LOCAL BOARD OF REVIEW MEETING – April 2, 2025

CALL TO ORDER: 6:30 PM

MEMBERS PRESENT: Mayor Tim Eiler, Council Tom Schufman, Randy Ebert, Terrill Anderson, Carolyn Brooks

MEMBERS ABSENT:

STAFF PRESENT: Administrator/Clerk/Treasurer Brenda Fisk, Hennepin County Lead Appraiser Kevin Wynn, Assistant County Assessor Ryan Bauman, and Commercial/Industrial appraiser Dave Thompson

OTHERS PRESENT: Jason Anderson, Hayden Cordell, Kit Swanson

Bauman informed those present of the increases to St. Boni property values as follows:

Single Family Homes	+3.6%	Residential Condos	+7.0%
Commercial	+2.5%	Townhouses	+11.9%
Industrial	+0.3%	Duplex/Triplex	-0.3%
Apartment	+1.4%	Residential Zero Lot Line	N/A

City of Saint Bonifacius 2025 Assessment:

Total market value:	$331,636,900
New Construction:	$681,400
Net percent increase for all properties:	+3.9%
Gross percent increase	+4.1%

Bauman reported he looked at townhomes, residential and condominiums in quintile. Wynn added, state requirement to look at 20 percent of houses in each city. Bauman concluded by explaining he only received 3 calls.

OPEN TO PUBLIC COMMENT:

Jason Anderson: address unassigned PID 3211724220095
(19,948 sq ft. .46 acres lot located north of 8650 Highway 7 and adjacent to Hillside Ave. estimated value at $98,942)

Jason Anderson requested his property value of $4.96 per sq ft be reduced to $1.81 sq ft, an average of two comparable lots. Anderson compared a large lot along Highway 7 directly across from his property valued at $2.14 sq ft (4.71 acres 205,071 Sq ft) and a Cemstone lot in the Industrial Park valued at $1.51sq ft. Both lots are bare land and used for storage. Brooks mentioned Anderson's lot being land locked with no access for his lot and asked him to fix the plastic along Hillside Ave.

Wynn commented the lot is not land locked. Driveway can be installed along Hillside Ave.

Dave Thompson commented lot 1 is in Minnetrista and has had years of sludge brought in therefor soil conditions are poor resulting in a lower value.

Thompson informed the council they should focus on what property will sell for versus other land market values listing the values of similar vacant land as follows:

City	Sale Price	Sale Price/SF
Loretto	$100,000	$9.34
Maple Plain	$105,000	$8.43
Annandale	$100,000	$7.92
Anoka	$105,000	$5.25

Brooks asked Anderson why he has not come to the Local Board of Review in prior years. Anderson answered he has owned the property for 10 years and this is the first time objecting because he reviewed the value across the street. Brooks asked how much he would sell the property for? Anderson answered I would put at what county values it $44,000.

Motion made by Brooks and seconded by Anderson to approve the assessed value of PID 32 117 24 22 0095 at **$95,000** for 2025.

Discussion:
Jason Anderson asked Brooks how she valued his property. Brooks replied no sales so go by gut and if selling it for $44,000 people would run to it. Figuring 7 to 10,000 dollars to put in driveway, Schufman commented comparing comps put it at **$93,000.** Motion amendment accepted by Brooks and Anderson. Ebert added I would place at $89,000. Motion amendment of $89,000 was not accepted, amendment failure to $89,000.

Aye 3/nay 2 Ebert and Mayor Eiler

CLOSE:
Motion made by Anderson and seconded by Brooks to close the Local Boad of Review. All aye 5/0
Closed at 7:03pm

ATTEST:

Brenda Fisk, Adm/Clk/Trs