

City of Columbus
Board of Appeal and Equalization
April 28, 2022

The April 28, 2022 meeting of the Board of Appeal and Equalization for the City of Columbus was called to order at 6:32 p.m. by Mayor Jesse Preiner at City Hall. Present were City Council Members Robert Busch, Janet Hegland, Shelly Logren (via teleconference) and Sue Wagamon; City Administrator Elizabeth Mursko and Public Communications Coordinator Connor Keith.

Also in attendance: Residential Appraiser Theodore Anderson, Jeff Duraine, Anoka County Assessor Alex Guggenberger, Anoka County Commissioner Jeff Reinert and Chief Deputy Diana Stellmach.

1. Call to order 6:32 p.m.

2. Approval of Agenda

Motion by Hegland to approve the agenda. Seconded by Wagamon. Roll call vote: Wagamon – aye; Hegland – aye; Busch – aye; Logren – aye; Preiner – aye. Motion carries.

The purpose of the meeting is for the public to question or discuss their 2022 property market value assessment for taxes payable in 2023. The Public Notice and an informational sheet regarding the duties of the local board and clerk and the 2022 pay 2023 Assessment Report from the Assessor were included in the agenda packet.

3. INTRODUCTION & PRESENTATION:

GENERAL QUESTIONS – No questions from City Council.

Guggenberger detailed Anoka County’s process for conducting the 2022 assessment. There was a steep incline in Columbus properties’ median sale prices from 2021 to 2022, approximately 22 percent. That trend is in line across Anoka County, other counties in the metro area and the second ring of counties from the Twin Cities, which saw increases between 18 and 27 percent. Assessed values are right below median sale prices because statute requires assessments to be between a 90 and 105 percent sales ratio. Columbus had a median ratio of 94.5 percent, which ensures a majority of properties fall beneath 100 percent, and a coefficient of dispersion (the correlation of sales prices to the median sale price) of 7.8 (any number between five and 10 is excellent in Minnesota).

Anoka County received 26 calls from Columbus after evaluation notices were mailed, leading to 11 properties that the County reevaluated and agreed upon with the property owner. Three of these changes happened in the 10 days leading up to the LBAE meeting, which requires the addresses and the agreed upon new value be read into the meeting minutes and be voted upon by City Council. Two other parcels are being read into the minutes so they may reserve the right to appeal at the County level in the future should they choose.

Busch asked if, due to COVID-19 preventing auditors from entering homes, those that appealed and had their interiors examined, the County saw values increasing or decreasing. Guggenberger said that of the 11 parcels that were reexamined with an interior inspection, the reassessments resulted in a 10 percent decrease in market value on average.

Duraine inquired about the Homestead Exclusion. Guggenberger said with the median home prices increasing as much as they did, many now exceed the Homestead Exclusion Threshold of \$413,000. Duraine asked if, with the value of homes increasing, the homestead exclusion amount would also increase. Guggenberger said he'd seen a couple proposals being discussed at the state legislature level, one of which would extend the Homestead Exclusion Threshold to \$480,000 and the other into the \$550,000 range.

Duraine said his home was built on an aging wooden foundation and wanted to know if his home value could be lowered due to that. Guggenberger said his office could do a reassessment to determine if an adjustment should be made.

18339 Tulane St. NE – PIN #35-33-22-41-0007

Anoka County found the original value was \$447,300. After reexamination, the value was determined to be \$428,300.

9720 167 Lane NE – PIN #12-32-22-41-0022

Anoka County found the original value was \$358,500. After reexamination, the value was determined to be \$338,700.

9408 181st Ave. NE – PIN #01-32-22-12-0005

The property used to have a commercial component (3A), but Anoka County is adjusting the property to be fully residential (1A) since no more business is being conducted on site.

17563 Indus St. NE – PIN #04-32-22-42-0006

Property owner reached out to Anoka County, but Guggenberger could not reestablish contact. This address is not recommended for change but read into the minutes to reserve their right to appeal at the County level.

WRITTEN APPEAL – Circle K Gas Station – 9444 Lake Drive NE – PIN #24-32-22-13-0002

No change recommended.

18319 Bender St. NE – PIN #36-33-22-31-0001

No change recommended at this time but was read into the minutes to have the County review Duraine's property and preserve his right to appeal.

Motion by Preiner to approve the list of adjustments and comments as listed above and recommended by the County Assessor. Seconded by Hegland. Roll call vote: Wagamon – aye; Hegland – aye; Busch – aye; Logren – aye; Preiner – aye. Motion carries.

Guggenberger advised the Council that it could either close the meeting to allow it to be reopened in the future for a potential adjustment to Duraine's property or adjourn and leave him to appeal at the County level if he disagreed with the potential adjustment. Guggenberger advised adjourning since it is only one parcel.

Motion by Preiner to adjourn the Local Board of Appeals and Equalization meeting. Second by Wagamon. Roll call vote: Wagamon – aye; Hegland – aye; Busch – aye; Logren – aye; Preiner – aye. Motion carries.

Meeting adjourned at 6:57 p.m.

Respectfully Submitted:

Connor Keith, Public Communications Coordinator