

BOARD OF REVIEW MEETING
CITY OF CROSSLAKE
THURSDAY, MAY 3, 2007
10:00 A.M. – CITY HALL

The annual Board of Review Meeting for the City of Crosslake, Minnesota was held in the Council Chambers of City Hall on Thursday, May 3, 2007 at 10:00 A.M. The following Council Members were present: Mayor Jay Andolshek, Irene Schultz, Dean Swanson and Steve Roe. Also present were Deputy Clerk Charlene Nelson and Ron Rydh, Rick Bymark and Michaelle Cronquist of the County Assessor's Office. There were approximately 31 individuals in the audience.

Mayor Andolshek called the meeting to order and read the Statute pertaining to the purpose of the meeting which is to review property value assessments and classifications for the current assessment year 2007 which will be reflected in taxes payable in 2008. The meeting was then turned over to Ron Rydh of the County Assessor's Office.

Mr. Rydh stated that he does the majority of the appraisals in the City of Crosslake and introduced Rick Bymark and Michaelle Cronquist from his office. Ms. Cronquist would assist people wishing to obtain a review form. Mr. Bymark is newly employed at the Crow Wing County Auditor's Office and would be able to answer any general questions someone may have. Mr. Rydh stated that the State System dictates the value that be set based on the sale of properties in the area. The State requires that the market value be set between 95% - 105% of the property sales in the area. The County used 99 sales in the City of Crosslake between October 2005 and September 2006 to determine the ratios and median ratio for the City of Crosslake is 84.6%. If the value is under the State requirement, a mandated tax increase is imposed on all property. Mr. Rydh reviewed various land values for lakeshore property based on front footage. Cross Lake is averaging \$5,800 per foot, Daggett Lake is averaging \$4,600 per foot, Rush Lake is averaging \$4,800 per foot, Whitefish lake is averaging \$5,400 per foot, Ox Lake is averaging \$2,800 per foot, Little Pine Lake is averaging \$5,100 per foot, Trout Lake is averaging \$5,500 per foot plus a percentage for narrower lots, Big Pine Lake is averaging \$1,400 per foot, Velvet Lake is averaging \$1,400 per foot, O'Brien Lake is averaging \$2,200 per foot and Goodrich Lake \$2,200 per foot. After all revaluation was completed the median ration was 96.4%. Mr. Rydh stated that property owners may request a review of their property by sending a request for review card to the County Assessor's Office. Property owners should then follow up with a call to the County Assessor's Office to set up an appointment when the assessor can visit the property. The reviews must be to the Assessor's Office no later than May 10th so that all reviews will be completed by May 23rd. Mr. Rydh added that new this year, no separate tax statements for common interest areas would be mailed. The State now mandates that the appraisal of common interest areas of a plat be divided among the property owners in that plat, which caused assessed value increases on many properties this year.

Mr. Rydh took general questions from the audience. An audience member stated that he received a discount on his property taxes last year for having steep slopes and asked if he

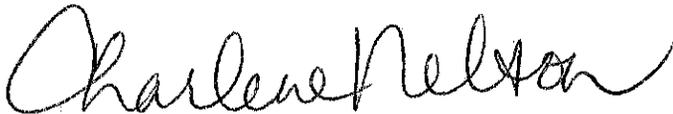
could get a discount this year for having no public access to his lake. Ron Rydh replied that there is no discount for that. An audience member asked if the mil rates would be adjusted down. Mr. Rydh replied that he did not know because he does not work with mil rates. An audience member asked if the Assessor takes the housing market into account. Mr. Rydh replied that the housing market is dependant on the asking price of property and that is the reason why some places do not sell as fast as others. Steve Roe asked Ron Rydh why the values on smaller lots on Trout Lake increased 15%. Mr. Rydh replied that the values increase on lake lots smaller than 100 feet by approximately 15% because they sell for about the same as a bigger lot. In order to keep the tax rate the same per foot, it is necessary to add a percentage to narrower lots. An audience member asked what the overall increase is each year. Mr. Rydh replied that on average the assessed values increased 15-17%.

The meeting was then open for property owners to review their current assessment with a representative from the County Assessor's Office and a member of the Council.

After all audience reviews were completed, Mr. Rydh read into the record the names of all of the individuals who submitted correspondence either by phone, mail or fax: Sherman Frederick, Bob Perkins, Jerome Liss, Stuart Swenson, George Chuba, Claire Groth, Carol Ann Rott, Swoverland, John Anderson, Jeanne Winiecki, Jeff Trippe, John Leighton, Wayne Vaughan, David Windschitl, Bigwood Enterprises, and Loretta Borosch. The County Assessor's Office will respond to each of these requests.

There being no further comments, MOTION 05S1-01-07 WAS MADE BY DEAN SWANSON AND SECONDED BY STEVE ROE TO ADJOURN THE BOARD OF REVIEW MEETING AT 12:30 P.M. MOTION CARRIED WITH ALL AYES.

Respectfully Submitted by,



Charlene Nelson
Deputy Clerk

CITY TWP CROSSLAKE

SIGN IN SHEET

NAME and ADDRESS	RE CODE	COMMENTS
1 Dennis Yager	14107000001-7	Ron
2 Valere Byerly	142390010140009	Ron
3 Eric Gannon 11911 Co. Rd. 16	120192300A00009 120192300B00009	Ron
4 Bob Mattson	141780000080009	Ron
5 ARNULF BERG	141780000062009	Ron
6 Leanna Lindquist Erickson	120101101A00009	Ron
7 JOSEPH/PATRICIA O. WESLEY	141740000270009 141740000280009	Ron
8 KEITTI NORDYSON	14230070070009 ← 14230070070009	
9 Kelly Kelins	141300000340009	
10 Mike Hubler Big Wood Enterprises	120162200BA0009	
11 Violette Kildahl	142030010040009	
12 Arthur Peterson	142630010070009	
13 Tom Leonard	1201031040A0009	
14 Bob Kuam	14110000017A009	Gave Review Form mac
15 Don Eise	141490310060009 141490310050009	
16 Gordon Klone Hasee	No parcel # with 13662 East Shore Ct	Left No review form
17 Kent & Mary Peterson	120023105P0009	Left
18 Edward Ladd	120163204PA0009	
19 Steve Roe	141490270050009	
20 Thony Mik	120024200C00009 120024200B00009	Left

CITY TWP CROSSLAKE

SIGN IN SHEET

NAME and ADDRESS	RE CODE	COMMENTS
21 Lane Lind 12365 Whitefish Ave	141420010020009	Review Form - MA
22 Patrick CB Lane	14141-KIMBALL RD	141210001-9 141210002-9 Gave in Review
23 Kenneth R Kefum	146010010030009	TO Rich to look p card
24 Oyea Satze	141740000410009	
25 Bill Burg	146010010080009	left No Renew Form
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CERTIFICATION OF POSTING OF ASSESSMENT NOTICE

STATE OF MINNESOTA

County of Crow Wing

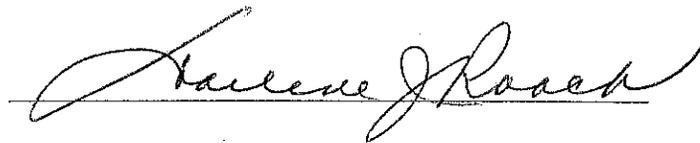
I, Darlene J. Roach, Clerk of the City of Crosslake in said County for the year 2007 do hereby certify that on the 8th day of March, 2007 in conformity with requirements of law, I posted notices in each of three of the most public places (City Hall, Crosslake Communications and U.S. Post Office) in said City ten days before the time of meeting therein named, also caused such notice to be published in a legal newspaper, of which the following is a true copy to-wit:

ASSESSMENT NOTICE

NOTICE IS HEREBY GIVEN, That the Board of Appeal and Equalization of the City of Crosslake in Crow Wing County, Minnesota, will meet in the Office of the Clerk in said City at 10:00 A.M. on Thursday the 3rd day of May, 2007 for the purpose of reviewing and correcting the assessment of said City for the year 2007. All persons considering themselves aggrieved by said assessment, or who wish to complain that the property of another is assessed to low, are hereby notified to appear at said meeting, and show cause to having such assessment corrected.

No complaint that another person is assessed to low will be acted upon until the person so assessed, or his agent, shall have been notified of such complaint.

Given under my hand this 8th day of March, 2007



Darlene J. Roach
Clerk of the City of Crosslake

City of Crosslake 2007

The median ratio for the city is 84.6%

From 10/2005 to 9/2006 - 99 SALES

Crosslake

There were 15 land and building sales, with a median ratio of 86.4%. The sales indicated the lake shore value from these sales from \$ 8800. per foot. Five sales were over \$ 6000. per. Foot. And 5 sales were over \$ 5000. per foot.

There were 4 bare land sales at median ratio of 74.1%. One sale was a 150 foot lot that sold for \$ 1,050,000. or \$ 7000. per foot. The others were over \$ 6000. per foot. The highest value used was \$ 5800. per foot.

Daggett Lake

There were 6 sales, indicating the lake shore from \$ 7200 per foot, \$ 5700 per foot, \$ 4400 per foot, and \$ 4200 per foot. Highest value used was \$ 4600 per foot.

Rush Lake

There were 5 land and building sales showing the lake shore at \$ 6800 per foot, \$ 6000, and \$ 5000 per foot. The highest value used was \$ 4800 per foot.

Whitefish Lake

Had 6 land and building sales at a median ratio of 77.4%. The sales indicated the lake shore at \$ 7000, \$ 6200, and \$5250 per foot for a bare 100 foot lot. Highest value used was \$ 5400 per foot plus a percentage for narrower lots.

Ox Lake

4 sales of land and buildings at a median ratio of 60%. Sales showing lake shore at \$ 3300, \$3100, \$ 2100, and \$ 1800 per foot. The highest value used was \$2800 per foot.

Little Pine Lake

Median ratio was 83.5% on 2 sales. One sale was at \$5100 per foot. The highest Value was \$ 4500 per foot.

Trout Lake

Median ratio at 84.4% Highest value used was \$ 5500 per foot plus a percentage for narrower lots.

Big Pine Lake

There were 3 sales at 91% and the highest value used was \$ 1400 per foot.

Velvet Lake

The Median ratio was 76.1%. Sales showing the lake shore at \$ 1900 per foot, \$ 1500, the highest value was \$ 1400 per foot.

O Brien Lake

There was 4 sales at 78.9%. Highest value used is \$ 2200 per foot.

Goodrich Lake

The median was at 70.7%. Highest value used is \$ 2200 per foot

Off Lake Sales

There was 19 land and building sales at a Ratio of 94.9% and there was 14 bare land sales at 81.1 %

After all revaluation was completed the Median ration is 96.4 %.

Reviews into our office by 5/10

All Reviews completed by 5/23