

MINUTES OF A REGULAR MEETING OF THE
INDEPENDENCE BOARD OF REVIEW
TUESDAY, APRIL 12, 2011 – 6:30 P.M.

1. CALL TO ORDER.

Pursuant to due call and notice thereof, a regular meeting of the Independence Board of Review was called to order by Mayor Johnson at 6:30 p.m.

2. ROLL CALL.

PRESENT: Mayor Johnson, Council Members Betts, Spencer, Wallace and Wenck

ABSENT: None

STAFF: Administrator-Clerk Hirsch, Mr. Jensen

VISITORS: Fran Bogema, Tom Stevens, Leo Poole

3. OPENING REMARKS – PHIL JENSEN, HENNEPIN COUNTY ASSESSOR’S OFFICE.

Mr. Jensen reported they look at the sales that occur and that they’re in line with other sales in the area. He explained they look at sales from October 1, 2009 to September 30, 2010. This determines what happens in 2012 with home values continuing to fall since then. They average 42-46 sales in a year; with five months in, we already are at 23 homes and it is not yet the busy season for home sales. They do not use foreclosures. Josh Hoaglund works with the commercial and industrial values. Commercial came in at a 1% increase, industrial stayed the same. Agricultural was about an 8% increase.

Johnson reported that the City chose to keep the Board of Review at the city level rather than turning it over to the County.

4. BOARD OF REVIEW

Fran Bogema, 5625 Lake Sarah Heights Drive, PID# 02-118-24-11-0003

Bogema refinanced on her home, with the appraisal coming in about \$52,000 less than what is on paper. She inquired if her taxes can be lowered. Johnson stated that appraisals from banks are coming in low all over. Mr. Jensen stated that the property is on a lake. Mr. Jensen stated that he did not know how that appraisal was calculated and he would not be able to make those kinds of adjustments. It would be saying that an acre is worth less than \$10,000. He stated that some of this occurs if it was previously a foreclosure. He stated however, they haven’t been making adjustments to the Lake Sarah homes and if the values are beginning to drop, it will be reflected on the 2012 values.

Tom Stevens, Property on U.S. Hwy 12

Tom Stevens said he had a general statement. He stated that business is tough and they have had to worry about the building trade. The U.S. Hwy 12 reconstruction really hurt business. The mini storage business is hard and when fees are not paid and they need to close out the storage unit and get rid of the property, they often don’t recover the lost profits. He is glad to work with them and is glad to see the taxes come down.

Leo Poole, 3315 County Rd 92, PID# 09-118-24-34-0004

Mr. Poole stated that his value went up \$20,000 and everyone else went down around 10-15%. He would like to know why. He has not improved anything.

Mr. Jensen stated that because of the PUD there is an additional \$5,000 land value for commercial land. The house and land are valued at \$232,000.

Mr. Poole said the building is now valued at \$75,000 and last year it was \$56,000. Mr. Jensen stated that it used to be under "This Old House" program that gave him a \$9,000 credit. The credit reduces over a five year period of time. This is the first year there is no credit at all. So right now the value is at \$75,000 and the land at \$157,000.

Mr. Poole stated that all the other houses went down and his is going up. Mr. Jensen explained that the statement is for 2011 value that is payable in 2012 and it no longer has the "This Old House" credit. He also added that the 2010 valuation payable 2011 was also at \$75,000 and should have been dealt with last year if there was an objection.

Mr. Poole said that he just wants to be treated fairly and equally.

Phil explained that Mr. Poole's house is at ninety percent functionality because the house is incomplete.

Motion by Johnson, second by Wenck, to drop the house value to \$68,000 from \$75,000. All present voted aye. Motion declared carried.

5. ADJOURN.

Motion by Betts, second by Wallace, to adjourn the Board of Review meeting at 7:15 p.m. All present voting aye. Motion declared carried.

Respectfully submitted,
Kimberly A. Olson, Recording Secretary