

ANDOVER BOARD OF REVIEW
APRIL 30, 2019 – MINUTES

The Annual Board of Review was called to order by Mayor Julie Trude at 7:01 p.m., Monday, April 30, 2019, at the Andover City Hall, 1685 Crosstown Boulevard NW, Andover, Minnesota.

Councilmembers present: Sheri Bukkila, Valerie Holthus and Jamie Barthel

Councilmember absent: Mike Knight

Appointed Alternate
Board Member: Jim Dickinson, City Administrator

Also Present: Jason Dagostino, Anoka County Residential Assessor
Shawn Halligan, Anoka County Assessment Manager

Mayor Trude read the public notice and reviewed the guidelines for tonight's meeting. She noted no members of the public are currently present tonight and asked if any reviews are ongoing.

Mr. Dagostino confirmed there were no ongoing reviews.

Mr. Dagostino indicated value notices were sent out in March and 58 phone calls were received from residents. He stated as a result of those 58 calls, he conducted 15 reviews. He stated value changes were made to 13 properties as a result of those reviews.

Mayor Trude referenced the estimated market value rates, asking for clarification.

Mr. Dagostino stated there was an average increase of nine percent this year and there was an average increase of five percent the prior year.

Mayor Trude asked if the tax base growth is average or higher compared to other communities in the County. She also asked why the industrial properties did not have an average increase.

Mr. Halligan replied there were not many sales to base any increases on for this past year. He also provided input on apartment value increases indicating that smaller apartment complexes are seeing significant increases.

Councilmember Barthel asked why the commercial value increased by such a small rate compared to the increases in residential and apartments.

Mr. Halligan stated the rates are based on sales and when there are few sales, it is hard to justify an increase.

Councilmember Holthus asked if there is a review of just Andover for sales transactions or are other communities reviewed as well.

Mr. Halligan stated they do look slightly outside of Andover as well but confirmed the value is mainly based on comparisons.

Mr. Dickinson stated the State sets the guidelines for what sales can be based upon. He noted if there are very few sales, it is hard to justify increases.

Mr. Dagostino stated Andover is slightly over the average increase for the County in terms of estimated market value tax base increase.

There were no further questions.

Mr. Dagostino indicated he reviewed three properties and the valuation was changed and need to be entered into the record. Those properties are the following:

<u>PIN</u>	<u>Change</u>
12-32-24-24-0002	\$1,097,600 changed to \$1,010,000
29-32-24-31-0065	\$234,000 changed to \$161,500
09-32-24-44-0006	\$350,000 changed to \$290,100

Mr. Dagostino stated the Board would need a motion to approve the valuation changes to the three properties listed. He provided brief explanation on the changes to the valuation which included a foreclosed property that has not been improved and outdated conditions on another property.

Motion by Barthel, Seconded by Bukkila, approving the valuation changes to the three properties listed. Motion carried unanimously.

Mr. Dickinson indicated with no other appeals to be heard, Mayor Trude could request a closing of the Board of Review.

ADJOURN BOARD OF REVIEW

Motion by Barthel, Seconded by Bukkila, to close the Board of Review meeting. Motion carried unanimously.

The meeting adjourned at 7:20 p.m.

Respectfully submitted,

Amanda Staple
Recording Secretary

