Local Board of Appeal and Equalization
April 18, 2023

NAME	ADDRESS	PHONE NUMBER
PLEASE PRINT		
* Hon Siow	13849 Kendal St. N.E	763-355-8991
Kim Siow	↓	↓
* - Bill Kners	14746 Lake Dr	
Land * Dan Mike	Hornsby St	651 248-4354 — Call Tomor 24 32 2341
Pete & Pauline Szurek	13807 Julliard St NE	763.286.3632 0010
Ed Savelkoul	4428 ST Andrews Dr.	612-741-5391
Wendy Lene	7756 W Broadway Ave Blaine	651-303-8920
Dave Povolny	10731 Potomac St Ne	651-641-0824

City of Columbus
Board of Appeal and Equalization
April 18, 2023

The April 18, 2023 meeting of the Board of Appeal and Equalization for the City of Columbus was called to order at 6:03 p.m. by Mayor Jesse Preiner at City Hall. Present were City Council Members Robert Busch, Ron Hanegraaf, Janet Hegland and Sue Wagamon; City Administrator Elizabeth Mursko and Public Communications Coordinator Connor Keith.

Also in attendance: Anoka County Appraiser Tedmund Anderson, Anoka County Senior Appraiser John Fena, Anoka County Assessor Alex Guggenberger, Anoka County Appraiser Kong ****, Bill Krebs, Dan Mike, Dave Povolny, Ed Savelkoul, Hon Siow, Kim Siow, Paulie Szurek, Pete Szurek and Wendy Tester

1. Call to order 6:03 p.m.

2. Approval of Agenda

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

3. INTRODUCTION & PRESENTATION:

Guggenberger explained that the reason for this meeting is for property owners to advocate for their 2023 assessed market values, which will be used to determine property taxes paid in 2024. Some Columbus property owners have already called the assessor's office and had their assessed market values modified. Those edits that took place more than 10 days before this Local Board of Appeal and Equalization Meeting, while those that agreed to a value within the last 10 days must have their properties read into the record to be voted upon and approved at this meeting by the Local Board Commissioners.

Dan Mike of 16423 Potomac St. NE regarding PID 24-32-22-41-0010

Mike asked how the County determines property valuations and shared that he had an appointment with Fena at his property for a market value evaluation and will provide supporting documents for an adjustment. Guggenberger said Mike's presence at this evening's meeting preserved his right to appeal his property's valuation at the County Board should a valuation not be agreed upon between Mike and the County Assessor's Office. Preiner asked Mike what he estimated his property's market value should be set at. Mike said his 2022 valuation was $101,000 and his 2023 valuation is currently set at $595,000 for 16 acres, of which only three acres is buildable.

Hon & Kim Siow of 13849 Kendall St. – PID: 35-32-22-24-0009

H. Siow presented to the Board to inquire why their property taxes increased so much this year and expressed concerns that his family may be taxed out of their home. K. Siow said they have made no improvements to the home and that much of the property is wetlands, so she does not know why the assessed value increased so much. Preiner said the City makes every effort to save money and minimize impact on Columbus property owners.

Hegland asked Guggenberger to further explain comparable properties and how they're used to estimate property values. Guggenberger provided an overview, sharing that the model works best when there are multiple similar properties nearby to use as reference points.

Bill Krebs of 7509 172nd Ave. regarding 14746 Lake Drive – PID: 28-32-22-11-0015

Krebs said that his proposed 2023 property valuation well exceeds the valuation originally proposed in 2021 that he had to appeal to be reduced.

Paulie and Pete Szurek of 13807 Julliard St. NE – PID: 35-32-22-24-0011

The Szureks presented to the Board expressing their worries that they could be at risk of being taxed out of their home despite not making improvements to the property and that they are tired of having to go through this process multiple times in the past 15 years to adjust their market value to a fair and equitable amount.

Ed Savelkoul of 4428 St. Andrews Dr. NE, Blaine, MN 55449 regarding 13405 Lake Drive, Unit 222 in Columbus – PID: 33-32-22-43-0032

Savelkoul said his property within the Garage Condominiums is an unfinished 1470 square foot middle-unit garage. He purchased the property 1.5 years earlier for $180,000. In 2022, the property was valued at $174,200, reflecting the appropriate 96.78 percent tax ratio from the property subdivision. Anoka County's proposed 2023 valuation for his property is $209,800, reflecting a 20.44 percent increase. Guggenberger pointed out that Savelkoul's $122.45 per square foot is the lowest sale price in the development since 2020. Savelkoul countered that most other units in the development are finished with flooring, water and other amenities and that he doesn't believe the percent his property's value increased is appropriate and instead advocated for a rate more in line with inflation and the construction cost index.

Wendy Lene of 7756 W Broadway Ave. – PID: 03-32-22-34-0002

Lene said she has already scheduled an appointment with Anderson for him to review her property for a potential value reassessment. Lene felt the government accepting photos or looking in windows during the pandemic for valuation purposes set a bad precedent.

Dave Povolny of 16731 Potomac St. regarding PID: 10-32-22-32-0003

Povolny attested that this property's value has grown by approximately $10,000 every year for the last two years, but this year's valuation is a 27 percent increase equaling a $36,700 increase.

Guggenberger continued, listing properties that have been in contact with the County in the past 10 days and that they had agreed to adjusted valuations.

Two Janise Properties – PIDs: 24-32-22-41-0007 & 24-32-22-41-0008

Properties adjusted from $727,200 and $656,500 to $424,000 and $449,700, respectively.

James Morrow – PID: 24-32-22-41-0004

Property adjusted from $1.851 million to $972,900, a 47.44 percent decrease.

Mark & Pamela Resler – PID: 24-32-22-41-0005

Property adjusted from $400,200 to $340,300, a 14.97 percent decrease.

Lakes Broadcasting Inc. – PID: 03-32-22-21-0002

Property adjusted from $159,500 to $47,600, a 70.16 percent decrease. Busch asked why this parcel in particular saw such a significant valuation decrease. Guggenberger said his understanding is the appraiser gave the initial value because they were under the impression it was a buildable lot. Upon learning that much of the lot is not buildable, the value was adjusted to this new rate.

Richard & Jenifer Schlegel – PID: 15-32-22-31-0005

Property adjusted from $473,200 to $440,000, a 7.02 percent decrease.

West Rondeau Lake Drive LLC – PID: 34-32-22-32-0002

Property adjusted from $304,400 to $170,200, a 44.09 percent decrease.

Michelle Melser – PID: 32-32-22-22-0009

Property adjusted from $749,200 to $713,000, a 4.83 percent decrease.

Michael Kolden – PID: 10-32-22-12-0005

Property adjusted from $757,400 to $635,400, a 16.11 percent decrease.

MFC Investments LLC – PID: 36-32-22-24-0007

Property adjusted from $1.4787 million to $1.4401 million, a 2.61 percent decrease.

Pat Preiner – PID: 25-32-22-21-0007

Guggenberger said that this property was valued at its original rate due to its prime location on the corner of 147th Avenue and West Freeway Drive, but without taking into account its significant restrictions due to wetland delineations. The new property valuation was adjusted from $403,200 to $39,300, a 90.25 percent decrease.

Love's Travel Center – PID: 24-32-22-14-0008

No valuation change is recommended for this parcel, but the property owner requested to be read into the record to preserve their right to appeal.

Pa. Szurek requested the Board abstain from voting on the properties listed by Guggenberger until it reviews the process the County is using to establish property market values.

Mike said the County needs to determine a different method to set market values. Mike also felt it was unfair to Columbus residents that they are paying the taxes they are despite tax revenue from businesses growing.

Povolny expressed a desire for the City to return to an impartial assessor and suggested P. Preiner's valuation adjustment be left to the County Board for a decision.

Motion by Hegland to accept these changes as Guggenberger read them. Seconded by Wagamon. Roll call vote: Hanegraaf – aye; Wagamon – aye; Hegland – aye; Busch – nay; Preiner – abstained. Motion carries.

Motion by Hegland to continue the LBAE meeting to April 26, 2023, at 6 p.m. to reconvene the LBAE to finish the process. Seconded by Wagamon. Roll call vote: Hanegraaf – aye; Wagamon – aye; Hegland – aye; Busch – aye; Preiner – aye. Motion carries.

Mursko said the LBAE meeting would be scheduled as the first item on the April 26, 2023, City Council meeting's agenda.

Guggenberger continued, sharing a list of approximately 100 properties within the Garage Solutions Condominiums property that had been recently inspected for reassessment. Changes in values range from two to 30 percent off the original 2023 market valuation. Wagamon asked if Savelkoul's property was included in this list. Guggenberger confirmed it was not since Savelkoul had granted an assessor access last year and that his currently proposed valuation is in line with adjustments for this list of properties.

Motion by Hegland to accept the changes described in the longer list of garage condos. Seconded by Busch. Roll call vote: Hanegraaf – aye; Wagamon – aye; Hegland – aye; Busch – aye; Preiner – aye. Motion carries.

Janet Hegland of 14025 Julliard St. regarding PID: 35-32-22-12-0001

Hegland said that this property is a mostly-wetland 40 acres east of her residence. In the 20 years she's owned the property, Hegland said its valuation has remained relatively constant in the $20,000 to $25,000 range, but that the County valued it at $37,500 in its most recent analysis. Guggenberger said all the privately-owned 40-acre parcels in the area would be reviewed.

Cannon Holdings LLC regarding PID: 35-32-22-13-0001

Guggenberger read this property into the record to ensure its right to appeal would be retained and to ensure it got reassessed.

4. Continue to April 26, 2023, or Adjournment of LBAE

Motion by Wagamon to recess. Seconded by Busch. Roll call vote: Hanegraaf – aye; Wagamon – aye; Hegland – aye; Busch – aye; Preiner – aye. Motion carries.

Meeting recessed at 9:03 p.m.

Respectfully Submitted:

Connor Keith

Connor Keith, Public Communications Coordinator