

LOCAL BOARD OF APPEAL AND EQUALIZATION MEETING  
(BOARD OF REVIEW)  
CITY OF CROSSLAKE  
FRIDAY, APRIL 20, 2012  
10:00 A.M. – CITY HALL

The annual 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 20, 2012 at 10:00 A.M. The following Council Members were present: Mayor Darrell Schneider, John Moengen, Steve Roe, Rusty Taubert and Dean Swanson. Also present was City Administrator Tom Swenson, Clerk/Treasurer Jenny Max, Community Development Director Ken Anderson, and Gary Griffin, Shawn McCutchen and Brian Gust of the Crow Wing County Assessor's Office. There was one individual in the audience. (Sign in sheet attached as a permanent record.)

Mayor Schneider called the meeting to order at 10:04 A.M. and stated that the purpose of the meeting was to review property value assessments and classifications for the current assessment year 2012 which will be reflected in taxes payable in 2013. City Administrator Swenson noted that the legal notice for the meeting was published on April 3<sup>rd</sup> and one letter was received via mail. The meeting was then turned over to Gary Griffin of the County Assessor's Office.

Mr. Griffin introduced himself and noted that Ron Rydh has retired. Shawn McCutchen has worked for the Crow Wing County Assessor's Office for six years and Brian Gust was recently hired to take over commercial and industrial assessments for the entire County. Mr. Griffin stated that this meeting was for the public to discuss the classification and value of their property, not to discuss taxes. The outcome of this meeting for individual property values is that they will stay the same, be increased or be decreased. Upon the sale of a property, a Certificate of Real Estate Value (CRV) is completed by the realtor and submitted to the County. The Assessor then determines if the sale involved bare land, lake property or non-lakeshore property. For the 2012 values, sales occurring between October 2010 and September 2011 were used in making a determination. A representative from the MN Department of Revenue picks up the data from the County approximately every two weeks and they track the information to determine whether the Assessor's valuations are between 90 – 105% of market value. Some sales are excluded from the formula such as family sales, foreclosures and business sales. In the period between October 2010 and September 2011, a total of 47 arms length sales were used in determining the valuations. The County's overall median ratio for all classifications was at 95.39% of market value. Mr. Griffin noted the overall valuation of property in Crosslake decreased by 6.9% with the biggest change coming from agricultural lands.

Mr. Novak of 16479 Pine Lure Drive questioned his property valuation on Little Pine Lake as much of his lakeshore is undesirable. Mr. Griffin noted that Mr. Novak's second lot could be improved on its own and Mr. Novak noted that he felt it could not be built on in its current state and therefore the valuation should not increase. Ken Anderson noted

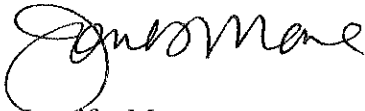
based on looking at the aerial photo of the property in question that there is a building envelope on the vacant lot. Councilmember Moengen stated that any lot with access to the Whitefish Chain has value to it. Mr. Griffin also noted that both Little Pine and Daggett Lakes value decreased from \$3,500 to \$3,100 per front foot. Mr. Griffin said that he doesn't see any justification in lowering Mr. Novak's property valuation at this time. Mr. Novak acknowledged that his property taxes as a whole did decrease even though some of the valuation increased. Following discussion, MOTION 04S3-01-12 WAS MADE BY JOHN MOENGEN AND SECONDED BY STEVE ROE TO LEAVE THE COUNTY VALUATION AS SHOWN FOR PARCELS 120024200B00009 AND 120024200C00009, MOTION CARRIED WITH ALL AYES.

A letter was received from Patrick Leonard of 15250 Birch Narrows Road regarding a request to decrease his property value. Shawn McCutchen noted that the property has reduced in value since 2010 and that estate sales are typically excluded from the state sales study that determines valuations. Mr. Griffin also noted that if the neighboring estate sale were to be used, it would be used in next year's valuation based on the timing delay of the property tax system. This property could be due another decrease if the sales continue to trend downwards in 2012. Following discussion, MOTION 04S3-02-12 WAS MADE BY DEAN SWANSON AND SECONDED BY JOHN MOENGEN TO LEAVE THE COUNTY VALUATION AS SHOWN FOR PARCEL 120103104OA009, MOTION CARRIED WITH ALL AYES.

Mr. McCutchen noted that he received a request to review property owned by Elizabeth Simons at 12695 Anchor Point Road. Mr. McCutchen said that the County had been valuing the property as having all desirable lakeshore in the past but upon review noted there should be an adjustment for the areas that are undesirable. An adjustment to the cabin was also made upon review of its condition. MOTION 04S3-03-12 WAS MADE BY JOHN MOENGEN AND SECONDED BY DEAN SWANSON TO APPROVE THE VALUATION DECREASE AS PROPOSED BY THE COUNTY FOR PARCEL 120071101CB0009, MOTION CARRIED WITH ALL AYES.

There being no further comments, MOTION 04S3-04-12 WAS MADE BY JOHN MOENGEN AND SECONDED BY RUSTY TAUBERT TO ADJOURN THE BOARD OF REVIEW MEETING AT 11:22 A.M. MOTION CARRIED WITH ALL AYES.

Respectfully submitted by,



Jennifer Max  
City Clerk/Treasurer