

LOCAL BOARD OF APPEAL AND EQUALIZATION MEETING  
(BOARD OF REVIEW)  
CITY OF CROSSLAKE  
FRIDAY, APRIL 19, 2013  
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 19, 2013 at 10:00 A.M. The following Council Members were present: Mayor Darrell Schneider, Steve Roe, Gary Heacox, John Moengen and Mark Wessels. Also present were City Administrator/Consultant Dan Vogt, City Clerk Char Nelson, Community Development Director Ken Anderson, Public Works Director Ted Strand, and Gary Griffin, Brian Gust and Sandra Ehrich of the Crow Wing County Property Valuation & Classification Department. There were two individuals in the audience. (Sign in sheet attached as a permanent record.)

Mayor Schneider 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 2013 which will be reflected in taxes payable in 2014.

Gary Griffin introduced himself and noted that today's discussion will not pertain to property tax issues or prior year's valuations. The 2013 Estimated Market Value (EMV) for Residential/Seasonal properties decreased 1%, Commercial increased 4%, and Agricultural decreased 8.6%, bringing a decrease to the Total Estimated Market Value for the City of Crosslake to 0.9%. A total of 71 sales were used in determining the valuations. The County's overall median ratio for all classifications was at 96.16% of market value. Local Board of Appeal Training will be held July 22, 2013 in Brainerd.

Bonnie Dyrdaahl sent a letter to the Board requesting consideration of lowering the property tax value of her property at 37175 Pine Lane. Mr. Griffin stated that the value of this property increased from \$431,800 in 2012 to \$489,700 in 2013 due to the increase of value to front footage on the Whitefish Chain. This unique piece of property has approximately 80 feet of frontage on Rush Lake and 150 feet on Cross Lake. The Cross Lake side of the property is across County Road 16 from the cabin and not used by the property owners. Because of the location of the Cross Lake frontage, the value was decrease by 90%. Mayor Schneider stated that it is the property owner's responsibility to provide proof that the value of the property is too high and that the decision of the Board could be appealed to the County Board at their meeting of June 17, 2013. Mr. Griffin stated that the County would send a letter notifying Ms. Dyrdaahl of the Local Board's decision. Following further discussion, MOTION 04S1-01-13 WAS MADE BY JOHN MOENGEN AND SECONDED BY MARK WESSELS TO LEAVE THE COUNTY VALUATION AS SHOWN FOR PARCEL 141570000010009. MOTION CARRIED 4-1 WITH WESSELS OPPOSED.

Robert Mattson of 36120 Tamarack Road appeared before the Board to discuss the Estimated Market Value of his two lots. Although the adjacent lot to his home has 100

feet of frontage on Lake O'Brien, the lot is unbuildable because of the sloping on all four sides. The assessed value increased from \$34,000 in 2012 to \$54,000 in 2013. Gary Griffin explained that the County valued the two lots as a single lot because one would not sell without the other. Both Mark Wessels and John Moengen stated that the vacant lot could sell for \$54,000. Gary Griffin also noted that the value of the building increased this year because of an addition to the home. The value for the two lots combined is \$310,000. Mr. Griffin was having difficulty with his laptop, so the Board put this matter on hold until Mr. Griffin could obtain information from the County.

The Board reviewed a property value appeal request from David and Nancy Walter of 38061 County Road 3. After an onsite visit, the County recommended that the Board decrease the value from \$504,900 to \$498,200. MOTION 04S1-02-13 WAS MADE BY JOHN MOENGEN AND SECONDED BY STEVE ROE TO APPROVE THE VALUATION DECREASE AS PROPOSED BY THE COUNTY FOR PARCEL 141080010050009. MOTION CARRIED WITH ALL AYES.

The Board reviewed a property value appeal request from James and Judith Cotten of 35494 County Road 3. After an onsite visit, the County determined that a small piece of land was valued high even though it is part of the common ownership group with other parcels owned by the Cottens. The County recommended that the Board decrease the value from \$15,000 to \$3,900. MOTION 04S1-03-13 WAS MADE BY MARK WESSELS AND SECONDED BY JOHN MOENGEN TO APPROVE THE VALUATION DECREASE AS PROPOSED BY THE COUNTY FOR PARCEL 120213102DA0009. MOTION CARRIED WITH ALL AYES.

The Board reviewed a property value appeal request from David and Holly Smith of 37350 County Road 66. After an in-office review, the County determined that there was an error in the County records for the square footage of the property. The County recommended that the Board decrease the value from \$212,490 to \$196,590. MOTION 04S1-04-13 WAS MADE BY JOHN MOENGEN AND SECONDED BY GARY HEACOX TO APPROVE THE VALUATION DECREASE AS PROPOSED BY THE COUNTY FOR PARCEL 120093201E00889. MOTION CARRIED WITH ALL AYES.

The Board reviewed a property value appeal request from Robert and Susan Borne of 36343 Bonnie Lakes Road. After an onsite visit, the County determined that the cabin's interior was gutted and in the process of being remodeled. Until the project is complete, the County recommended that the Board decrease the value from \$189,000 to \$179,100. MOTION 04S1-05-13 WAS MADE BY JOHN MOENGEN AND SECONDED BY MARK WESSELS TO APPROVE THE VALUATION DECREASE AS PROPOSED BY THE COUNTY FOR PARCEL 14177000002A009. MOTION CARRIED WITH ALL AYES.

The Board reviewed a property value appeal request from Terry and Sharon Johnson of 14086 Tall Timbers Trail. After an onsite visit, the County determined that there was a decrease in square footage due to the removal of a building. The County recommended that the Board decrease the value from \$224,400 to \$205,000. MOTION 04S1-06-13

WAS MADE BY JOHN MOENGEN AND SECONDED BY DARRELL SCHNEIDER TO APPROVE THE VALUATION DECREASE AS PROPOSED BY THE COUNTY FOR PARCEL 142170060040009. MOTION CARRIED WITH ALL AYES.

Gary Griffin stated that all applicants will receive a letter from the County with the decision made by the Local Board. Mr. Griffin added that he spoke with a property owner on Big Pine Trail who argued that his home was on the Pine River and not on Big Pine Lake. The property owner plans to take his case to the Attorney General.

Mr. Griffin received the necessary information to finish the appeal from Mr. Mattson. Although the addition to the home was done several years ago, the County just became aware it, which is the cause of the large increase to this year's assessment. MOTION 04S1-07-13 WAS MADE BY MARK WESSELS AND SECONDED BY JOHN MOENGEN TO LEAVE THE COUNTY VALUATION AS SHOWN FOR PARCELS 141780000080009 AND 141780000090009. MOTION CARRIED WITH ALL AYES.

There being no further comments, MOTION 04S1-08-13 WAS MADE BY JOHN MOENGEN AND SECONDED BY STEVE ROE TO ADJOURN THE BOARD OF REVIEW MEETING AT 11:52 A.M. MOTION CARRIED WITH ALL AYES.

Respectfully submitted by,



Charlene Nelson  
City Clerk

