

# Appeal # 42 | PID: 010-0980-00216, 00223 | 311 N 2nd Ave W

**From:** [melissa](#) [REDACTED]  
**To:** [Treasury](#)  
**Subject:** RE: appeal to valuation notice for 2022  
**Date:** Monday, May 17, 2021 12:48:21 PM  
**Attachments:** [311 Cost.docx](#)

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Property ID's: [010-0980-00223](#) and [010-0980-00216](#)

To Whom It May Concern:

I am asking that the valuation done for 2022 on the above 2 properties be reconsidered. While I understand that the value of these properties may be increased, I feel that increasing them a total of \$165,500 is tremendously over-valuing the property. This increase nearly doubles the current property value.

Over the years, I have worked closely with Richard Howell at the Damiano Center as well as organizations like ARC to fill the apartments at this property. I rent to section 8 tenants and currently, 3 of the 4 units are filled with section 8 renters. The one apartment that is not is my caretaker's apartment because in the downtown area, a caretaker is a must to maintain order and to notify me of issues that may occur in or around the property. For years we have worked hard to keep rent affordable and to offer a nice place to live for people that can't afford much. Doubling the property taxes will not allow us to keep our rent affordable and we will either need to sell the property - leaving 4 families at risk, or take a loss on the property since we cannot raise rent without HRA approval and all tenants have been renewed for next year at their current rental rates. HRA sets the limits of what they will allow for rent. These amounts are lower than what your proposed amounts are. I also pay for all the utilities at this property.

Affordable housing is an issue in Duluth and increasing property values like this on rentals will only make that problem worse. By doing this to our building, you will raise rent on a single mother with 5 kids, a single mom that has been recently released from jail and is working tremendously hard to create a new life for her and her son, a disabled woman, and a COVID displaced worker with 2 kids. None of which can handle paying more than they already are and still make ends meet.

Ben has already received the breakdown of the income/expense of this building and I have attached a copy to this email. It clearly shows that this is not a money making building but the rents are affordable. It helps out those that need it the most. The vacant lot has no utilities to it, is so steep that I don't know how you could build on it, has no access from 3rd street - the only access it has is from the alley. It is sandwiched in between houses on both sides. There is no way that it is worth the proposed \$89,800.

Please reconsider this increase.

Sincerely,  
Melissa Janzen  
James Bridges