

RECONVENED BOARD OF REVIEW MEETING
CITY OF CROSSLAKE
FRIDAY, MAY 19, 2006
10:00 A.M. – CITY HALL

The Board of Review Meeting for the City of Crosslake, Minnesota reconvened on Thursday, May 4, 2006 at 10:00 A.M. in the Council Chambers at City Hall. The following Council Members were present: Mayor Jay Andolshek, Dick Phillips, Terry Curtis, Dean Eggena and Dean Swanson. Also present were City Administrator Tom Swenson, Deputy Clerk Charlene Nelson and Ron Rydh and Bob Miller of the County Assessor's Office. There were approximately 4 individuals in the audience.

Mayor Andolshek called the meeting to order at 10:03 A.M. and turned the meeting over to County Assessor Ron Rydh. Mr. Rydh stated that this was an opportunity for property owners to address the Council with concerns that were not solved with the County Assessor's site visit and for the City Council to review the concerns and listen to the County Assessor's recommendations. The Council must take action on every case. Dean Eggena added that any property owner that is not happy with the outcome of this meeting can appeal the decision to the County Board. Dick Phillips questioned if the Council could change the tax amount for property owners. Dean Eggena replied that the Council can change the property value for any property that they feel has been valued incorrectly by the Assessor.

Robert Mattson of 36120 Tamarack Road appeared before the Council. Bob Miller stated that Mr. Mattson owns lots 8 and 9 and that after a review of the site, the County Assessor has recommended that there be no change of value to the buildings and land on Lot 8. On Lot 9 the Assessor recommended changing the land value from \$68,000 to \$44,000 because this would be equal to the surrounding properties. A discount was given for elevation and quality of lakeshore. Bob Mattson stated that he is in agreement with the recommendations for both lots. MOTION 05S3-01-06 WAS MADE BY DEAN EGGENA AND SECONDED BY DICK PHILLIPS TO ACCEPT THE RECOMMENDATION MADE BY THE COUNTY ASSESSOR THAT THERE BE NO CHANGE IN VALUE ON LOT 8 AND THAT THE LAND VALUE OF LOT 9 CHANGE FROM \$68,000 TO \$44,000 ON ROBERT MATTSON'S PROPERTY AT 36120 TAMARACK ROAD. MOTION CARRIED WITH ALL AYES.

David Peterson of 12693 Arrowhead Lane appeared before the Council. Ron Rydh stated that this 2 level house was recently finished and that it was located on a lot that tapered, that had a triangle effect and also had a road easement through it. Darrell Olson and Ron Rydh did an on-site evaluation. Because of the problems with the shape of the lot, Mr. Rydh was able to change its classification and recommended a 10% discount be given, bringing the value of the house and land to \$1,988,100. David Peterson stated that the Assessor was very fair and he was ok with the change. MOTION 05S3-02-06 WAS MADE BY DICK PHILLIPS AND SECONDED BY TERRY CURTIS TO ACCEPT THE RECOMMENDATION MADE BY THE COUNTY ASSESSOR THAT THE NEW VALUE ON THE HOUSE AND LAND OF DAVID PETERSON'S PROPERTY

AT 12693 ARROWHEAD LANE BE SET AT \$1,988,100. MOTION CARRIED WITH ALL AYES.

A written request was made by Clifford Wiebke to have the County Assessor do a site evaluation of his property at 38252 Ox Lake Landing. Cliff Wiebke argued that the house was not finished. After visiting the site, Ron Rydh recommended that no change be made to the value of this property. Mr. Wiebke was not present to contest the recommendation. MOTION 05S3-03-06 WAS MADE BY DEAN EGGENA AND SECONDED BY DICK PHILLIPS TO MAKE NO CHANGE IN THE PROPERTY VALUE OF CLIFFORD WIEBKE'S PROPERTY AT 38252 OX LAKE LANDING. MOTION CARRIED WITH ALL AYES.

Arnie Berg of 36098 Tamarack Road appeared before the Council. Bob Miller explained that due to the elevation and quality of lakeshore, the Assessor recommended a reduction from \$214,800 to \$198,000 on the land value of Mr. Berg's property. Mr. Berg stated that he would accept the recommendation. MOTION 05S3-04-06 WAS MADE BY DEAN SWANSON AND SECONDED BY DEAN EGGENA TO ACCEPT THE RECOMMENDATION FROM THE COUNTY ASSESSOR THAT THE LAND VALUE CHANGE FROM \$214,800 TO \$198,000 ON ARNOLD BERG'S PROPERTY AT 36098 TAMARACK ROAD. MOTION CARRIED WITH ALL AYES.

A written request was made by Thomas Bzoskie to have the County Assessor do a site evaluation of his property at 35340 Maroda Drive. After visiting the site and the property owner, Ron Rydh recommended that no change be made to the value of this property. Mr. Bzoskie was not present to contest the recommendation. MOTION 05S3-05-06 WAS MADE BY DEAN EGGENA AND SECONDED BY DICK PHILLIPS TO MAKE NO CHANGE IN THE PROPERTY VALUE OF THOMAS BZOSKIE'S PROPERTY AT 35340 MARODA DRIVE. MOTION CARRIED WITH ALL AYES.

Ron Rydh noted that a review form was sent to Steven Peterson for his property at 36068 Tamarack Road and that the form was never returned to the County Assessor's Office, so no action was required.

A written request was made by Kathe Lemmerman to have the County Assessor do a site evaluation of her property at 36628 Harbor Trail. At the site, Ron Rydh showed her valuations of surrounding properties are similar to hers and recommended that no change be made to the value of this property. MOTION 05S3-06-06 WAS MADE BY JAY ANDOLSHEK AND SECONDED BY TERRY CURTIS TO MAKE NO CHANGE IN THE PROPERTY VALUE OF KATHE LEMMERMAN'S PROPERTY AT 36628 HARBOR TRAIL. Jay Andolshek questioned and Ron Rydh confirmed that Ms. Lemmerman could still attend the Crow Wing County Board of Appeal if she is still unhappy with the decision. MOTION CARRIED WITH ALL AYES.

A written request was made by Lynn Schmidt to have the County Assessor do a site evaluation of his property at the Century 21 building at 35287 County Road 3. Ron Rydh showed Mr. Schmidt that all of the commercial land in that area pay \$4.00 per square foot

and recommended that no change to the value be made. Mr. Schmidt told Mr. Rydh that he was ok with that recommendation and was not present at today's meeting to contest it. MOTION 05S3-07-06 WAS MADE BY DEAN EGGENA AND SECONDED BY TERRY CURTIS TO MAKE NO CHANGE IN THE PROPERTY VALUE OF LYNN SCHMIDT'S PROPERTY AT 35287 COUNTY ROAD 3. MOTION CARRIED WITH ALL AYES.

A written request was made by Steven Sands to have the County Assessor do a site evaluation of his property at 12635 Arrowhead Lane. Ron Rydh stated that after visiting the site, it was noted that an error had been made on the revaluation of this property. Because the lot tapers and is somewhat triangular, the Assessor recommended changing the land value from \$1,092,500 to \$842,500 and leaving the building value the same at a new total of \$1,284,000. Mr. Sands told Mr. Rydh that he was ok with the change in value. MOTION 05S3-08-06 WAS MADE BY DEAN EGGENA AND SECONDED BY DICK PHILLIPS TO ACCEPT THE RECOMMENDATION MADE BY THE COUNTY ASSESSOR TO CHANGE THE LAND VALUE FROM \$1,092,500 TO \$842,500 ON STEVEN SAND'S PROPERTY AT 12635 ARROWHEAD LANE. MOTION CARRIED WITH ALL AYES.

A written request was made by Marlene Swanson to have the County Assessor do a site evaluation of her property at 37425 County Road 66. Ms. Swanson was concerned that if the cabin was removed, it would not be a buildable lot at today's requirements. Ron Rydh explained to Ms. Swanson at the site, that although the lots taper to the lake, similar shaped properties sold at high prices. MOTION 05S3-09-06 WAS MADE BY JAY ANDOLSHEK AND SECONDED BY DEAN SWANSON TO ACCEPT THE RECOMMENDATION MADE BY THE COUNTY ASSESSOR THAT NO CHANGE TO THE PROPERTY VALUE BE MADE. MOTION CARRIED WITH ALL AYES.

A written request was made by Arlen Stensby to have the County Assessor do a site evaluation of his property at 37851 County Road 66. Mr. Stensby provided the County Assessor with a letter he received from the Crosslake Planning and Zoning Department stating that this parcel, which contains a metal building, next to the car wash, is not zoned commercial, although the taxes on it have been based on commercial classification. Ron Rydh stated that because the building was being used in a residential manner and is zoned residential, the value of the land could be reduced from \$159,000 to \$22,200. The building value would remain the same. Dean Eggena stated that this was a good example of why the Local Board of Adjustment is important to the community. MOTION 05S3-10-06 WAS MADE BY DEAN EGGENA AND SECONDED BY TERRY CURTIS TO ACCEPT THE RECOMMENDATION FROM THE COUNTY ASSESSOR TO CHANGE THE VALUE OF THE LAND FROM \$159,200 TO \$22,200 ON ARLEN STENBY'S PROPERTY AT 37851 COUNTY ROAD 66. MOTION CARRIED WITH ALL AYES.

A written request was made by Karen Christofferson to have the County Assessor do a site evaluation of her property at 15114 Wolf Trail. Ms. Christofferson claimed that her taxes are based on 200 feet of shoreline and that she actually does not have that much. At

the site, Ron Rydh agreed with Ms. Christofferson and stated that the Assessor's map did not show how the lot tapers. Ron Rydh added that the building needed maintenance and had some structural problems. Mr. Rydh recommended that the land value change from \$790,500 to \$732,000 and the building value change from \$128,700 to \$105,400. Mr. Rydh stated that Ms. Christofferson was ok with those changes. MOTION 05S3-11-06 WAS MADE BY DEAN SWANSON AND SECONDED BY TERRY CURTIS TO ACCEPT THE RECOMMENDATION FROM THE COUNTY ASSESSOR TO CHANGE THE LAND VALUE FROM \$790,500 TO \$732,000 AND THE BUILDING VALUE FROM \$128,700 TO \$105,400 ON KAREN CHRISTOFFERSON'S PROPERTY AT 15114 WOLF TRAIL. MOTION CARRIED WITH ALL AYES.

A written request was made by Eugene Kuehn to have the County Assessor do a site evaluation of his property at 11158 Manhattan Point Boulevard. At the site, Mr. Kuehn explained that his neighbor's property should have a higher tax value than his because their cabin has been remodeled. Mr. Rydh agreed that a discount should be allowed on Mr. Kuehn's building and recommended to change the value from \$48 per square foot to \$38 per square foot. No change to the land value was recommended. MOTION 05S3-12-06 WAS MADE BY DEAN EGGENA AND SECONDED BY TERRY CURTIS TO ACCEPT THE RECOMMENDATION FROM THE COUNTY ASSESSOR TO CHANGE THE BUILDING VALUE FROM \$48 PER SQUARE FOOT TO \$38 PER SQUARE FOOT ON EUGENE KUEHN'S PROPERTY AT 11158 MANHATTAN POINT BOULEVARD. MOTION CARRIED WITH ALL AYES.

There being no further business at 11:10 A.M., MOTION 05S3-13-06 WAS MADE BY DICK PHILLIPS AND SECONDED BY DEAN SWANSON TO ADJOURN THE BOARD OF REVIEW MEETING. MOTION CARRIED WITH ALL AYES.

Respectfully Submitted by,



Charlene Nelson
Deputy Clerk