



**Meeting of the City Council
as the Board of Appeal and Equalization
Held at the Elk River City Hall
Monday, April 8, 2024**

Members Present: Mayor John Dietz, Councilmember Jennifer Wagner, Councilmember Mike Beyer, Councilmember Matt Westgaard, Councilmember Cory Grupa

Members Absent: None

Staff Present: City Clerk Tina Allard and Deputy City Clerk Jolene Richter

Also Present: County Assessor Michelle Moen, Deputy County Assessor David Selbitschka, Residential Appraisers Bill Holker and C.J. Kopetka

1. CALL MEETING TO ORDER

Pursuant to due call and notice thereof, the meeting of the Elk River City Council was called to order at 6:00 p.m. by Mayor Dietz.

2. PLEDGE OF ALLEGIANCE

Moved by Councilmember Westgaard and seconded by Councilmember Beyer to approve the agenda. Motion carried 5-0.

3. SHERBURNE COUNTY ASSESSOR'S REPORT

3.1 City Staff Report

Sherburne County Assessor Michelle Moen discussed the assessment procedures.

4. HEAR APPEALS SUBMITTED BY ATTENDEES

1. Greg Hall

PID: 75-00527-0150 (14122 190 1/2 Circle NW)

Mr. Hall objected to the market value of his property feeling it was too high. Mr. Kopetka recommended a site visit, which Mr. Hall agreed to allow.

Moved by Councilmember Wagner and seconded by Councilmember Grupa to vote no change to 75-00527-0150. Motion carried 5-0.

2. Ben Flage

PID: 75-00431-0412 (11782 194th Ave NW)

Mr. Flage objected to the market value of his property feeling it was too high. He reviewed Zillow estimates, which he'd did acknowledge were typically higher than actual values. Mr. Holker recommended a site visit, which Mr. Flage agreed to allow.

Moved by Councilmember Beyer and seconded by Councilmember Westgaard to vote no change. Motion carried 5-0.

3. William Mahan
PID: 75-00690-0142 (13321 196th Ave NW)

Mr. Mahan stated that the property has gone up substantially and handed out four comparisons to the board.

Councilmember Westgaard clarified that the land value has gone up compared to building value.

Mr. Mahan stated the last half of the land is useless and has a lot of Ash trees with Ash Borer which may cost him a lot of money to remove and reduce his value.

Mr. Kopetka stated he has not gone out to the property. Mr. Kopetka recommended a site visit, which Mr. Mahan agreed to allow.

Councilmember Westgaard asked what constituted the land value over the last two years. Mr. Selbitshka state that all land was reassessed two years ago as of a market correction.

Moved by Councilmember Wagner and seconded by Councilmember Grupa to vote no change. Motion carried 5-0.

4. David Ness
PID: 75-00505-0152 (21128 York St NW)

Mr. Ness inquired about reducing his tax amount for the previous property tax year. Ms. Moen stated if a person didn't appeal last year when they had the opportunity, they would have to go to tax court to request a reduction. She also suggested the property tax refund options outlined on the back of the tax statements.

Mr. Kopetka noted he completed a site visit this year and had reduced the value.

Moved by Councilmember Grupa and seconded by Councilmember Wagner to vote no change. Motion carried 5-0.

5. Brad and Leah Stevens
PID: 75-00130-1400 (19426 Ogden St NW)

Mr. Stevens objected to the market value of his property feeling it was too high. He stated he had an appraisal done that shows a value of \$355,000, a market supported price of \$374,000 and a fair market value of \$402,000. Mr. Stevens would like it adjusted to \$375,000.

Ms. Moen stated they have not had access to review the appraisal and it has been awhile since they did a site visit. She explained that this type of property has had 20% increases over the last two years.

Mr. Selbitschka explained how they have to look at sales that occurred during the state law required study period. He discussed the seven sales with acreage that sold during this timeframe.

Mr. Stevens provided his appraisal to give to the assessors and he agreed to a site visit.

Moved by Councilmember Westgaard and seconded by Councilmember Grupa to vote no change. Motion carried 5-0.

6. Ken and Stacy Lueck
PID: 75-00510-0615 (11388 198th Ave NW)

Mr. Lueck would like to lower the value of his property to match the values of the homes in his neighborhood feeling they were similar.

Mr. Holker recommended a site visit to assess the property, which Mr. Lueck agreed to allow.

Moved by Councilmember Beyer and seconded by Councilmember Wagner to vote no change. Motion carried 5-0.

7. Gary Kiefenheim
PID: 75-00431-0422 (19425 Irving Circle)

Mr. Kieferheim objected the value of his property. He stated his value in 2022 was \$75,700 and now in 2024 it's \$159,000 and he felt it was too large of a jump. He stated his neighborhood does not have city sewer and water.

County staff noted changes can't be made to previous year's property taxes. The assessor had completed a site visit and did recommend a reduction for the current tax year.

Moved by Councilmember Westgaard and seconded by Councilmember Grupa to lower the value to \$400,963 with the reduction taken from the buildings. Motion carried 5-0.

8. James Angle
PID: 75-00126-2110 (19590 Tyler St NW)

Mr. Angle stated that the inside of his home has been completely destroyed by previous tenants and would like lower value on the home.

Mr. Holker said they were out there last year but not inside and would recommend a site visit inside as well to reassess. Mr. Angle agreed to the site visit.

Moved by Councilmember Wagner and seconded by Councilmember Grupa to vote no change. Motion carried 5-0.

5. HEAR MISC. APPEALS BY COUNTY

The county assessor presented appeals that were submitted in writing.

Moved by Councilmember Westgaard and seconded by Councilmember Beyer to approve the following with the correction to parcel number 75-00912-0225 with the suggested change total value should read \$663,900:

1. Jordan and Amanda Janke
PID: 75-00608-0306 (19331 Rush Ct NW)
Decrease building value by \$7,300
2. Benzinger Properties Inc
PID: 75-00894-0235 (21301 County Road 81)
Increase land value by \$24,400
3. T.H. Construction of Anoka
PID: 75-00901-0120 (18535 Salem St NW)
Increase land value by \$24,600
4. Douglas and Melissa Anderson
PID: 75-00910-0120 (19651 Elk Lake Rd NW)
Increase land value by \$40,000
5. Katherine and Grant Hilyar
PID: 75-00912-0225 (20816 Fresno St NW)
Increase land value by \$31,500
6. Paul and Sandy Peterson
PID: 75-00873-0105 (18094 Fresno St NW)
Increase land value by \$29,300
7. Prime Partners LLC
PID: 75-00901-0260 (18602 Salem St NW)
Increase land value by \$27,200
8. Prime Partners LLC
PID: 75-00901-0145 (18585 Salem St NW)
Increase land value by 27,000
9. Kevin Hagen Jr.
PID: 75-00924-0110 (14226 212th Ave NW)
Increase land value by \$39,000
10. Prime Partners LLC
PID: 75-00901-0305 (18605 Salem St NW)
Increase land value by \$27,200

11. Haley Myers and Seth Johnson
PID: 75-00901-0250 (18592 Salem St NW)
Increase land value by \$27,200

12. Jamie Vale
PID: 75-00412-0230 (624 Irving Ave NW)
Decrease building value by \$17,963

13. Diane and Michael Burns
PID: 75-00494-0155 (16762 Yale St NW)
Decrease building value by \$33,600

Motion carried 5-0.

14. James and Nora Wacek
PID: 75-00123-4300 (19715 Tyler St NW)

Mr. Holker stated Ms. Wacek feels the value should be based on what she paid for the property. Mr. Selbitschka noted the comparable she provided are different from her parcel in land size. Ms. Moen stated they would like to do a site visit.

Moved by Councilmember Wagner and seconded by Councilmember Beyer to vote no change to 75-00123-4300. Motion carried 5-0.

15. Scott Jones
PID: 75-00846-0105 (20927 Elk Lake Rd NW)

Moved by Councilmember Grupa and seconded by Councilmember Westgaard to vote no change to 75-00846-0105. Motion carried 5-0.

16. Carla Barziza
PID: 75-00707-0235 (19451 Rawlins Cir NW)

Moved by Councilmember Westgaard and seconded by Councilmember Grupa to vote no change to 75-00707-0235. Motion carried 5-0.

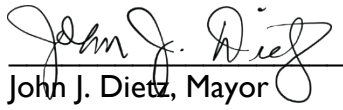
6. ESTABLISH RECONVENE DATE

No reconvene date was needed.

7. MOTION TO EITHER RECESS OR ADJOURN

Moved by Councilmember Westgaard and seconded by Councilmember Wagner to adjourn the meeting of the City Council. Motion carried 5-0.

The meeting adjourned at 7:03 p.m.


John J. Dietz, Mayor


Tina Allard, City Clerk