

LOCAL BOARD OF APPEAL AND EQUALIZATION MEETING  
(BOARD OF REVIEW)  
CITY OF CROSSLAKE  
FRIDAY, APRIL 17, 2015  
10:00 A.M. – CITY HALL

The Local Board of Appeal and Equalization Meeting (Board of Review) for the City of Crosslake, Minnesota was held in the Council Chambers of City Hall on Friday, April 17, 2015 at 10:00 A.M. The following Council Members were present: Mayor Steve Roe, Gary Heacox, and Mark Wessels. Brad Nelson and Dave Schrupp were absent. Also in attendance were City Clerk Char Nelson, Finance Director/Treasurer Mike Lyonais, and Gary Griffin, Sam Bedard and Sandra Ehrich of the Crow Wing County Property Valuation & Classification Department. There were fourteen individuals in the audience. (Sign in sheet attached as a permanent record.)

Mayor Roe called the meeting to order at 10:00 A.M. and stated that the purpose of the meeting was to review property value assessments and classifications for the current assessment year 2015 which will be reflected in taxes payable in 2016.

Gary Griffin introduced himself and noted that today's discussion will not pertain to property tax issues or prior year's valuations. A total of 76 sales were used in determining the valuations. The County's overall median ratio for all classifications was at 97% of market value. Mr. Griffin noted that all decisions made by the Council today should be adopted by a formal vote. Council options include: 1.) no change, 2.) lower the value, 3.) raise the value, 4.) change the classification, or 5.) have the assessor inspect the property and report to the local board.

Charles Goenner of 17385 Lily Pad Road addressed the Council to contest the Assessor's combined estimated market value of lots 120132100AA0009 and 120131201CA0009 in the amount of \$266,500. The combined property is over 10 acres. The Assessor determined that the highest and best use of the land would be to sell both parcels together. Mr. Goenner argued that there is no access to the property in the winter, that the lakeshore is weedy, that the banks are high, and that it is close to a dirty and busy public access. Mark Wessels stated that the Goenner's could divide the property into two parcels and sell each piece for at least \$200,000. MOTION 04S2-01-15 WAS MADE BY MARK WESSELS AND SECONDED BY GARY HEACOX TO MAKE NO CHANGE TO THE ESTIMATED MARKET VALUE FOR PARCELS 120132100AA0009 AND 120131201CA0009 WHICH HAVE A TOTAL VALUE OF \$266,500 COMBINED. MOTION CARRIED WITH ALL AYES.

Richard Franta appeared before the Council representing the 140 owners of Wilderness Park. The estimated market value of each owner's property increased 25-60%. Mr. Franta argued that the property owners were being doubled taxed because the association pays property tax on the entire piece of land and that each trailer owner was being taxed on each individual lot. The sales that the Assessor used to base the values included accessory items such as boats, docks, sheds and garages. Scott Fowler of the Wilderness Park

Association addressed the Council and stated that he spoke with the MN Department of Revenue and that they provided him information which showed that the County Assessor was inaccurately determining the values of the trailers. Larry Neer also contested the Assessor's values. Steve Roe stated that the property owners are disputing the process for determining the estimated market values and that the Council cannot change that. MOTION 04S2-02-15 WAS MADE BY MARK WESSELS AND SECONDED BY STEVE ROE TO MAKE NO CHANGE TO THE ESTIMATED MARKET VALUES AT WILDERNESS PARK. MOTION CARRIED WITH ALL AYES.

Michael Hurting of 15281 Wilderness Trail addressed the Council to discuss the value of the outlet of the Little Pine Wilderness plat. 11 owners of the plat share the value and tax of the outlet. The Assessor increased the value of the outlet from \$41,800 to \$261,800 because of the access it allows to the Whitefish Chain. After a site inspection the Assessor noted that the shoreline was in terrible condition, that the dock location may be an issue for owners and that electric motors are not authorized in the bay. The Assessor suggested that the value be reduced to \$55,000. MOTION 04S2-03-15 WAS MADE BY MARK WESSELS AND SECONDED BY GARY HEACOX TO REDUCE THE ESTIMATED MARKET VALUE OF PARCEL 1424200090C0009 TO \$55,000 (\$5,000 per owner). MOTION CARRIED WITH ALL AYES.

John Callender of 13334 Ox Lake Crossing appeared before the Council to contest the increase of the estimated market value of his home from \$437,900 to \$543,500. The Council determined that because Mr. Callender paid approximately \$540,000 for the home several years ago, the value was fair. MOTION 04S2-04-15 WAS MADE BY GARY HEACOX AND SECONDED BY MARK WESSELS TO MAKE NO CHANGE TO THE ESTIMATED MARKET VALUE FOR PARCEL 142290010040009. MOTION CARRIED WITH ALL AYES.

Kent Carlson of 13347 Ox Lake Crossing addressed the Council to discuss the estimated market value of a vacant lot adjacent to his home. The value increased from \$179,900 to \$295,000. The Council discussed other empty lots in this area that have not been able to sell at \$249,000. MOTION 04S2-05-15 WAS MADE BY GARY HEACOX AND SECONDED BY MARK WESSELS TO REDUCE THE ESTIMATED MARKET VALUE FROM \$295,000 TO \$239,000 FOR PARCEL 142290010060009. MOTION CARRIED WITH ALL AYES.

Steve Baker of 37441 County Road 66 appeared before the Council to contest the increase in market value to his home from \$682,000 to \$810,100. Mr. Baker argued that no improvements have been made in the last year and that neighboring properties have recently sold for much less than this. When Mr. Baker purchased the property in 2013 the value was \$319,000. After improvements were completed, the value went up to \$464,000. A big increase to the value happened in 2015 when it increased to \$682,000, however, Mr. Baker was unable to attend the Board of Appeal and Equalization that year. The Assessor agreed that this property has some unique characteristics which could reduce the value. MOTION 04S2-06-15 WAS MADE BY MARK WESSELS AND SECONDED BY GARY HEACOX TO REDUCE THE ESTIMATED MARKET

VALUE OF PARCEL 14123000040009 FROM \$810,000 TO \$691,600. MOTION CARRIED WITH ALL AYES.

Pamela Zautner of 34256 White Oak Drive questioned why the estimated value of her home increased from \$554,000 to \$644,000. The Assessor noted that the Zautners combined two parcels last year and rather than having two separate tax statements, the total value of the two lots was combined onto one statement. MOTION 04S2-07-15 WAS MADE BY MARK WESSELS AND SECONDED BY GARY HEACOX TO MAKE NO CHANGE TO THE ESTIMATED MARKET VALUE OF PARCEL 141810010100009. MOTION CARRIED WITH ALL AYES.

Darrell Schneider of 12481 Arrowhead Lane appeared before the Council to contest the increase in value of his home from \$804,000 to 975,000. Although the lot is large, the rough terrain would make it difficult to divide or to rebuild. MOTION 04S2-08-15 WAS MADE BY MARK WESSELS AND SECONDED BY GARY HEACOX TO REDUCE THE ESTIMATED MARKET VALUE OF PARCEL 141020000050009 FROM \$975,000 TO \$885,000. MOTION CARRIED WITH ALL AYES.

The Council took a five minute recess and reconvened at 1:50 P.M.

The Council reviewed a written property value appeal request from Richard Radintz of 37477 2<sup>nd</sup> Ave and a recommendation from the County to make no change to the EMV. The value increased from \$415,000 to \$491,100. MOTION 04S2-09-15 WAS MADE BY GARY HEACOX AND SECONDED BY MARK WESSELS TO MAKE NO CHANGE TO THE ESTIMATED MARKET VALUE FOR PARCEL 141550000170009. MOTION CARRIED WITH ALL AYES.

The Council reviewed a written property value appeal request from Richard Blevins of 36747 Pine Bay Drive and a recommendation from the County to reduce the EMV of the land due to a provided survey showing less front footage than calculated. MOTION 04S2-10-15 WAS MADE BY MARK WESSELS AND SECONDED BY GARY HEACOX TO REDUCE THE ESTIMATED MARKET VALUE FOR PARCEL 14163001005A009 FROM \$372,700 TO \$317,800. MOTION CARRIED WITH ALL AYES.

The Council reviewed a written property value appeal request from Robert Ruff of 37810 Forest Lodge Road and a recommendation from the County to reduce the EMV of the land due to a provided survey showing less front footage than calculated. MOTION 04S2-11-15 WAS MADE BY GARY HEACOX AND SECONDED BY MARK WESSELS TO REDUCE THE ESTIMATED MARKET VALUE FOR PARCEL 120082204MC0009 FROM \$697,200 TO \$665,200. MOTION CARRIED WITH ALL AYES.

The Council reviewed a written property value appeal request from Mark Logan of 34427 Happy Landing Road and a recommendation from the County to reduce the EMV due to lakeshore quality. MOTION 04S2-12-15 WAS MADE BY MARK WESSELS AND

SECONDED BY GARY HEACOX TO APPROVE THE VALUATION DECREASE FROM \$592,400 TO \$431,400 AS PROPOSED BY THE COUNTY FOR PARCEL 120293104EA0009. MOTION CARRIED WITH ALL AYES.

The Council reviewed a written property classification appeal request from Theresa Lydon and a recommendation from the County to make no change to the classification. MOTION 04S2-13-15 WAS MADE BY GARY HEACOX AND SECONDED BY MARK WESSELS TO KEEP THE CLASSIFICATION OF PARCEL 120052203A0009 AS RV LAND RURAL VACANT RATHER THAN SEASONAL. MOTION CARRIED WITH ALL AYES.

The Council reviewed a written property value appeal request from David Olson of 33921 Wild Wind Ranch Drive. The County was not aware that there were two contiguous lots and that the two should be valued as one. The County recommended a reduction in the EMV. MOTION 04S2-14-15 WAS MADE BY MARK WESSELS AND SECONDED BY GARY HEACOX TO APPROVE THE VALUATION DECREASE FROM \$31,000 TO \$13,700 FOR PARCEL 142520010040009. MOTION CARRIED WITH ALL AYES.

The Council reviewed a written property value appeal request from Doug Sabart of 37071 Bunkhouse Road and a recommendation from the County to reduce the EMV due to a correction to the style of grade of home. MOTION 04S2-15-15 WAS MADE BY GARY HEACOX AND SECONDED BY MARK WESSELS TO REDUCE THE ESTIMATED MARKET VALUE OF PARCEL 142170040170009 FROM \$131,800 TO \$106,000. MOTION CARRIED WITH ALL AYES.

The Council reviewed a written property value appeal request from Phillip Harein of 38478 Ojibway Circle and a recommendation from the County to reduce the EMV on two parcels due to building quality and lakeshore quality. MOTION 04S2-16-15 WAS MADE BY MARK WESSELS AND SECONDED BY GARY HEACOX TO REDUCE THE ESTIMATED MARKET VALUE OF PARCEL 14212001006Z009 FROM \$407,300 TO \$375,600 AND THE ESTIMATED MARKET VALUE OF PARCEL 14212001007Z009 FROM \$93,600 TO \$88,900. MOTION CARRIED WITH ALL AYES.

The Council reviewed a written property value appeal request from Richard Becker of 12296 Anchor Point Road and a recommendation from the County to reduce the EMV due to the removal of an "open porch". MOTION 04S2-17-15 WAS MADE BY MARK WESSELS AND SECONDED BY GARY HEACOX TO REDUCE THE ESTIMATED MARKET VALUE OF PARCEL 1417000090BB0009 FROM \$163,000 TO \$161,400. MOTION CARRIED WITH ALL AYES.

There being no further comments, MOTION 04S2-18-15 WAS MADE BY GARY HEACOX AND SECONDED BY MARK WESSELS TO ADJOURN THE BOARD OF REVIEW MEETING AT 2:15 P.M. MOTION CARRIED WITH ALL AYES.

Respectfully submitted by,

A handwritten signature in cursive script that reads "Charlene Nelson". The signature is written in black ink and is positioned below the text "Respectfully submitted by,".

Charlene Nelson  
City Clerk

Deputy Clerk/Minutes/4-17-15 Board of Review.doc





