

BOARD OF APPEAL AND EQUALIZATION MEETING

Monday, April 10, 2023
6:00 p.m.

Brooklyn Park Council Chambers
5200 85th Avenue North

CALL TO ORDER – Chair Winston

PRESENT: Mayor Hollies Winston, Council Members Christian Eriksen, Boyd Morson, Xp Lee, Boyd Morson; Maria Tran, 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.

B. ASSESSOR'S REPORT

B.1 Assessor's Presentation

City Assessor Bauer-Anderson briefed the council on the 2022 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, Why mass appraisal is used, Where assessors get sales info, Sales Verification, What isn't Arms-Length, Ratio Study Guidelines, Sales Ratio Analysis, Ratio Study Application, 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, Outline of the process, Continuing the Appeal, Most Common Question, Property Type Value Change, 2022 Sales, 2022 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 24, 2023.

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 addressed and asked if the property owner was present to address the Board.

1. 8878 Zealand Avenue-Bill Feist addressed the Board.
2. 9749 Thomas Ave N.-Ravi Limkar.
3. 3927 Globeflower Ct.-Ravi Limkar.
4. 6409 88th Ave N.- Ravi Limkar.
5. 7200 90th Ave N.- Ravi Limkar.

6. 10460 Vera Cruz- Ravi Limkar.
7. 8501 Wyoming-Clint Carlson.
8. 9325 Winnetka Avenue-TDS Holdings LLC
9. 9495 Noble Pkwy-Convenience Store Investment
10. 5801 96th Avenue N.-Convenience Store Investment
11. 7601 Northland Drive-MNJV, Northland V LLC
12. 7115 Northland Terrace-MNJV, Northland V LLC
13. 9401 Zane Avenue-Hurd Brooklyn LLC
14. 7601 Zane Avenue-BP Partners LP
15. 4700 Oxborough Gardens-Ravi Gupta addressed the Board.
16. 4600 85th Avenue-Emile Nguimfack addressed the Board.
17. 7924 Mississippi Lane-Rebecca Risler
18. 3100 Brookdale Drive- Nguimfack addressed the Board.
19. 7908 Mississippi Lane-Anthony Raj
20. 7624 Brooklyn Boulevard-Krista Rogers/Angel addressed the Board.
21. 8920 Yates Terrace-Daniel Pilon addressed the Board.
22. 8926 Yates Terrace
23. 104 75th Avenue-Daryoosh Tirandaz addressed the Board.
24. 1015 80th Avenue
25. 9515 Oliver Avenue.

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. 6324 Virginia Avenue, valued at \$285,500 and reduced to \$249,900.
2. 6771 Boone Avenue, valued at \$2,693,600 and reduced to \$2,400,000.
3. 7340 Willow Lane, valued at \$470,000 and reduced to \$418,100.
4. 8961 Windsor Terrace, valued at \$551,700 and reduced to \$529,700.
5. 7349 Logan Court, valued at \$246,400 and reduced to \$205,500.
6. 10331 Quail Avenue, valued at \$570,100 and reduced to \$549,500.
7. 1335 84th Lane, valued at \$360,200 and reduced to \$344,900.
8. 7825 June Avenue, valued at \$268,900 and reduced to \$258,500.
9. 9925 Butternut Avenue, valued at \$448,300 and reduced to \$425,000.

D.1 MOTION MORSON, SECOND KLONOWSKI TO ACCEPT THE CITY ASSESSOR'S VALUATION AGREEMENTS BETWEEN APRIL 1, 2023 AND APRIL 11, 2023. MOTION PASSED UNANIMOUSLY.

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 MORSON, SECOND KLONOWSKI TO RECONVENE THE BOARD OF APPEAL AND EQUALIZATION MEETING ON APRIL 24, 2023. MOTION PASSED UNANIMOUSLY.

F. RECESS MEETING TO RECONVENED DATE

RECESS – at 7:02 p.m. with consensus of the Board, Chair Winston recessed the meeting to April 24, 2023.

HOLLIES WINSTON, CHAIR

DEVIN MONTERO, CITY CLERK