



**LOCAL BOARD OF
APPEAL AND EQUALIZATION
AGENDA**

Tuesday, April 23, 2019

7:00 p.m.

City Hall

Council Chambers

-
1. Call to Order
 2. Appoint Debbie Miller as Secretary for the 2019 Board of Appeal and Equalization
 3. Pledge of Allegiance
 4. Roll Call
 5. Adopt Agenda
 6. 2019 Local Board of Appeal and Equalization Presentation
 7. Hear appeals from property owners (taken in order as registered)
 8. Consider appeals received by letter
 9. Select date for completion of Local Board of Appeal and Equalization if necessary (Staff recommends Tuesday, May 7, 2019, 6:30 PM)
 10. Sign Board of Appeal and Equalization Certification Form
 11. Adjourn



LBAE

6.

Meeting Date: 04/23/2019

Subject: 2019 Local Board of Appeal and Equalization Presentation

From: Rich Gruber, City Assessor

Information

INTRODUCTION

The 2019 Coon Rapids Local Board of Appeal and Equalization is scheduled for Tuesday, April 23, 2019 at 7:00 PM in the Council Chambers.

DISCUSSION

Attached for your review are the following items:

- Agenda
- 2019 Annual Assessment Summary Report
- Assessor's 2019 Board of Appeal and Equalization Presentation

The above information should help explain the valuation process. Please feel free to call with questions beforehand.

The property owners who would like to have the Board revalue their property may do so in order of registration. The Local Board of Appeal and Equalization has the power to increase the value being contested, reduce the value being contested or keep the value being contested the same. City staff and the Board must complete its work within 20 days.

RECOMMENDATION

Staff recommends the Local Board of Appeal and Equalization reconvene on May 7, 2019 at 6:30 PM, if necessary.

Attachments

2019BOAESummary

2019BOAEPresentation



2019 Board of Appeal and Equalization

April 23, 2019

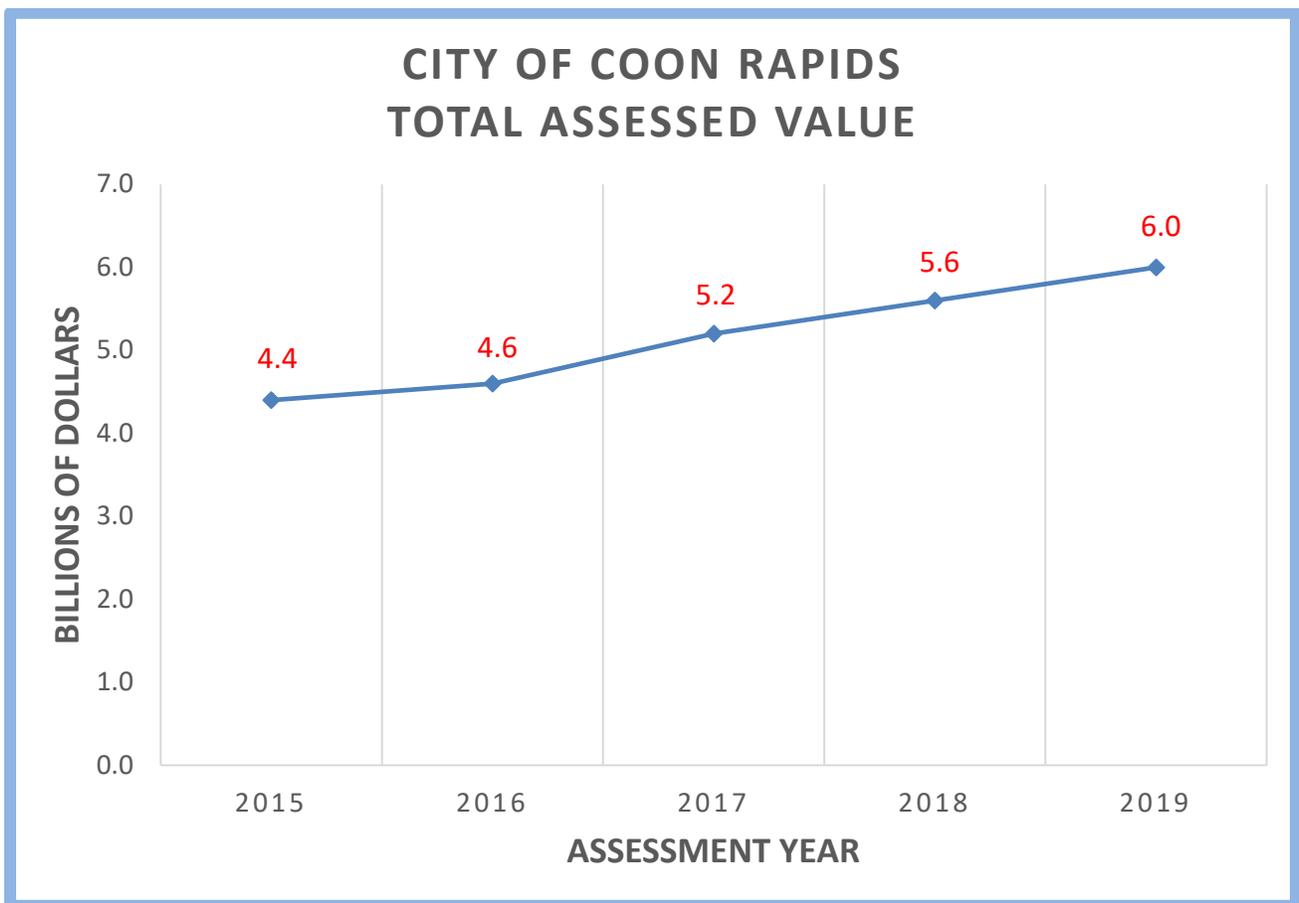
2019 Assessment Summary

The 2019 assessment for the City of Coon Rapids has been completed in accordance with state statute and Anoka County guidelines.

The assessing department staff reviewed 4,019 properties during our quintile review process for the 2019 assessment. The appraisal staff also reviewed 2,458 building permits for homes that had improvements or remodeling projects during the past year.

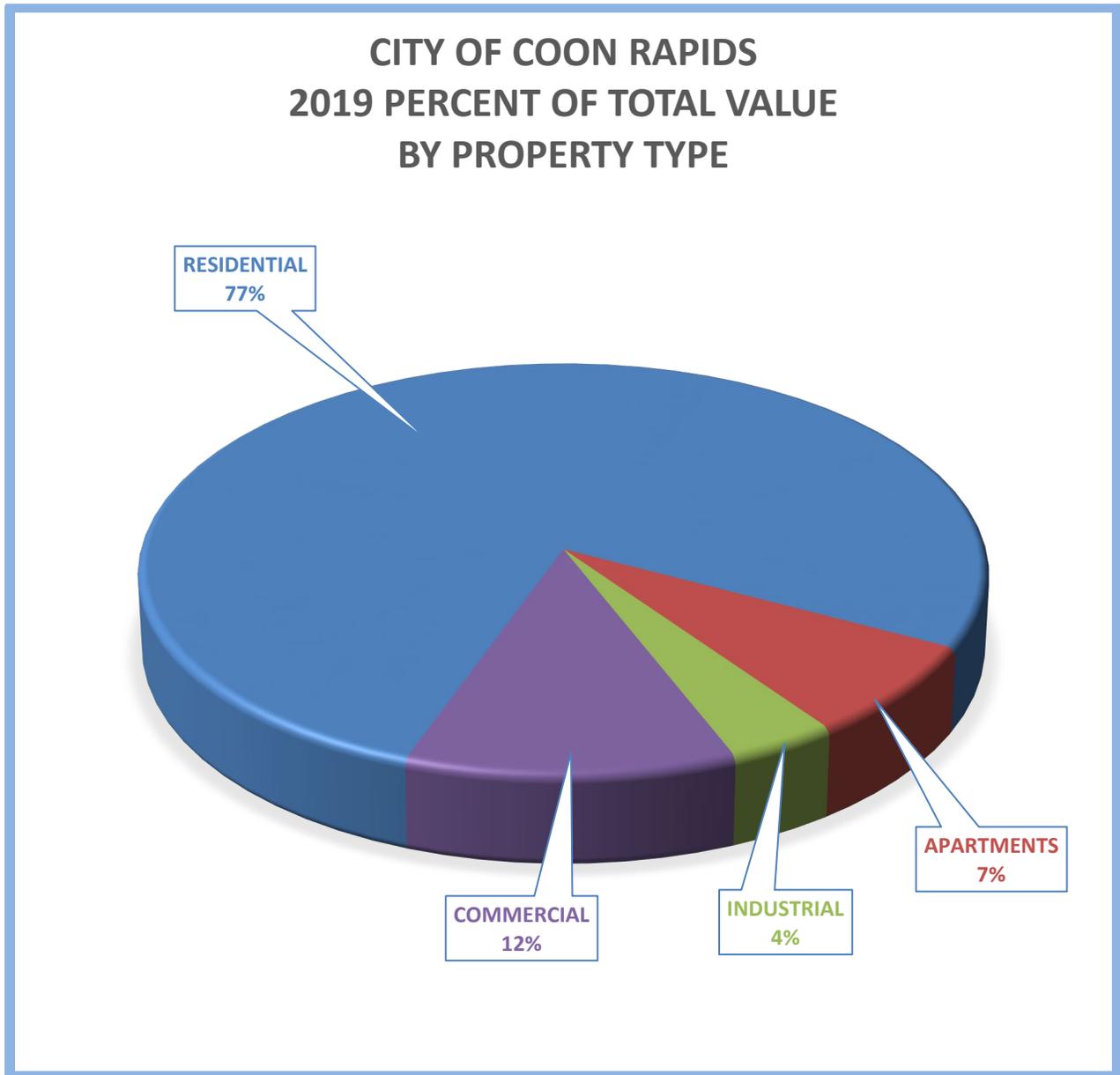
There were 1,310 residential sales in the 2019 assessment study period. The volume of sales within the residential real estate market in the City of Coon Rapids was relatively unchanged when compared to the previous year's assessment study period sales volume of 1,335 sales. Residential sales data in the current study period indicated that market values were increasing throughout the city. The overall increase of assessed values within the residential market in the city was typical among communities in the metro area and can be attributed to the overall value growth of the real estate market.

The 2019 assessment for the City of Coon Rapids is based on 22,835 parcels of property within the city. The city has a total estimated market value of 6.00 billion dollars for the 2019 assessment. The total estimated market value of the City of Coon Rapids increased by 7.45 percent from the prior year's total assessed value of 5.60 billion dollars. The chart below illustrates the total market value of the City of Coon Rapids between the years of 2015 and 2019.



2019 Percent of Total Value by Property Type

Residential properties within the city make up seventy seven percent of the city's assessed valuation. Commercial and industrial properties account for sixteen percent of the total assessed value of the city. Apartments account for seven percent of the assessed value for the City of Coon Rapids. The chart below depicts the percentage of total value associated with each property type within the city.



2019 Value Changes by Property Type

Single family homes within the city experienced a value increase of 8.1 percent for the 2019 assessment. Twin homes and town homes experienced an average value increase of 14.1 percent and 9.3 percent respectively. Condominiums experienced average assessed value increases of 8.5 percent. Waterfront properties experienced an average increase of 1.6 percent while duplexes experienced an average increase of 3.3 percent.

Assessed values for commercial and apartment properties increased within the city for the 2019 assessment. Average commercial values increased by 2.7 percent and apartment values increased by 3.5 percent on average. Industrial properties experienced a slight decrease of 1.2 percent.

The chart below depicts the total aggregate change in estimated market value as a percentage for each property type. Specific properties may have experienced increases or decreases in estimated market value that are not necessarily representative of the aggregate value change for that property type as a whole. Each property within the city is valued based on its specific features and location.

2019 ESTIMATED MARKET VALUE CHANGES BY PROPERTY TYPE

| Property Type | Market Value Change Percentage |
|---------------|--------------------------------|
| Single Family | 8.10% |
| Twin homes | 14.10% |
| Town homes | 9.30% |
| Condominiums | 8.50% |
| Waterfront | 1.60% |
| Duplexes | 3.30% |
| Commercial | 2.70% |
| Industrial | -1.20% |
| Apartments | 3.50% |

Historical Property Tax Comparison

The information below compares the ten year history of three residential properties in the city and their estimated market values and the amount of property taxes associated with each property. The comparison is intended to demonstrate that market value changes do not inevitably lead to similar changes for property taxes payable.

Property tax amounts are based on many factors, including the assessor's estimated market value, the taxable market value, the property classification and the budgets of the city, county, and school district. The three examples below are actual residential properties located within the City of Coon Rapids.

HISTORICAL TEN YEAR COMPARISON ESTIMATED MARKET VALUE AND PROPERTY TAX

| Residence | 2010 | 2019 | 10 Year Change Percentage |
|---------------------------|-----------|-----------|---------------------------|
| Lower Valued Home | | | |
| Estimated Market Value | \$134,000 | \$144,800 | 8.06% |
| Property Tax | \$1,381 | \$1,558 | 12.82% |
| Middle Valued Home | | | |
| Estimated Market Value | \$220,200 | \$233,500 | 6.04% |
| Property Tax | \$2,500 | \$2,736 | 9.44% |
| Higher Valued Home | | | |
| Estimated Market Value | \$322,100 | \$340,400 | 5.68% |
| Property Tax | \$3,842 | \$4,156 | 8.17% |

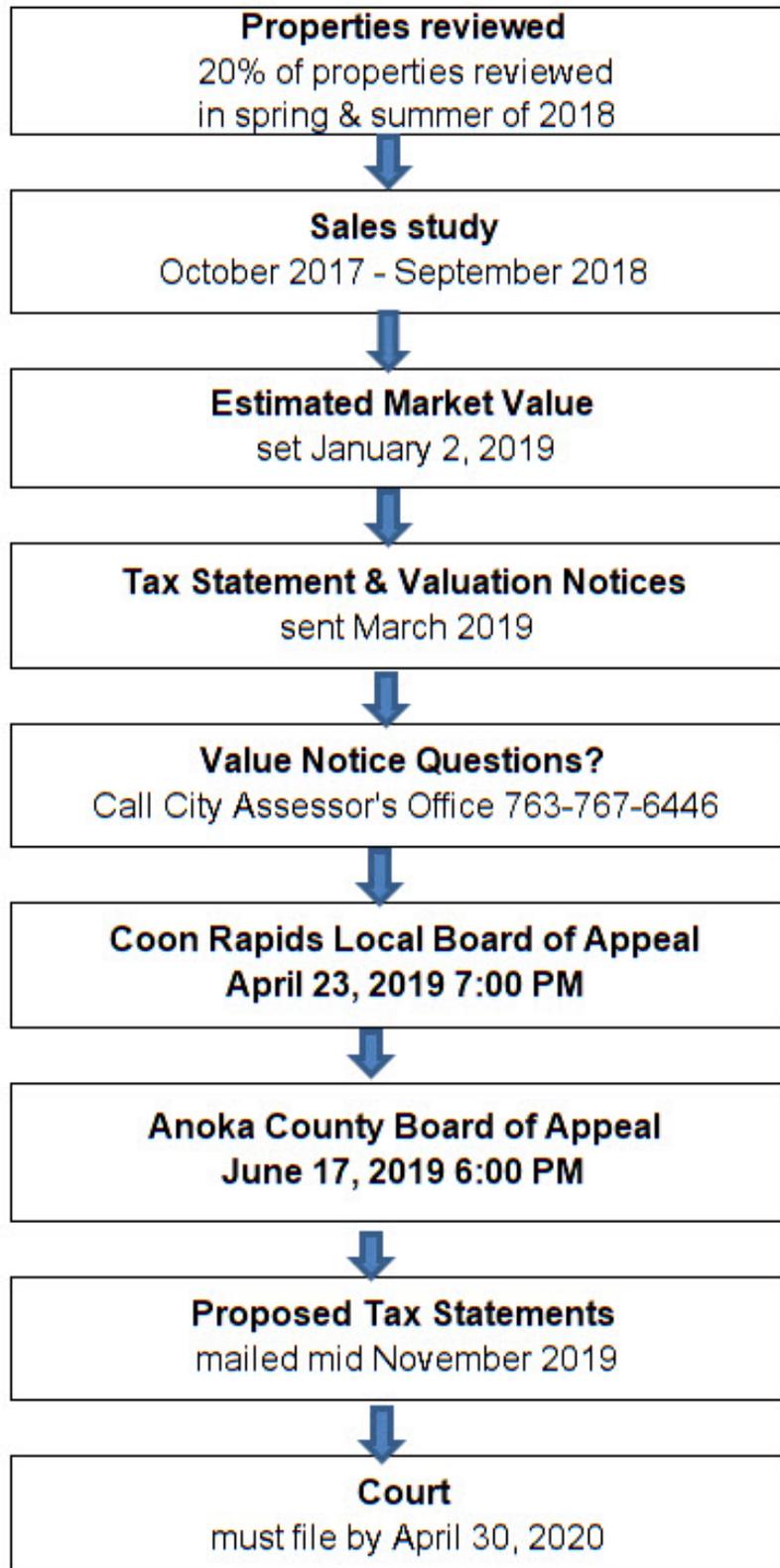
Duties and Responsibilities of Local Board of Appeal and Equalization

The majority of the duties and responsibilities of the Local Board of Appeal and Equalization are statutory and described within Minnesota Statutes 274.01.

- The Local Board of Appeal and Equalization is an official public meeting similar to a City Council meeting and cannot convene without a quorum. The city assessor and the county assessor (or one of the county assessor's representatives) is required to attend.
- At least one voting member of the Local Board of Appeal and Equalization must have completed a Department of Revenue training course within the last four years. Mayor Jerry Koch and City Council Member Jennifer Geisler have completed this course.
- The valuation notices shall be in writing and be sent by ordinary mail at least ten calendar days before the meeting of the board. The valuation notice will include the date, place and time set for the meeting of the Local Board of Appeal and Equalization as well as the Anoka County Board of Appeal and Equalization. The valuation notices for the City of Coon Rapids were mailed to property owners the week of March 18, 2019.
- The Local Board meeting must be held between April 1st and May 31st of each year, including the reconvene meeting. The County Assessor shall fix a day and time when the Local Board of Appeal and Equalization shall meet. The board must complete its work and adjourn within 20 days from the time of convening stated in the notice of the clerk.
- The clerk shall give published and posted notice of the meeting at least ten days before the date of the meeting. The City of Coon Rapids published the date and time for the Local Board of Appeal and Equalization in the Anoka County Union Herald on March 22, 2019. Notice of the meeting was also posted in Coon Rapids City Hall on January 28, 2019.
- The Local Board must ensure that all taxable property is properly valued and classified for the current assessment year only. The board may consider both real and personal property.
- The Local Board may not make an individual market value adjustment or classification change that would benefit the property in cases where the owner or other person having control over the property will not permit the assessor to inspect the property and the interior of any buildings or structures.
- The Local Board does not have the authority to address exemptions or special programs for which an application process is required (i.e. Green Acres, Veterans Market Value Homestead Exclusion, etc.)
- A taxpayer may appear in person, by representative, or written communication to present his or her objection to the board. The focus of the appeal must center on the factors influencing the estimated market value or classification placed on the property.
- Before adjourning, the Local Board should prepare an official list of the changes. All assessments that have been increased or decreased should be stated on the form along with their market values. The record must be signed and dated by the members of the Local Board of Appeal and Equalization.

ASSESSMENT AND VALUATION TIMELINE

2019 Market Value for Taxes Payable 2020



Available appeal options if not satisfied with the decision at the 2019 Local Board of Appeal and Equalization:

OPTION 1 - Anoka County Board of Appeal and Equalization

If the Local Board of Appeal and Equalization did not resolve your concerns, you may bring your case to the County Board of Appeal and Equalization. Please contact the county assessor's office at 763-324-1175 to get on the agenda or for more information.

It should be noted that to appear at the County Board of Appeal and Equalization, you must have appeared before the Local Board of Appeal and Equalization.

The meeting will take place on Monday, June 17, 2019 @ 6:00 P.M.

Anoka County Government Center
County Boardroom – Room 705
2100 3rd Avenue
Anoka, MN 55303

OPTION 2 - Minnesota Tax Court

Depending on the type of appeal, you may take your case to either the Small Claims Division or the Regular Division of Tax Court. You have until April 30th of the year in which taxes are payable to file an appeal with the Small Claims Division or the Regular Division of Tax Court for your valuation or classification.

For information on the Minnesota Tax Court:

Phone: 651-539-3260 or for MN Relay call 1-800-627-3529

On the web: www.mn.gov/tax-court

Additional questions or concerns, please contact the Coon Rapids Assessor's Office:

Address: City of Coon Rapids
11155 Robinson Drive NW
Coon Rapids, MN 55433

Phone: (763) 767-6446
Fax: (763) 767-6491
E-mail: assessing@coonrapidsmn.gov



COON RAPIDS

Minnesota

Community strength... for generations



April 23, 2019

LOCAL BOARD OF APPEAL & EQUALIZATION

2019 Local Board of Appeal & Equalization



STAFF INTRODUCTIONS

City Assessor: Rich Gruber

Appraisers: Brent Reid
Jethro Oelrich
Dan Anshus

Assessment Clerks: Heidi Cederstrand
Debbie Miller

2019 Local Board of Appeal & Equalization



OVERVIEW

- The Mayor and City Councilmembers serve as the Local Board of Appeal and Equalization
- The board is required to have at least one voting member who has completed a Department of Revenue training course within the last four years.
- Mayor Jerry Koch and Councilmember Jennifer Geisler have completed the training course.

DUTIES OF THE BOARD

- If a property owner thinks their parcel is overvalued or undervalued, the board shall review the 2019 estimated market value and correct it as appears just.
- If a property owner thinks their parcel is incorrectly classified, the board shall review the 2019 classification and correct it as appears just.
- If property has been omitted, the board shall place it on the assessment roll at its market value.

HOW MARKET VALUES ARE DETERMINED

- The 2019 assessed values are determined utilizing sales that took place between October 1, 2017 through September 30, 2018.
- Only qualified sales are utilized to determine assessed values.
- Qualified sales do not include distressed sales such as foreclosures, sales between relatives, estate sales, etc.

DEFINITION OF MARKET VALUE

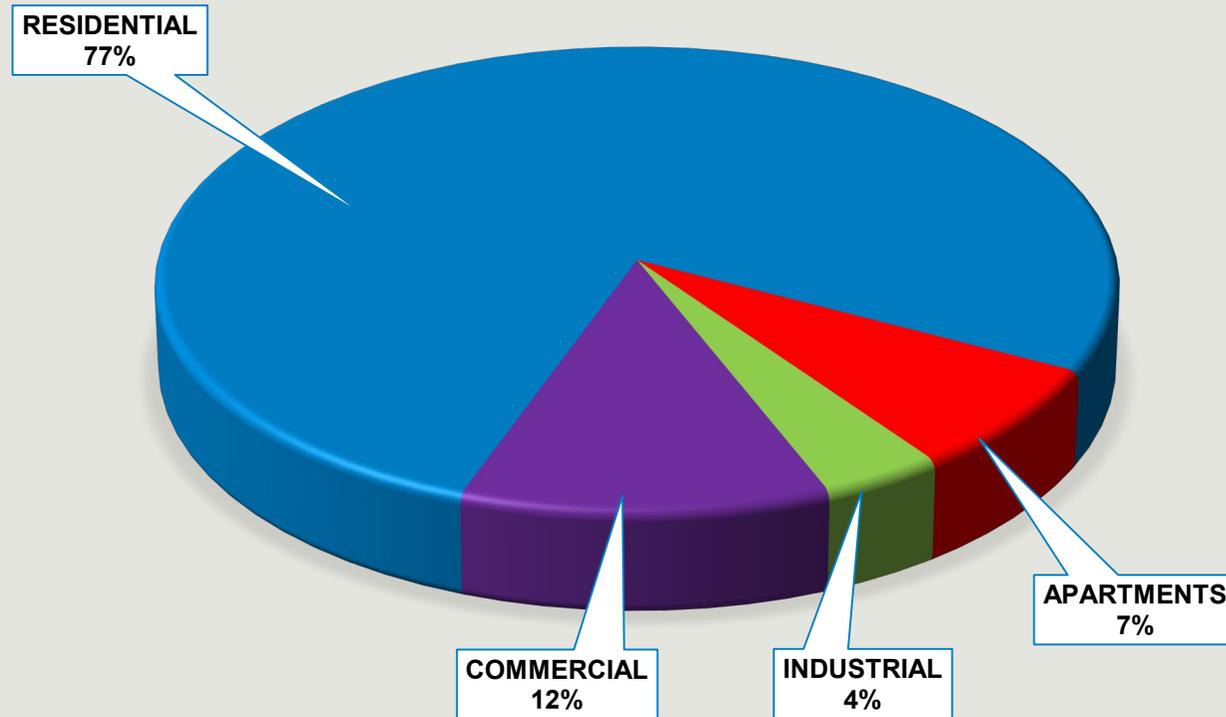
Minnesota Statutes, Section 272.03, subdivision 8:

“Market value means the usual selling price at the place where the property to which the term is applied shall be at the time of assessment...The price obtained at a forced sale shall not be considered.”

2019 Local Board of Appeal & Equalization



2019 TOTAL ASSESSED VALUE: \$6,003,871,103



2019 Local Board of Appeal & Equalization



MARKET VALUE CHANGE % BY PROPERTY TYPE

| Property Type | Market Value Change Percentage |
|---------------|--------------------------------|
| Single Family | 8.10% |
| Twin homes | 14.10% |
| Townhomes | 9.30% |
| Condos | 8.50% |
| Waterfront | 1.60% |
| Duplexes | 3.30% |
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| Industrial | -1.20% |
| Apartments | 3.50% |

2019 Local Board of Appeal & Equalization



COUNTY BOARD OF APPEAL

- If the Local Board of Appeal and Equalization does not resolve your concerns, you may bring your case to the County Board of Appeal and Equalization.
- The meeting will take place on Monday, June 17, 2019 @ 6:00 P.M.
- Please contact the county assessor's office at 763-324-1175 to get on the agenda or for more information.

2019 Local Board of Appeal & Equalization



Hear appeals from property owners



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April 23, 2019

LOCAL BOARD OF APPEAL & EQUALIZATION