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**CITY OF GRANT
MINUTES**

DATE : **April 16, 2007**
TIME STARTED : **6:07 p.m.**
TIME ENDED : **6:56 p.m.**
MEMBERS PRESENT : **Councilmember Fogelson, Hinseth, Linner,
Levitz and Mayor Carr**
MEMBERS ABSENT : **None**

Staff members present: City Clerk, Kim Points

Mayor Carr welcomed everyone present to the 2007 Local Board of Appeal and Equalization/Open Book Meeting. The meeting is held as a vehicle for property owners to appeal either the market value or classification of property that has been established for the January 2, 2007 assessment.

Mayor Carr outlined the format for the meeting noting everyone should sign in and then will be called up to make their presentation to the Board. The Board has the authority to increase and decrease the market value as well as recommend no change to the assessed value of the property. If there is a change made to either the estimated market value or property classification, residents will be sent a revised valuation notice or a follow up letter outlining the change.

Mayor Carr noted if anyone wishes to have the County Board of Appeal and Equalization consider their appeal, an appointment must be made by contacting the Assessor's Office by May 11, 2007.

Mr. Jeff Satzinger, Washington County Property Appraiser, came forward and noted the 2007 County Board meeting will be held on June 12, 2007 at 1:00 in the County Board Room in Stillwater.

Mr. Robb Jacobs, 7400 Manning Avenue, came forward and stated he was very surprised when he saw his valuation. He advised he has a five-acre parcel that has had no improvements and the valuation went from \$62,500 to \$205,000.

Mr. Al Labine, Washington County Residential Supervisor, advised a land re-evaluation was completed within the City of Grant in the past year. He stated that with the

**LOCAL BOARD OF APPEAL AND
EQUALIZATION/OPEN BOOK MEETING**

APRIL 16, 2007

1 information he had available, it was determined this particular site was buildable, which
2 is why the valuation was increased.

3
4 The Council determined the property in question is contiguous and is not buildable.

5
6 The County representatives indicated they would make an appointment with Mr. Jacobs
7 to review the valuation.

8
9 Mr. David Johnson, 10111 Jamaca Avenue, came forward and stated his valuation went
10 up excessively and there is less than five acres on the front property. He stated the back
11 property includes wetlands and lowland.

12
13 Mr. LaBine advised they would review the aerials on this property and contact Mr.
14 Johnson.

15
16 Ms. Diane Henry-Wagensteen, came forward and stated her valuation went up 24.5% and
17 the land value went up 59.8%. She stated she had an appraisal done approximately one
18 year ago and this valuation shows an increase of 16% since that appraisal. She stated her
19 zoning was also changed from agricultural to residential and she was denied the Green
20 Acres classification. She stated she believes that is incorrect because she does have a
21 vineyard, pasture land and is growing ginseng.

22
23 Mr. LaBine stated he does not believe the criteria for Green Acres has been met. There is
24 less than six acres of the vineyard, pasture and ginseng. Green Acres is a program and
25 the criteria to meet that program require a minimum of 10 acres. He stated he does not
26 believe there is any recourse for this property owner.

27
28 The Council advised Ms. Henry-Wagensteen that if she could document the required 10
29 acres she could possibly get the classification changed on her property.

30
31 Mr. Jeff Bates, 11835 Isleton Avenue North, came forward and questioned why he had a
32 15% increase in valuation. He stated his house valuation went down and his property
33 valuation went up 100%.

34
35 The Council indicated the increase seemed to be reasonable for a lot in the City of Grant.

36
37 Mr. Jeff Schafer, 8688 Jamaca, came forward and stated half of his property is water and
38 his valuation went up \$72,000 which seems excessive. He stated he has only one acre of
39 real land.

40
41 The Council indicated water does add value to a property and overall the valuation on
42 this property does not seem excessive.

43

**LOCAL BOARD OF APPEAL AND
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1 Mr. Curt Peipenburg, Washington County Property Appraiser, submitted to the Council a
2 letter that was received from Ms. Sylvia Schrefiels, 9680 68th Court North, outlining her
3 reasons for her appealing the value of her land.

4
5 The Council indicated Ms. Schrefiels could appear at the County meeting if she deems
6 necessary after meeting with the appraisers.

7
8 Ms. Peipenburg also presented Board changes to the Council for review. All residents
9 included in the changes have been talked to and satisfied with the changes.

10
11 Mayor Carr moved to approve the Board changes, as presented. Council Member
12 Hinseth seconded the motion. Motion carried unanimously.

13
14 There being no further business regarding this issue, Council Member Linner moved to
15 adjourn at 6:56 p.m. Council Member Levitz seconded the motion. Motion carried
16 unanimously.

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18 These minutes were considered, corrected and approved at the regular Council meeting held on
19 May 1, 2007.

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Kim Points, City Clerk

Tom Carr, Mayor

APPROVED