

**TAYLORS FALLS BOARD OF APPEALS MEETING
COUNCIL CHAMBERS
WEDNESDAY, APRIL 22, 2009 – 7:00 P.M.**

MINUTES

This Meeting was posted Thursday, March 12, 2009 at City Hall and the Post Office.

The Taylor's Falls City Council met for the purpose of Board of Appeals on Wednesday, April 22, 2009 at 7:00 p.m. in the council chambers at City Hall, 637 First Street, Taylor's Falls, Minnesota.

CALL TO ORDER:

Mayor Buchite called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

All those present at the meeting recited the Pledge of Allegiance to the United States flag.

ROLL CALL:

MEMBERS PRESENT: Mike Buchite, Ross Rivard, Zara Kinnunen, John Tangen

MEMBERS ABSENT: Larry Julik-Heine

OTHERS PRESENT: Clerk-Treasurer Jo Everson, Chisago County Assessors Lyn Reganauer and Patrick Poshek, Mary Kelash, Gerald LaBarre, Curt Schmidt, Nicole Deconcinni

BOARD OF APPEALS

Mayor Buchite explained the process of appealing the estimated market value (EMV) of properties. According to records provided by the Assessors, the tax base of the City increased in 2009 by \$47,600 for new construction. The total estimated market value of the City is \$72,390,900. Sales ratios are currently substantiating Estimated Market Values established by the Assessors.

Mary Kelash, Riverview Gas Station

R20.00198.00 – 2009 EMV \$96,100

R20.00199.00 – 2009 EMV \$424,600

R20.00200.00 – 2009 EMV \$179,100

Requested EMV's to be adjusted to payable 2008 value. She received an unsolicited offer that was monetarily acceptable and was at the 2008 value. Patrick Poshek, County Assessor, indicated there was no justifications to decrease values since the sales ratio's within the County support what is in place. The recommendation was no change.

Gerald LaBarre, 366 Hill Street

R20.00270.00 – 2009 EMV \$41,000

R20.00271.00 – 2009 EMV \$46,600

LaBarre claims his property taxes increased 2,500% and that the City has determined that two of his lots are unbuildable (*the lots are 50'x 143', one lot on its own does not meet the lot dimensions necessary for a buildable site. However, there are two buildable sites on the five lots*) County Assessor Lyn Reganauer indicated that she has spoke to the City's Zoning Administrator to verify that there were indeed buildable sites. LaBarre stated that he would only sell the lots as one parcel. Therefore Reganauer recommended that he join the (2) parcels into only one, and an adjustment to one-half of the value could be made on the 2009/payable 2010 EMV.

Curt Schmidt, 397 Bench Street

R20.00143.00 – 2009 EMV \$245,500

Schmidt submitted a summary sheet showing a ten-year history of his market values and property taxes. Proshek reviewed sales ratios within the past year that support well over \$100 per square feet when Schmidt's building is valued at \$75 per square feet. The recommendation is no change since

the location of his building has already reduced the EMV accordingly.

Nicole Deconcinni, Mike's General Store

R20.00178.00 – EMV \$368,000

Deconcinni stated that she feels her property taxes are based upon the amount of business she has, which should not be the case. Proshek explained the sales ratio's and how they affect each EMV they establish for other properties. Additionally, he explained that the General Store property had been severely under-valued in the past. Currently it is valued at \$282 per square foot, which is within reason as compared to other similar-type buildings/businesses. However, it is 1/3 to 1/2 smaller than the average convenience store, and the entrance/exit to the business has been hindered due to the right-turn only onto Bench Street. Proshek reconsidered the value based upon this information. He commended that the property's classification be changed from a "prime A" value to a "B" value, which provides a reduction of \$70,000 in value.

Sherri Parker, 1143 First Street

R20.00070.30 – EMV \$148,600

Reganauer submitted a recommendation to the Board regarding this property. The property documentation did not have a finished basement listed, therefore the EMV should be increased \$14,800 accordingly.

Ross Rivard, 1167 Mulberry Street

R20.00027.00 – EMV \$144,000

Reganauer recommended Rivard attend the County Board of Appeals meeting to raise his concerns.

BOARD ACTION

The Board considered the recommendations made by Assessors Patrick Poshek and Lyn Reganauer.

MOTION BY TANGEN/KINNUNEN TO ACCEPT THE CHISAGO COUNTY ASSESSOR'S RECOMMENDATIONS AND MAKE THE FOLLOWING DETERMINATIONS ON THE APPEALS MADE AT THIS BOARD OF APPEALS MEETING:

MARY KELASH, RIVERVIEW GAS STATION

R20.00198.00 – 2009 EMV \$96,100

R20.00199.00 – 2009 EMV \$424,600

R20.00200.00 – 2009 EMV \$179,100

ESTIMATED MARKET VALUES REMAIN UNCHANGED

GERALD LABARRE, 366 HILL STREET

R20.00270.00 – 2009 EMV \$41,000

R20.00271.00 – 2009 EMV \$46,600

ESTIMATED MARKET VALUES REMAIN UNCHANGED, WITH THE AGREEMENT THAT LABARRE SHALL COMBINE THE TWO PARCELS INTO ONE BUILDING SITE. ONCE COMPLETED, REGANAUER HAS THIS LOCAL BOARD OF APPEAL'S RECOMMENDATION TO REDUCE THE 2009 ASSESSMENT YEAR, 2010 PAYABLE VALUE OF \$87,600, TO \$47,700 FOR THE NEW COMBINED PARCEL (R20.00271.00).

CURTIS SCHMIDT, 397 BENCH STREET

R20.00143.00 – 2009 EMV \$245,500

ESTIMATED MARKET VALUE REMAINS UNCHANGED

NICOLE DECONCINNI, MIKE'S GENERAL STORE

R20.00178.00 – EMV \$368,000

THE CLASSIFICATION OF THE PROPERTY SHALL CHANGE FROM "PRIME A" VALUE TO A "B" VALUE, WHICH IN TURN REDUCES THE ESTIMATED MARKET VALUE BY \$70,000 TO \$298,900.

SHERRI PARKER, 1143 FIRST STREET
R20.00070.30 - *EMV \$148,600*
ESTIMATED MARKET VALUE INCREASES TO \$163,400

ROSS RIVARD, 1167 MULBERRY STREET
R20.00027.00 – *EMV \$144,000*
ESTIMATED MARKET VALUE REMAINS UNCHANGED

MOTION CARRIED, WITH RIVARD ABSTAINING.

ADJOURN

MOTION BY TANGEN/KINNUNEN TO ADJOURN THE 2009 BOARD OF APPEALS MEETING FOR THE CITY OF TAYLORS FALLS. MOTION CARRIED UNANIMOUSLY.

The Meeting adjourned at 8:48 p.m.

Michael D. Buchite, Mayor

Jo Everson, Clerk-Treasurer

APPROVED: MAY 11, 2009