

OFFICIAL PROCEEDINGS
CITY OF COLUMBIA HEIGHTS
BOARD OF APPEALS AND EQUILIZATION
MONDAY APRIL 23, 2018

The following are the minutes for the Board of Appeals and Equalization Meeting for the City of Columbia Heights City Council held at 6:00 PM on Monday April 23, 2018 in the City Council Chambers, City Hall, at 590 40th Ave NE, Columbia Heights, MN.

1. ROLL CALL

Present: Mayor Schmitt, Councilmembers Williams, Murzyn, Jr. Buesgens and Novitsky

2. STATEMENT OF PURPOSE OF THE BOARD OF REVIEW

Mayor Schmitt read the Official Notice of the Board of Review, indicating the purpose of the meeting is to review property valuations as of January 1, 2018 for taxes payable in 2019, and to hear appeals from citizens who feel aggrieved or who have questions regarding property valuations.

3. INTRODUCTION

Anoka County Appraisers Peggy Nordrum and Theodore Anderson gave an overview of the 2018 Assessors Report.

Theodore Anderson reported there are 7300 parcels in the city; 6847 residential lots. In 2018 the average sales price for homes in Columbia Heights was \$185,300; an increase of 9.19%. There were 16 non arm's length (Foreclosures/short sales) transactions, a decrease of 63.64% from the previous year.

Mr. Anderson reported state statute requires properties to be inspected every five years.

4. QUESTIONS AND ANSWERS REGARDING PROPERTY VALUES

Jeff Ingebrigtson – 592 38th Ave NE reported his property was assessed at \$173,900, he felt that was excessive for his one bedroom house. Mr. Ingebrigtson requested a \$5,000 reduction in his valuation. He shared comparable properties that were assessed lower. Ingebrigtson indicated he does not see a need for an additional inspection. Mr. Anderson commented that the comparable properties presented were not valid comparisons for various reasons. Anderson shared three comparable with prices ranging from 110,000-167,000. Anderson stated without physically inspecting the house it is difficult to amend the valuation.

Mayor Schmitt asked Mr. Ingebrigtson if he would consider having a representative from Anoka County come out to do a thorough inspection. Ingebrigtson indicated that nothing has changed since his previous inspection, and he prefers not to have a stranger in his home.

City Manager Walt Fehst commented that past practice has been for the County to reevaluate properties as requested, and make a recommendation. Mayor Schmitt suggested Mr. Ingebrigtson continue to look for comparable properties, and bring those back to either the City's next meeting or the County Assessors meeting scheduled for June 11, 2018.

Brian Roeller – 3849 Main St NE had a question regarding the lot next to the property his home is on. The property was acquired in 2000, and the valuation was \$6,600 for 16 years. In 2019 the valuation is \$23,700. Roeller indicated the property is not buildable, and there is little value to the property.

Anderson explained the properties were split differently, one lot increased and one lot decreased in value. Roeller indicated that the value of the lot more than doubled in one year.

Adam Keiffer, 4042 Arthur St NE and Carolyn Laine, 1908 41st Ave NE both reported that they had increases in unbuildable lots from \$1,000 to \$32,000.

Ian Levert – 4036 Arthur St NE also questioned the significant increase in value in the 20 feet of unbuildable land.

Robert & Judith Shoekle – 1023 44½ Ave had a question about their assessment, as their lot is 30 feet shorter than many of their neighbors, and they pay the same amount as their neighbors with the larger lots.

City Manager Walt Fehst suggested the Council take the inquiries under advisement and direct the County look at the properties in question.

Mayor Schmitt announced the Council will reconvene on May 14th at 7:00 PM.

Mr. Anderson indicated the properties at 4147 - 7th St NE and 4201 - 2nd St NE were adjusted in the recent 10 days, following inspections.

Mr. Anderson reported that he will be inspecting properties at 966-44 ½ Ave NE and 4643 6th St NE in the coming days.

Motion by Councilmember Buesgens, seconded by Councilmember Williams to continue the Board of Appeals & Equalization meeting to May 14, 2018 for the purpose of hearing additional information regarding only those property values appealed on April 23, 2018 and to consider the adoption of the 2018 Property Assessment Rolls.

5. ADJOURNMENT

Motion by Councilmember Williams, seconded by Councilmember Buesgens to adjourn.

The meeting adjourned at 7:23 PM



Katie Bruno, City Clerk