

**LOCAL BOARD OF APPEAL AND  
EQUALIZATION MEETING  
CITY OF FRIDLEY  
APRIL 26, 2010**

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The Board of Appeal and Equalization meeting for the City of Fridley was called to order by Mayor Lund at 7:00 p.m.

**ROLL CALL:**

**MEMBERS PRESENT:** Mayor Lund  
Councilmember-at-Large Barnette  
Councilmember Saefke  
Councilmember Varichak  
Councilmember Bolkcom

**OTHERS PRESENT:** William Burns, City Manager  
Fritz Knaak, City Attorney  
Richard Pribyl, Finance Director  
Mary Smith, City Assessor  
Lynn Krachmer, City Appraiser

**LOCAL BOARD OF APPEAL AND EQUALIZATION MEETING**

**Mary Smith**, City Assessor, said this is a continuation of the Local Board of Appeal and Equalization meeting which was held on April 12. The purpose of this meeting is to establish the 2010 estimated market value on two properties whose owners appealed the value at the first meeting. The Board has three possible courses of action that can be taken on each case tonight. They are as follows: affirm, reduce or increase the current value based on information presented. If the property owner feels the Board did not resolve their concerns, they may bring their case to the County Board of Appeal and Equalization meeting which will be held on June 14 at 6 p.m.

**Ms. Smith** said there were three appellants that appeared before the Board at the first meeting. The first property owner's value was affirmed by the Board at that time. After review of the other two properties, staff makes the following recommendations to the Board with respect to 7165 East River Road: Prior to the property inspection of April 15, staff had not been inside the subject property since June 21, 2001. After adjustments to the property information, along with the sales comparison review, it is staffs' recommendation to the Board that the January 2, 2010, estimated market value for Pin No. 10-30-24-41-0023 be reduced to \$171,200.

**Councilmember Bolkcom** asked if the property had been inspected without the sales comparison, would the conclusion have been the same.

**Ms. Smith** said that the value would have come to \$171,200. After adjustment of improvements in the mass appraisal system, this was the correct value.

**Councilmember Bolkcom** said it does make sense to make an appointment and have property inspected.

**Mayor Lund** asked if the property owner agreed with the reduction.

**Ms. Smith** answered yes, he was fine with it.

**Councilmember Bolkcom** asked if the property owner still had an opportunity to go to Anoka County if he felt the value should be reduced more.

**Ms. Smith** answered yes.

**MOTION** by Councilmember Bolkcom to reduce the estimated market value for 7165 East River Road, Pin No. 10-30-24-41-0023, to \$171,200. Seconded by Councilmember Saefke.

**UPON A VOICE VOTE, ALL VOTING AYE, MAYOR LUND DECLARED THE MOTION CARRIED UNANIMOUSLY**

**Mary Smith** stated with respect to 6535 Oakley Drive, after staff's review of this property and explaining that this Board is to address only January 2, 2010, estimated market values, the property owner agreed that the present value of \$154,500 was fair. It is our recommendation that the 2010 estimated market value be affirmed at \$154,500 for Pin No. 13-30-24-23-0008.

**Councilmember Saefke** noted the minutes stated the value was assessed at \$172,000 from \$190,000. He asked if the minutes were reflecting incorrect numbers.

**Ms. Smith** said the homeowner was looking at what taxes were being based on—that was the January 2, 2009, estimated market value.

**Pete Eisenzimmer**, 6535 Oakley Drive, said this was a fair price. The assessor came out and looked at his home and agreed that \$154,500 would be a fair price. He asked when the Truth and Taxation hearing would be.

**Mayor Lund** said that hearing would be the first meeting in December, or December 6.

**Councilmember Saefke** said each tax district has its own hearing and on December 6 only the City taxes would be discussed. The County and School Board taxes would be discussed at a different time.

**Richard Pribyl**, Finance Director, said this fall a Truth and Taxation statement will be mailed out to residents with the different tax district meeting dates.

**MOTION** by Councilmember Saefke to affirm the value of the property at 6535 Oakley Drive, Pin No. 13-30-24-23-0008, at \$154,500. Seconded by Councilmember Bolkcom.

**UPON A VOICE VOTE, ALL VOTING AYE, MAYOR LUND DECLARED THE MOTION CARRIED UNANIMOUSLY**

**MOTION** by Councilmember Barnette to close the Board of Appeals and Equalization Meeting.  
Seconded by Councilmember Varichak.

**UPON VOICE VOTE, ALL VOTING AYE, MAYOR LUND DECLARED THE MOTION CARRIED UNANIMOUSLY AND THE MEETING CLOSED AT 7:20 P.M.**

Respectfully Submitted,

Krista Monsrud  
Recording Secretary

Scott J. Lund  
Mayor