

1. 6:00 P.M. Reconvene Local Board Of Appeals & Equalization Agenda

Documents:

[MAY 15, 2023 RECONVENE LOCAL BOARD OF APPEALS AND EQUALIZATION AGENDA AT 6 PM.PDF](#)

2. 6:00 P.M. Reconvene Local Board Of Appeals & Equalization Packet

Documents:

[MAY 15, 2023 RECONVENE LOCAL BOARD OF APPEALS AND EQUALIZATION PACKET.PDF](#)

- 2.I. 6:00 PM Handout At Meeting - Item 3

**NOTE:** This item was handed out at the meeting as an amendment by Staff Member, Ryan Kirby as a last minute update.



## City of Anoka

# RECONVENE LOCAL BOARD OF APPEALS & EQUALIZATION

Monday, May 15, 2023

6:00 p.m.

City Council Chambers

*(meeting will be cablecast)*

1. CALL TO ORDER
2. ROLL CALL
3. RECONVENE BOARD OF APPEALS & EQUALIZATION
4. PUBLIC COMMENT
5. COUNCIL MEMBERS COMMENTS
6. ADJOURNMENT 6:15 P.M.

Members of the Anoka City Council may participate remotely in City Council meetings by interactive technology rather than by being physically present. Members of the public can monitor council meetings by streaming them live online, this meeting will be broadcast live on Comcast channel hd799/sd16 and can be streamed online at <http://qctv.org/anoka/>. Members of the public who desire to give input or testimony remotely may do so by attending via video conference (Zoom Webinar). The Zoom Webinar link will be posted prior to the meeting on the City of Anoka's website calendar at: <https://www.anokaminnesota.com/calendar.aspx?CID=14>. To access the link, from the online calendar, find the correct meeting date and click "More Details."

Meetings by telephone or other electronic means in accordance with Minnesota Statute 13D.021



## City of Anoka

# RECONVENE LOCAL BOARD OF APPEALS & EQUALIZATION

Monday, May 15, 2023

6:00 p.m.

City Council Chambers

*(meeting will be cablecast)*

1. CALL TO ORDER
2. ROLL CALL
3. RECONVENE BOARD OF APPEALS & EQUALIZATION
4. PUBLIC COMMENT
5. COUNCIL MEMBERS COMMENTS
6. ADJOURNMENT 6:15 P.M.

Members of the Anoka City Council may participate remotely in City Council meetings by interactive technology rather than by being physically present. Members of the public can monitor council meetings by streaming them live online, this meeting will be broadcast live on Comcast channel hd799/sd16 and can be streamed online at <http://qctv.org/anoka/>. Members of the public who desire to give input or testimony remotely may do so by attending via video conference (Zoom Webinar). The Zoom Webinar link will be posted prior to the meeting on the City of Anoka's website calendar at: <https://www.anokaminnesota.com/calendar.aspx?CID=14>. To access the link, from the online calendar, find the correct meeting date and click "More Details."

Meetings by telephone or other electronic means in accordance with Minnesota Statute 13D.021

# **COUNCIL SPECIAL MEETING MEMO**

Agenda Item # 3

**Meeting Date:** May 15, 2023  
**Agenda Section:** Reconvene Meeting  
**Item Description:** Reconvene Board of Appeal & Equalization  
**Submitted By:** Ryan Kirby, City Assessor

---

## **BACKGROUND INFORMATION**

This is a reconvene of the Board of Appeal & Equalization to resolve any open issues that were not addressed at the original meeting held on May 1, 2023. The City Assessor, Ryan Kirby, has presented the council with a list of recommendations of questions or concerns that were resolved with the property owners.

## **FINANCIAL IMPACT**

Valuation/classification changes made by staff or council do not affect the overall revenue received by the city but does affect how the tax burden is distributed.

## **REQUESTED COUNCIL ACTION**

After any questions or discussion on my recommendations, I am asking the council to approve my recommendations. Upon approval of my recommendations, council should adjourn the Reconvene of the 2023 Board of Equalization.

## **REQUIRED VOTE**

**Exhibit A**  
Recommendations

No.	Property Owner(s) Name	Property Address	Parcel Identification Number	Original 2023 EMV	Adjusted 2023 EMV	Property Type	Notes
1	Roger & Roxanne Olsen Trustee	402 River Lane	07-31-24-33-0005	\$836,300	\$766,900	Res	New value keeps property consistent with sales and assessed values of similar properties.
2	Kristin Sue Cords	1627 Ferry Street	12-31-25-12-0113	N/A	N/A	Res	Classification should have been changed in 2020 to Residential-Single Unit
3	James Myers	1234 Benton St	02-31-25-42-0008 & 02-31-25-42-0009	\$743,700 & \$48,300	NC NC	Res	Questioned increased in value. Explained the on-water sales. Ok with value. No change
4	Chuck & Donna Thibodeau	614 Kennedy St	36-32-25-34-0045	\$373,700	NC	Res	Reviewed property and sales on 5/5. Property within range of sales.
5	David Allen	2911 – 7 <sup>th</sup> Ave	06-31-24-21-0002	\$4,804,400	\$4,200,000	Apt	Reviewed financials and sales. New value consistent with sales and income approach.
6	David Allen	2321 Branch Ave	01-31-25-41-0138	\$3,012,900	\$2,800,000	Apt	Reviewed financials and sales. New value consistent with sales and income approach.
7	Bill (402 Monroe LLC)	402 Monroe St	07-31-24-22-0031	\$605,100	\$574,300	Medical Office	New value more consistent with owner's other property in Blaine.
8	Patty Sharp	500 Bunker Lk Blvd	36-32-25-21-0009	\$4,179,800		Mini-Storage	Have not received necessary information. Recommend sending this to the County Board.
9	Monroe Place Apartments LLC	640 Monroe St	07-31-24-21-0135	\$5,029,000	\$4,661,400	Apt	New value more consistent with sales.
10	Dale & Sandra Wucher	2326 – 4 <sup>th</sup> Ave	06-31-24-32-0012	\$332,400	\$315,000	Res	New value within range of sales (on the higher end of the range).
11	Kenneth & Jennifer Aeshliman	1316 – 7 <sup>th</sup> Ave	07-31-24-42-0092	\$219,200	\$150,000	Res	Reviewed property on 5/5. Very poor condition. Most components in the home are original. Buyer is gutting home.