

April 11, 2011

A special meeting of the Scandia City Council was held on the above date, in the Board Room of the Scandia Community Senior Center. Mayor Randall Simonson called the meeting to order at 5:00 p.m. The following were present: Council members Connie Amos, Chris Ness, Jim Schneider and Mayor Randall Simonson. Sally Swanson arrived at 5:15. Staff present: City Assessor Frank Langer; Appraisers Barry Staberg, Chase Peloquin and Tim Berggren, and Administrator Anne Hurlburt. The purpose of the meeting was to conduct the annual Board of Appeal and Equalization for 2011, for taxes payable 2012.

The Council heard information presented by four property owners. First was **Valerie Minnichsoffer**, 1312 1st Ave. N., Stillwater, MN concerning parcels **34.032.20.12.003** and **34.032.20.12.0004**. **Simonson, seconded by Amos, moved to make no change to the value of the two parcels. The motion carried 5 – 0.**

Michelle Carlson, 12147 205th St. N., Marine on St. Croix, appeared concerning parcel **20.032.20.41.0003**. **Ness, seconded by Schneider, moved to make no change to the value of the parcel. The motion carried 5 – 0.**

Don Gerlach, 18880 Oakgreen Ave. N, Marine on St. Croix, appeared concerning parcel **34.032.20.12.0005**. **Simonson, seconded by Ness, moved to make no change to the value of the parcel. The motion carried 5 – 0.**

Todd Cunningham, 14860 Scandia Trail, Scandia, appeared concerning parcel **14.032.20.42.0011**. **Schneider, seconded by Amos, moved to reduce the value of the parcel to \$21,800. The motion carried 4 – 0, Simonson abstaining.**

Swanson, seconded by Ness, moved to approve the maintenance changes as recommended by the City Assessor and as listed on the attachment to these minutes. The motion carried 4 – 0, Simonson abstaining.

The Council reviewed a letter dated April 5, 2011 from **Micheal and Nancy Peterson**, 11240 228th St. N., PO Box 9, Scandia concerning the classification of parcels **07.032.20.11.0002** and **08.032.20.22.0002**. **Ness, seconded by Schneider, moved to change the classification to Agricultural Homestead, except for 1 acre on which a home is located. The motion carried, 5 – 0.**

The Council determined that a continuation meeting would not be required. The meeting scheduled for 6:30 p.m. on Tuesday, April 19 will be cancelled.

The meeting was adjourned at 6:00 p.m.

Respectfully submitted,

Anne Hurlburt
City Administrator/ Clerk

SCANDIA LOCAL BOARD RECORD FOR 2011

MINNESOTA REVENUE

Date(s) of meeting:
4/11/2011

Summary of All Board Actions

County name	Co code	City/town name	CT code ¹	No appeals	# of parcels appealed	# of parcels reduced	# of parcels increased	# with class changes	# of parcels not changed	Total Change in EMV	Jurisdiction Total EMV ²	% Change in Total EMV
WASHINGTON	0082	SCANDIA	0400		18	16	1	3		-566,400	581,187,300	-0.10%

¹CT code is the city/town code that has been issued by the Property Tax Division of the Department of Revenue. This four-digit code is unique to each city or town within a county. All town codes begin with two zeros, and all city codes end with two zeros.

²Jurisdiction Total EMV is the amount that is reported in item 30 of the 2011 Spring Mini Abstract.

³P - Appeal by property owner; W - Appeal in writing; R - Appeal by representative; O - Other (miscellaneous board actions); AR - Assessor recommendations brought to the board for action

⁴Do not use class code numbers to describe the type of property. Identify the class by name, i.e., residential homestead instead of 201.

Name of property owner	Appeal code ³	Parcel number (one parcel per line)	*X* if no change	Explanation for change	Valuation Appeals						Classification Appeals ⁴			
					Assessor's EMV			Board ordered EMV			Change (+/-) in EMV (\$)	% Change in EMV	Assessor's class	Board ordered class
					Land	Improvements	Total	Land	Improvements	Total				
Nancy A Moreno Trust	AR	35.032.20.43.0001		Allow .80 acres for Buffalo production (2a) -	800		800	5,600		5,600	4,800	600.00%	RVL NH	AG H
Nancy A Moreno Trust	AR	35.032.20.44.0004		Allow 4.40 acres for Buffalo production (2a) -									RVL NH	AG H
Harold E Johnson Trust	AR	31.032.20.14.0087		No current or future allowable use on this lot	6,800		6,800	2,500		2,500	-4,300	-63.24%		
Harold E Johnson Trust	AR	31.032.20.14.0085		No current or future allowable use on this	6,800		6,800	2,500		2,500	-4,300	-63.24%		
Smith, Rennie N & Debra	AR	05.032.20.42.0001		Adjust lot value for depth factor	180,000	13,600	193,600	163,000	13,600	176,600	-17,000	-8.78%		
Palkert, Dennis G & Jana	AR	33.032.20.31.0017		Appraisal on file & reviewed for \$280,000.	321,000	78,300	399,300	241,700	78,300	320,000	-79,300	-19.86%		
Peterson, Jeffrey Leo	AR	33.032.20.31.0007		Shallow lot, adjust land value for equalization	321,000	63,500	384,500	241,700	63,500	305,200	-79,300	-20.62%		
Anderson, Dana	AR	16.032.20.34.0005		Interior inspection and revalue. Adjust building	73,500	305,400	378,900	73,500	213,300	286,800	-92,100	-24.31%		
Solheid, Alan & Downs, Ch	AR	04.032.20.43.0003		Change classification to allow for 11.10 acres of	161,900	6,700	168,600	127,100	6,700	133,800	-34,800	-20.64%	RVL NH	Ag NH/RVL NH
Robbinson, Daniel & Shan	AR	09.032.20.22.0031		Adjust front foot factor on lake to 30feet	131,700	82,100	213,800	113,700	82,100	195,800	-18,000	-8.42%		
Amoth, George	AR	30.032.19.13.0002		Apply 30% reduction to site for increased water	349,500	22,200	371,700	325,000	22,200	347,200	-24,500	-6.59%		
Del Medico, Pasquale D	AR	33.032.20.44.0001		Adjust basement finish to rec room quality	293,000	130,200	423,200	293,000	118,700	411,700	-11,500	-2.72%		
Maloney, John & Nancy	AR	11.032.20.43.0008		Limited lake access. Reduce lake site value	148,300	188,300	336,600	118,300	188,300	306,600	-30,000	-8.91%		
Rivard, Susan	AR	05.032.20.43.0023		Adjust basement finish area and quality	155,000	101,000	256,000	155,000	88,700	243,700	-12,300	-4.80%		
Negus, Roderik	AR	04.032.20.33.0010		Adjust basement finish area and quality of	146,500	99,100	245,600	146,500	88,400	234,900	-10,700	-4.36%		
Moe, Wayne Sr & Deborah	AR	08.032.20.12.0007		Owner has an appraisal for \$336,000. Change	199,900	174,500	374,400	199,900	150,100	350,000	-24,400	-6.52%		

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					Land	Improvements	Total	Land	Improvements	Total				
Simonson, Floyd & Mary L	AR	23.032.20.24.0002		Reduce value on 2b acres to allow for 10	278,800	113,200	392,000	218,800	113,200	332,000	-60,000	-15.31%		
Kari, Jeffrey & Brenda	AR	15.032.20.44.0018		Correct error in story height and adjust quality	97,400	326,000	423,400	97,400	257,300	354,700	-68,700	-16.23%		