported this was the case. He commented further on the comparables used for this property.</p> <p>Motion by Member Hanson, seconded by Member Leith, to set the 2021 assessed value at \$773,100. A roll call vote was taken. Motion carried 5-0.</p>
<p>Richard & Katherine Cooper</p> <p>21-119-22-44- 0003</p> <p>7852 Ithaca Lane North</p>	<p>Petitioner was not in attendance.</p> <p>Mayor Steffenson stated the property in question had a 2020 assessed value of \$688,000, a 2021 assessed value of \$779,500 and the assessor recommended value was \$779,500.</p> <p>Member Leith discussed the big reductions this property has received from the County. He noted this makes him question the value of the home.</p> <p>Member Hanson stated lakeshore property was highly valued and commented further on the comps that were used for this property.</p> <p>Member Jaeger recommended the value remain as is.</p> <p>Motion by Member Jaeger, seconded by Mayor Steffenson, to set the 2021 assessed value at \$779,500.</p>

	<p>Member Leith stated lakeshore property in Maple Grove increased 4% to 5% and not 14%.</p> <p>Member Barnett mentioned lake values went up more than 4-5% based on her experience.</p> <p>A roll call vote was taken. Motion carried 5-0.</p>
<p>Mary Cooke-Hollis 27-119-22-14-0042 7381/7391 Rosewood Lane North</p>	<p>Petitioner was not in attendance.</p> <p>Mayor Steffenson stated the property in question had a 2020 assessed value of \$474,500, a 2021 assessed value of \$490,400 and the assessor recommended value was \$470,000.</p> <p>Motion by Member Jaeger, seconded by Member Hanson, to set the 2021 assessed value at \$470,000. A roll call vote was taken. Motion carried 5-0.</p>
<p>William & Diane Feist 04-119-22-22-0006 15750 Territorial Road</p>	<p>Petitioner was not in attendance.</p> <p>Mayor Steffenson stated the property in question had a 2020 assessed value of \$727,500, a 2021 assessed value of \$736,600 and the assessor recommended value was \$736,600.</p> <p>Motion by Member Hanson, seconded by Member Leith, to set the 2021 assessed value at \$736,600. A roll call vote was taken. Motion carried 5-0.</p>
<p>William & Diane Feist 04-119-22-23-0002 15543 Territorial Road</p>	<p>Petitioner was not in attendance.</p> <p>Mayor Steffenson stated the property in question had a 2020 assessed value of \$250,700, a 2021 assessed value of \$282,700 and the assessor recommended value was \$282,700.</p> <p>Motion by Member Barnett, seconded by Member Jaeger, to set the 2021 assessed value at \$282,700. A roll call vote was taken. Motion carried 5-0.</p>
<p>Gery Haag 30-119-22-14-</p>	<p>Petitioner was not in attendance.</p> <p>Mayor Steffenson stated the property in question had a 2020 assessed value of \$759,800, a 2021 assessed value of \$759,800</p>

<p>0015</p> <p>17832 73rd Avenue North</p>	<p>and the assessor recommended value was \$746,600.</p> <p>Motion by Member Jaeger, seconded by Member Hanson, to set the 2021 assessed value at \$746,600.</p> <p>Member Barnett requested comment from staff regarding this property. City Assessor Mitchell explained the petitioner purchased this property in September of 2020 for \$734,900. He proposed valuing the property based on the sales price with a time adjustment to the January 2, 2021 assessment date.</p> <p>Member Barnett recommended the value of the home be based on the home sale price.</p> <p>Member Leith agreed.</p> <p>A roll call vote was taken. Motion carried 1-4 (Members Barnett, Hanson, Leith and Mayor Steffenson opposed).</p> <p>Motion by Member Barnett, seconded by Member Leith, to set the 2021 assessed value at \$734,900. A roll call vote was taken. Motion carried 5-0.</p>
<p>Julie Anderson</p> <p>01-119-22-31- 0027</p> <p>10396 Boundary Creek Terrace North</p>	<p>Petitioner was not in attendance.</p> <p>Mayor Steffenson stated the property in question had a 2020 assessed value of \$340,900, a 2021 assessed value of \$361,200 and the assessor recommended value was \$361,200.</p> <p>Motion by Member Hanson, seconded by Member Leith, to set the 2021 assessed value at \$361,200.</p> <p>Member Jaeger asked if the Board received an email from the petitioner. City Assessor Mitchell discussed the email and photos the City received.</p> <p>A roll call vote was taken. Motion carried 5-0.</p>
<p>David Berberick</p> <p>01-119-22-43- 0031</p> <p>10177 Nathan</p>	<p>Petitioner was not in attendance.</p> <p>Mayor Steffenson stated the property in question had a 2020 assessed value of \$215,600, a 2021 assessed value of \$243,800 and the assessor recommended value was \$243,800.</p> <p>Member Hanson explained she would consider a reduction because there had been no updates completed on the home. She</p>

<p>Lane North</p>	<p>recommended the home be valued at \$226,000.</p> <p>Motion by Member Hanson, seconded by Member Jaeger, to set the 2021 assessed value at \$226,000.</p> <p>Member Barnett asked if a value reduction was given because the home smelled of cigarette smoke. City Assessor Mitchell reported that the 2021 value had been reduced by \$13,200 to address the smell of cigarette smoke in the home.</p> <p>A roll call vote was taken. Motion carried 4-1 (Member Barnett opposed).</p>
<p>Harry Kennedy</p> <p>20-119-22-32-0065</p> <p>17265 80th Avenue North</p>	<p>Mayor Steffenson stated this petition had been withdrawn and no action was required.</p>
<p>Petitioners that have agreed with value recommendation or classification change pre-Local Board of Appeal & Equalization</p>	<p>Mayor Steffenson stated the next series of petitioners have agreed to the recommended value:</p> <p>John Peterson, PID# 14-119-22-23-0059, 12472 89th Place North recommended value of \$341,300.</p> <p>Motion by Member Hanson, seconded by Member Barnett, to set the 2021 assessed value at \$341,300. A roll call vote was taken. Motion carried 5-0.</p> <p>Blaine and Tesla Kasten, PID# 21-119-22-44-0015, 7860 Juneau Lane North recommended value of \$402,400.</p> <p>Motion by Member Jaeger, seconded by Member Barnett, to set the 2021 assessed value at \$402,400. A roll call vote was taken. Motion carried 5-0.</p> <p>Sue Gundrum on behalf of Marsha Edwards, PID# 10-119-22-31-0036, 13524 95th Place North recommended value of \$364,700.</p> <p>Motion by Member Hanson, seconded by Member Jaeger, to set the 2021 assessed value at \$364,700. A roll call vote was taken. Motion carried 5-0.</p>

	<p>James Kelly, PID# 14-119-22-12-0013, 9218 Goldenrod Lane North recommended value of \$306,700.</p> <p>Motion by Member Hanson, seconded by Member Barnett, to set the 2021 assessed value at \$306,700. A roll call vote was taken. Motion carried 5-0.</p> <p>Dr. Gerald Anderson, Northwest Endodontic, PID# 22-119-22-23-0019, 14040 81st Avenue North recommended value of \$592,900.</p> <p>Motion by Member Jaeger, seconded by Member Leith, to set the 2021 assessed value at \$592,900. A roll call vote was taken. Motion carried 5-0.</p> <p>Mario Naji, PID# 28-119-22-24-0058, 7399 Niagara Lane North recommended value of \$390,000.</p> <p>Motion by Member Hanson, seconded by Member Barnett, to set the 2021 assessed value at \$390,000. A roll call vote was taken. Motion carried 5-0.</p>
<p>Applicants that applied after initial Local Board Meeting</p>	<p>City Assessor Mitchell advised that the following applicants applied after the initial Local Board meeting. Recommendations regarding these properties were included in a formal report to the Board:</p> <p>Todd Johnson, PID #30-119-22-21-0072, 7532 Walnut Grove Lane N recommended value of \$711,600. It was noted the petitioner had withdrawn their request and no action was necessary.</p> <p>Brandon Roland Scott Olson, PID #31-119-22-32-0087, 6408 Alvarado Lane N recommended value of \$631,700.</p> <p>Motion by Mayor Steffenson, seconded by Member Jaeger, to set the 2021 assessed value at \$631,700. A roll call vote was taken. Motion carried 5-0.</p>
<p>Adjourn</p>	<p>Motion by Member Jaeger, seconded by Member Hanson, to adjourn the Board of Appeal and Equalization Reconvene Meeting. Upon call of the motion by Mayor Steffenson, there were five ayes and no nays. Motion carried.</p> <p>The meeting was adjourned at 8:27 p.m. by Mayor Steffenson.</p>

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Heidi Nelson". The signature is fluid and cursive, with a large initial "H" and "N".

Heidi Nelson
City Administrator