

**City of Columbus
Board of Appeal and Equalization
Alternative Meeting Format
MN Statute, 13D.021
May 26, 2020**

The May 26, 2020 meeting of the Board of Appeal and Equalization for the City of Columbus was called to order at 7:01 p.m. by Mayor Jesse Preiner at the City Hall. Present were Board Members Shelly Logren (via teleconference), Janet Hegland, Jeff Duraine, and Denny Peterson; City Administrator Elizabeth Mursko, City Assessor Todd Smith (via teleconference), and Public Communications Coordinator Jessica Hughes.

Also in attendance: Alex Guggenberger.

1. Call to order 7:01 p.m.

2. Approval of Agenda

Motion by Hegland to approve the agenda. Second by Duraine. Roll call vote; Peterson – aye; Hegland – aye; Mayor Preiner – aye; Duraine – aye; Logren – aye.

The purpose of the meeting is for the public to question or discuss their 2020 property market value assessment for taxes payable in 2021.

3. Introduction and Presentation

Columbus City Assessor Todd Smith provided a report on tax assessments to the Local Board of Appeals and Equalization (LBAE). He compiled information from the Twin Cities real estate report and from Anoka County to create the report.

Hegland pointed out that the difference in market value is described as a 10.7% increase, but the numbers provided actually equate a 1.7% increase. Smith agreed, and noted that the correct percentage increase is 1.7%, and he will make that change in the report.

Alex Guggenberger, from the Anoka County Assessor's Office, noted that the numbers given to Smith are not finalized. He added that updated numbers will be provided to Smith when they are completed, which should be this week.

Guggenberger also noted that the date which the tax statements were sent out to Columbus residents are incorrect in the report. The correct date should be 04.22.20.

Mayor Preiner continued by going through the list that was provided of properties that have been reviewed.

The first is Carla Blackledge, 15310 Zodiac Street NE. Her property value was lowered from \$338,000 to \$286,000. Smith said he completed a review of the property with her and reviewed a recent appraisal which she submitted to him. The property has some basic deferred maintenance, an overall unkempt attraction, and some hail damage which she has been working

with her insurance company on. He felt like the decrease in valuation was appropriate given these condition.

The second property is owned by Dustin Williams, 8450 W. Broadway Avenue NE. Smith reported that Williams purchased the property in April and immediately put on an addition. Williams submitted an appraisal to Smith, which stated that the addition was overvalued. Based on the quality of the appraisal, Smith was comfortable decreasing the value of the property from \$551,000 to \$465,000.

The next property is owned by Dean Smith, 13709 Jodrell Street NE. D. Smith had requested that T. Smith visit the property in the summer due to concerns regarding the valuation. T. Smith has yet to visit the property, so this address is being kept on the list for review this summer.

Mayor Preiner asked if the billboard sign companies pay property taxes? Smith replied that they do, but because some billboards in the City of Columbus are being removed, there will need to be changes made to the record. He added that if the billboards are removed this year, they will be off the record next year.

The fourth property discussed is Jim Morrow's, 9650 152nd Avenue NE. Morrow owns Recreational Supply Company located on the east side of I-35. Smith reviewed the building and noted that it is older, has not seen much maintenance, and has not been updated since it was built (32 years ago). Based on that, Smith felt it was fair to decrease the value of the property from \$633,800 to \$590,000.

The last property discussed is Colleen Leemon's, 7058 164th Avenue NE. Leemon installed a new septic system on the property after the previous one failed. Due to wetland on the property, the only possible location for the system was in the front yard. She asked Smith if the location of the septic system could be lowering the value of her property? In response, Smith said that there is not currently any data kept on whether a septic system in the front yard could affect the valuation of a property.

4. General Questions

Hegland asked Smith if he could provide some information on the question that David Steinke had regarding his property? Steinke owns vacant land with the PIN number 24.32.22.43.0002. Smith said that Steinke asked him what the tax value was on the commercial portion of his property. He felt like this was an issue for Anoka County, so he had Steinke contact them directly to get an answer.

Guggenberger agreed and said he received a few of those questions. The issue that those residents had related to their 2019 tax statements. Guggenberger reported that there was an issue with how the statement was printed which caused their tax bill to increase. Anoka County has corrected this problem and those residents will be receiving applications for abatement to address the problem.

Guggenberger continued to say that in order to qualify for a deferment of payment through abatement the building on the property must be worth less than \$50,000 and the owner must go through the application process. He added that utility and railroad parcels are excluded from the abatement program.

Duraine asked Smith how he assesses whether an appraisal is of good quality? Smith said that he checks the format, analyzes how recent similar sales have been and how similar the sales are, and generally looks for good deductive reasoning skills.

Mursko asked Smith to discuss David Gooley's property, 5028 197th Avenue NE. Smith reported that Gooley only has a garage on his property and expressed some concern that his neighbor may be bringing in fill and causing flooding on his property. Smith added that the valuation on the property is for the land and the garage, and the garage itself is valued at only \$3,700.

Mayor Preiner asked if there were any other questions, and there were none.

5. Appeals

Mursko reported that she did not receive any written appeals for this meeting.

6. Adjournment

Motion by Duraine to adjourn. Seconded by Peterson. Roll call vote; Peterson – aye; Hegland – aye; Mayor Preiner – aye; Duraine – aye; Logren – aye.

Meeting adjourned at 7:43 p.m.

Respectfully Submitted,

Jessica Hughes
Public Communications Coordinator

Taxpayer Name	PID # Address	Issue	Notes	Resolved/ Unresolved
Emily Harker	35.33.22.31.0005 18348 Loyola St. NE	Valuation Questions	Explained Process	Resolved
Colleen Leemon	16.32.22.12.0006 7058 164 th Ave. NE	Valuation Questions	Septic System in front yard.	Reviewed 5/14/2020 Resolved / No change
John Gross	35.33.22.34.0007 18254 Loyola St. NE	Tax Question	Tax calculation is incorrect	Referred to Alex.
Dave Rybak	33.32.22.12.0006 13915 Lake Dr.	Bldg. Value Increase	Scheduled review 5/14 no change recommended	Reviewed 5/14/2020, No change suggested
Vergel Wason	16.32.22.33.0001 6660 Camp 3 Rd. NE	Tax Question	Tax calculation is incorrect	Referred to Alex.
Kim Winiecki	26.32.22.22.0007 14805 Furman St. NE	Valuation Questions	Explained Changes	Resolved
Michael Hill	02.32.22.23.0004 8354177 th Ln.NE	Valuation Questions	Explained Changes	Resolved
James Larson	36.33.22.11.0008 18757 Jennings St.	Valuation Questions	Explained Changes	Resolved
Glen Miles	22.32.22.12.0001 7828 Camp 3 Rd. NE	Valuation Questions	Explained Changes	Resolved
Cheri Thury	15.32.22.42.0007 15961 Xingu St. NE	Valuation Questions	Explained Changes	Resolved
Murray Roberts	32.32.22.31.0004 13519 Apollo St. NE	Valuation Questions	Explained Changes	Resolved
Carla Blackledge	20.32.22.14.0004 15310 Zodiac St. NE	Overvaluation	Reviewed Appraisal and visual review 5/14/20	Lowered to \$286,000 from \$338,000 /review
Dustin Williams	02.32.22.34.0005 8450 Broadway St. NE	Overvaluation	Reviewed Appraisal and visual review 5/14/20	Lowered to \$465,000 from \$551,300/ review
David Steinke	24.32.22.43.0002 Vacant Land	Wanted Tax on Comm. Only	Referred to Anoka Co.	Resolved
David Gooley	30.33.22.22.0006 5028 197 th Ave. NE	Valuation Questions NeighborraisinglandElev.	Explained Changes	Resolved
Kathleen Meyer	25.33.22.32.0004/0005 19145 Vassar St. NE	Value of Pole Building	Pole Building record moved to correct parcel.	Resolved
Kinsella Properties	28.32.22.44.0006 14309 Lake Dr. NE	Tax Question	Tax calculation is incorrect	Referred to Alex.
Dean Smith	32.32.22.23.0002 13709 Jodrell St. NE	Valuation Questions	Explained Changes	Resolved but will review in summer
Kyle Samora	15.32.22.13.0005 16155 Xingu St. NE	Valuation Questions	Explained Changes	Resolved
Patricia Preiner	25.32.22.22.0032/0033/0016 21.0007/0008/22.0031/23.0002 9117 149 th Ct. NE	Valuation Questions	Phone Conference with City of Columbus	Resolved

Amie Kusneir	33.32.22.34.0102 13405 Lake Dr. Unit 202	Valuation Questions	Explained Process	Resolved
David Foster	31.33.22.13.0012 18602 Fontana St. NE	Veterans Exclusion	Explained Process	Resolved
Jim Morrow	24.32.22.41.0004 9650 152 nd Ave.	Valuation Questions	Explained Process and scheduled a review 5/14	Lowered to \$590,000 from \$633,800/review
John Butchko	16.32.22.42.0002 7011 Camp 3 Rd. NE	Tax Questions	Tax calculation is wrong	Referred to Alex
Lee Proulx	26.32.22.24.0001 Vacant Land	Valuation Questions	Explained Process	Resolved
June Wade	12.32.22.21.0001 Vacant Land	Valuation Questions	Explained Process	Resolved
Boni Caine	28.32.22.34.0004 6965 141 st Ave. NE	Value & Tax Questions	Explained Process	Resolved
Jeff Duraine	36.33.22.31.0001 18319 Bender St. NE	Value & Building Questions	Explained Process	Resolved
Rodger Bauman	12.32.22.24.0013 17059 Bender St. NE	Value & Tax Questions	Explained Process	Resolved
Robert Keller	10.32.22.33.0005 7455 165 th Ave. NE	Tax Question	Explained Process	Resolved
Bob Jackson	30.33.22.22.0003 Unassigned Address	N/C Question	Explained Process	Resolved
Janet Hegland	35.32.22.12.0001	Vacantlandvaluequestion	Explained process	Resolved
Lindsay Matvick	31.33.22.14.0003 18631 Fontana St. NE	Valuation & Tax Question	Explained Process	Resolved