

## BOARD OF APPEAL AND EQUALIZATION MEETING

Monday, April 8, 2024  
6:05 p.m.

Brooklyn Park Council Chambers  
5200 85th Avenue North

CALL TO ORDER – Chair Winston

PRESENT: Mayor Hollies Winston, Council Members Christian Eriksen, Tony McGarvey, Xp Lee, Boyd Morson; Nichole Klonowski; City Manager Jay Stroebel; Finance Director LaTonia Green; City Assessor Tracy Bauer-Anderson; County Assessor Janene Hebert and City Clerk Devin Montero

ABSENT: None.

Chair Winston read a statement regarding Meeting by Interactive Technology.

PARTICIPATING REMOTELY: Council Member Maria Tran

Chair Winston read a statement regarding the Board of Appeals and Equalization.

### B. ASSESSOR'S REPORT

#### B.1 Assessor's Presentation

City Assessor Bauer-Anderson briefed the council on the 2024 Property Valuation with a PowerPoint presentation. She briefed on: Assessing Division, Board Power and Limits, Appraising vs Assessing, Factors that make up the valuation, Estimated Market Value, Mass appraisal sales analysis, Sales Verification, What isn't Arms-Length, Ratio Study Guidelines, Sales Ratio Analysis, The Quintile Inspection, Us Vs Them, Time Trends, Property Value and Property Tax, Explaining the Effect of Assessed Value Changes on Budget Driven Systems Table 1, Explaining the Effect of Assessed Value Changes on Budget Driven Systems Table 2, What does the data tell us, Who is involved in Process, Why are my taxes so high, EMV vs TMV, Continuing the Appeal, Most Common Question, Property Type Value Change, 2023 Sales by property type, 2023 North and west metro home sales, Residential value growth.

Chair Winston stated the board would hear from residents appealing their valuations and the Board would reconvene on April 22, 2024.

### C. PROPERTY OWNER'S TESTIMONY WITH DOCUMENTATION

City Assessor Bauer-Anderson stated the list they provided to the Board would be part of the owners' testimony and documentation. The list provided to the Board outlined each of the property owners that wanted to appeal their properties. She stated they also asked them whether they would be addressing the Board. She read the property addresses and asked if the property owners were present to address the Board.

1. 3100 Brookdale Dr. N. – Robin Kozar addressed the Board.
2. 4600 85<sup>th</sup> Ave N. – Emile Nguimfack addressed the Board.
3. 10356 Quail Cir N. – Pavel Koltsov addressed the Board.

City Assessor Bauer-Anderson read into the record the additional properties appealing and were not present to address the board.

1. 3201 85<sup>th</sup> Ave N.
2. 9399 West Broadway
3. 8500 Edinburgh Centre Dr.
4. 8517 Jefferson Ln. N.
5. 9349 Zane Ave N.
6. 10700 Xylon Ave N.
7. 10750 Xylon Ave N.
8. 10351 Xylon Ave N.
9. 7326 63<sup>rd</sup> Ave N.
10. 8401 West Broadway
11. 4512 83<sup>rd</sup> N.
12. 9303 West Broadway
13. 10700 Noble Ave N.
14. 7656 Lee Ave N.
15. 7333 Drew Ave N.
16. 7335 Zane Ave N.

City Assessor Bauer-Anderson stated the following property owners signed up tonight prior to the Board of Appeal and Equalization meeting.

1. 8819 Jersey Avenue North – Did not address the Board.
2. 7212 72<sup>nd</sup> Lane N. #217 – Yelena Kurdyumova addressed the Board.

#### D. APPROVAL OF VALUATION AGREEMENTS

City Assessor Bauer-Anderson stated the following properties had valuation agreements made within the 10-day window and read the properties and recommendations into the record.

1. 6471 102<sup>nd</sup> Ave N., 2024 Market Value-\$494,700; adjusted to \$486,900.
2. 2500 Pearson Pkwy N., 2024 Market Value-\$383,900; adjusted to \$378,900
3. 6771 Boone Ave N., 2024 Market Value-\$2,520,400; adjusted to \$2,200,000.
4. 10301 Quail Ave N., 2024 Market Value-\$567,400; adjusted to \$548,300.
5. 1916 Edinbrook Ct. N., 2024 Market Value-\$580,400; adjusted to \$565,200.
6. 8328 Fairfield Rd., 2024 Market Value-\$552,600; adjusted to \$510,000.
7. 10356 Yates Dr. N., 2024 Market Value-\$489,900; adjusted to \$447,600.
8. 7111 West Broadway, 2024 Market Value-\$1,914,000; adjusted to \$1,850,000.
9. 10345 Quail Cir N., 2024 Market Value-\$593,700; adjusted to \$527,400.
10. 4818 103<sup>rd</sup> Ave N., 2024 Market Value-\$570,800; adjusted to \$533,000.

11.7409 Kentucky Ave N., 2024 Market Value-\$457,400; adjusted to \$433,800.

Board Member Tran spoke on behalf of 7335 Zane Ave. She stated her son was serving in Germany. She stated inspectors were at the property and did work and would provide documents on the work done and would provide it to the assessor's office.

D.1 MOTION MORSON, SECOND KLONOWSKI TO ACCEPT THE CITY ASSESSOR'S VALUATION AGREEMENTS BETWEEN MARCH 30, 2024, AND APRIL 8, 2024.

Chair Winston called for a roll call vote.

D.1 THE MOTION PASSED UNANIMOUSLY ON A ROLL CALL VOTE AS FOLLOWS: YES-TRAN, KLONOWSKI, LEE, ERIKSEN, MORSON, MCGARVEY, WINSTON; NO-NONE.

Chair Winston stated the next process was staff would get information on the properties that appealed. The information on the properties would be presented to the Board in two weeks when the Board reconvened.

E. SET DATE FOR RECONVENED BOARD OF APPEAL AND EQUALIZATION MEETING.

E.1 MOTION ERIKSEN, SECOND LEE TO RECONVENE THE BOARD OF APPEAL AND EQUALIZATION MEETING ON APRIL 22, 2024.

Chair Winston called for a roll call vote.

E.1 THE MOTION PASSED UNANIMOUSLY ON A ROLL CALL VOTE AS FOLLOWS: YES-KLONOWSKI, LEE, ERIKSEN, MORSON, MCGARVEY, TRAN, WINSTON; NO-NONE.

F. RECESS MEETING TO RECONVENED DATE

RECESS – at 6:54 p.m. with consensus of the Board, Chair Winston recessed the meeting to April 22, 2024.

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HOLLIES WINSTON, CHAIR

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DEVIN MONTERO, CITY CLERK