



Minutes of the City of Duluth Local Board of Appeals & Equalization

May 14, 2020, 2:00 PM, Citrex Webex Remote Meeting

Members Present:

Steve Goldschmidt

Appraiser

1st Term: 2/13/17 – 3/31/21

Appointed by Mayor

Kyle Deming

Equalization Course

1st Term: 5/14/14 – 5/14/22

Appointed by CAO

Thomas D Henderson

1st Term: 3/23/20 – 3/31/24

Charles Andresen

Attorney

3rd Term: 2/13/17 – 3/31/21

Appointed by Mayor

Rita Hutchens

Real Property Valuator

3rd Term: 4/1/19 – 4/1/23

Appointed by Mayor

Wayne Parsons, CFO of the City of Duluth, started the Webex meeting at 2:00 PM when all board members were present. Motion made by Hutchens to elect Kyle Deming as the board chair. Seconded by Goldschmidt. Passed unanimously. Goldschmidt motioned to approve 2019 meeting minutes. Seconded by Hutchens. Passed unanimously. Mr. Parsons turned the meeting over to Mr. Deming at 2:03 PM.

Deming asked the board to begin reviewing the properties on the agenda for appeals hearings.

Appeal #1: Gregory Moir, 588 W Redwing St; 010-0670-00120; Board discussed provided information. Hutchens/Henderson moved to reduce the value to \$189,000. (5-0)

Appeal #2: Michael Racette & Nicole Hagadorn, 501 W Wabasha St; 010-0670-00705; the appellant had no contact with the assessor and no interior inspection was performed. Hutchens/Goldschmidt motion for no change in value due to no contact with assessor. (5-0)

Appeal #3: Jaclyn Cook, 219 N 60th Ave W; 010-4510-00800 & 00790; Board discussed whether to hear from appellants if they are present on-line. Board agreed to hear from appellants. Ms. Cook addressed the board on property location problems and noise issues. Board discussed and decided to stay with the procedure of no change in value when no contact was made with assessor. Goldschmidt/Henderson motion for no change in value due to lack of submitted

data from appellant and no contact with assessor. (5-0) Recommended the appellant appeal to the county board.

Appeal #4: Jnana Hand, vacant; 010-4400-00160 & 00150; Hutchens/Goldschmidt motion for no change in value due to inadequate information provided by appellant. (5-0)

Appeal #5: Robert Fierek, 312 Harbor Pt Circle; 010-2045-00060; No inspection was performed. Appellant spoke to board and stated that he did speak with Anne Sims, assessor. He has a canal next to his home which he feels devalues his property. Frank Carver stated that the appellant has not provided requested photos and documentation. Sims recommended no change due to lack of submitted information by appellant. Henderson/Goldschmidt motion for no change in value. (5-0)

Appeal #6: CD Alexander, 6303 E Superior St; 010-2860-01110; Due to late filing of appeal, insufficient time for contact with county. County recommends no change. Goldschmidt/Hutchens motion for no change in value. (5-0)

Appeal #7: James Thuringer, 29 93rd Ave West; 010-2820-00120; Appellant was offered an adjustment but does not agree. Hutchens asked about current value. County recommends \$212,700 per Carver, which was adjusted from approximately \$230,000. Hutchens/Goldschmidt motion to lower value to \$208,000. (5-0)

Appeal #8: Macit Hagi Ozdemir, 4411 Mcculloch St; 010-3010-03910; Board discussed provided information. Hutchens/Henderson motion for no change in value. (5-0)

Appeal #9: Susan Lindgren/BPR Holding LLC, 2100 Water St; 010-4449-00010 + 65 add'l parcels; Appellant has spoken with Frank Carver. Carver recommends no change due to the fact that the county is still working on the multiple parcels. Hutchens/Andresen motion for no change in value. (5-0)

Appeal #10: Thomas Gavin, 914 S Lake Ave; 010-4045-00030; Carver recommends no change due to an active tax court case in progress. Appellant spoke to the board to explain how units were purchased fully furnished and how personal property affects the valuation. Deming asked for clarification as to what action the board can take with the property currently being heard in tax court. Dave Sipila explained that the board can take action on the current valuation even with the property currently in tax court. Appellant addressed the board with some comparison values. Goldschmidt asked what appellant thought his personal property value should be. Board discussed the personal property issue. Appellant again asked board to take action and asked that \$100,000 be removed for personal property value. Carver raised the issue of an elevator as the reason the value of the similar units are different. Hutchens

would lower the value to \$920,000 and Goldschmidt would reduce value by \$20,000 for half elevator value. Ann Sims, assessor stated that all units are valued the same except for the elevator values. Goldschmidt/Hutchens motioned for no change in value. (4-0 Andresen abstaining)

Appeal #11: Bruce & Ann Todd, 4812 Pitt St; 010-3030-00190; Board reviewed submitted information. Discussed location in Lakeside. Henderson/Hutchens motion for no change in value due to location in Lakeside area. (5-0)

Appeal #12: Thomas Antonich, 112 N 43rd Ave E; 010-2960-01750; Board reviewed submitted information and discussed location. Hutchens/Goldschmidt motion for no change in value. (5-0)

Appeal #13: Jon Leppala, 4329 & 4331 E Superior St; 010-2990-01430; Board discussed submitted information and felt value was fair. Hutchens/Henderson motion no for change in value. (5-0)

Appeal #14: Shelby Nelson & Maura Crowell, 4015 London Rd; 010-2960-01030; Board discussed submitted information and Hutchens discussed lowering the value due to foundation masonry work needed and location on London Rd. Hutchens/Goldschmidt motion to reduce value to \$200,000. (5-0)

Appeal #15: Ellen Johanson & Richard Stevens, 912 S Lake Ave, Unit #2; 010-4045-00020; Board discussed submitted information. Andresen/Hutchens motion for no change in value. (5-0)

Appeal #16: Ben Funke, 1941 Waverly Ave; 010-1830-00700; Owner stated that his home is in Hunters Park, not in Congdon and should not be compared with properties in Congdon. Appellant discussed many comp sales that sold for less than the assessed value. Also stated that he overpaid for his home when purchased and sale price should not be only consideration. Hutchens discussed recent upgrades done to the home. Hutchens/Goldschmidt motion for no change in value. (4-0; Henderson abstaining)

Appeal #17: Eric Olson; 010-3220-02740; No contact was made with assessor. Christensen discussed communication with property next door to subject property. Henderson/Goldschmidt motion for no change in value. (5-0)

Appeal #18: Linnea Johns; 010-4650-00400; No contact was made with assessor. Goldschmidt/Hutchens motion for no change in value. (5-0)

Appeal #19: Matthew Zagrebely, 123 Minneapolis Ave; 010-4690-01710; No contact was made with assessor or photos provided as requested. Goldschmidt/Andresen motion for no change in value. (5-0)

Appeal #20: Jim Unden, 4345 W 8th St; 010-0840-00390; No photos were received as requested by assessor. Goldschmidt/Henderson motion for no change in value. (5-0)

Appeal #21: Kim Chart, 1906 Chinook Dr; 010-0315-00190; Appellant addressed board and stated that home is for sale for 3% less than assessed value. Hutchens/Goldschmidt motion to reduce value to \$850,000. (5-0)

Appeal #22: David & Heidi Bauman, 4114 Pitt St; 010-3030-01375; Board discussed submitted information and verified current assessed value at \$256,100 and location in Lakeside area. Henderson/Hutchens motion for no change in value due to location. (5-0)

Appeal #23: Christy Conito, 738 N 54th Ave W; 010-4520-15230; Board discussed submitted information and current assessed value. Henderson/Hutchens motion for no change in value. (5-0)

Appeal #24: Roy Hamlin for Rae Ann Hamlin, 5615 Grand Ave; 010-4510-05780; Board discussed current value of \$185,200. Board members trying to get submitted information as additional appeals were added later and were not quickly available to some board members.

While waiting for submitted information for Appeal #24, the board was addressed by Diane Hallberg, who was listening to the meeting. She interrupted to say that she cannot reach Frank Carver to discuss her property. She submitted information to Leah and wants to be sure she can get on the agenda. The board said that she would be able to be on the agenda when the meeting continues tomorrow.

When the board returned to Appeal #24, Roy Hamlin was attending the meeting, but was unable to address the board due to IT issues. Hutchens/Andresen motion for no change in value. (5-0)

Appeal #25: Tim Johnson (Northern Acrylics), 2321 & 2323 W Superior St; 010-1120-04420; Board took time to review submitted information and discussed small business struggles. Mike Busick clarified that apartments were upstairs in the building. Henderson discussed value being valid and fair. Henderson/Hutchens motion for no change in value. (5-0)

Appeal #26: Joanne Steinke, 2608 W 9th St; 010-4050-04070 & 2930-00370; Carver stated that no contact was made with Appellant. Hutchens/Andresen motion for no change due to lack of information. (5-0)

Appeal #27: Eric Swanson, 2713 Northridge Dr; 010-3461-00120; Board discussed current value of \$634,400. Henderson/Hutchens motion for no change in value. (5-0)

Appeal #28: Joseph Swanson; Carver cut in to address the board that he thought that Joseph Swanson, appellant with multiple parcels similar to Appeal #9, was attending the meeting. He recommended that the board take action on his properties as the county is working on an analysis of the multiple parcels. 010-4449-00730; 00740; 00750; 00760; Carver also stated that they had some issues to work out regarding personal property value issues. Hutchens/Andresen motion for no change and encouraged appellant to appeal to county. (5-0)

Thomas Gavin readdressed the board at 4:25 PM (Appeal #10) to discuss his unit and personal property issues again, with regard to fairness and equity in the review process. Deming advised appellant to take his appeal on to the county board.

At 4:30 PM, Deming recessed the meeting until 2:00 PM the following day, Friday May 15, 2020. Andresen/Hutchens motion to recess the meeting. (5-0) Deming turned meeting back over to Parsons. Meeting recessed.

Friday May 15, 2020 at 2:00 PM:

Wayne Parsons reconvened the meeting via Citrix Webex while waiting for Kyle Deming to join. At 2:03 PM, Deming called the meeting back to order and roll was called. All board members were present. Deming explained the procedure for reviewing appeals. Discussion took place as to what time the meeting would end, and it was decided that the board would re-assess at 5:00 PM to decide whether to continue or to determine a time to end the meeting.

Appeal #29: Joseph Swanson, 7647 Congdon Blvd; 010-2805-00010; Board discussed submitted information. Hutchens/Andresen motion for no change due in value to lack of sufficient information from appellant. (5-0)

Appeal #30: Greg Carlson, 1401 Maryland St/1750 Kenwood Ave; 010-2710-02950; Board discussed submitted information. Hutchens/Goldschmidt motion for no change in value due to lack of sufficient information from appellant. (5-0)

Appeal #31: Stephanie Lyons, 9237 Vinland St; 010-3480-00510; Carver addressed the board that an agreement had been reached with the appellant. The board would address and vote on all agreements at the end of the meeting.

Appeal #32: Sarah Guritz, 1018 E 3rd St; 010-3830-09150; Board discussed submitted information. Hutchens/Henderson motion for no change due to lack of sufficient information from appellant. (5-0)

Appeal #33: Mike Hudyma, Lots 1-10, Block 9; Home Acres 1st Division; 010-2230-03880/03830; An agreement had been reached with the appellant. The board would address and vote on all agreements at the end of the meeting.

Appeal #34: Laura Cassady, 1226 N 47th Ave E; 010-3030-06420/06410; Henderson/Hutchens motion for no change in value due to lack of sufficient information from appellant and due to the location of subject property. (5-0)

Appeal #35: James & Margaret Anderson, 5204 Otsego St; 010-3080-02030; Henderson/Goldschmidt motion for no change due to lack of sufficient information on appeal and due to the location of subject property. (5-0)

Appeal #36: Guy Ricci, 1215 E 11th St; 010-0510-00240; Board discussed that there was no market analysis attached with appeal as reference in submitted information. Carver told the board that an agreement was reached with appellant and so would be voted on at the end of the meeting.

Appeal #37: Robert Fierek, Riverside Spring St; 010-2746-00310/00312; Appellant addressed the board and said that he would like to hear what the board had to say after reviewing his submitted information. Hansen submitted a condemnation notice that he had received on the subject property that the appellant had referenced. Leah uploaded the document for the board to review. The board reviewed the additional information provided. Henderson/Goldschmidt motion for no change due to lack of adequate information and support submitted by appellant. (4-0 Andresen abstaining)

Appeal #38: Jennifer & Doug Madole, 437 Hartley Pl; 010-4646-00040; Hutchens spoke about the fact that the board reduced the value last year and that the value went back up this year. Carver stated that every year the properties are re-evaluated. Thompson told the board that \$26,000 in improvements had been completed in May 2019. Hutchens questioned that there was no copy of the referenced appraisal report in the submitted documents. Staine had not received a copy either. Hutchens noted the square footage discrepancy that the appellant referenced. Henderson feels the square foot value is consistent with the neighborhood.

Goldschmidt feels it is in line as well. Discussion to split the difference between last year's and this year's values. Henderson/Hutchens motion to change value to \$374,000. (5-0)

Appeal #39: Rhiannon Leigh Klein, 5128 Glendale St; 010-0790-11970/11950; It was noted from the appraiser that the appellant was requesting no change in value due to not being able to build a garage on the small triangular parcel. The 2019 value was \$12,400 for the smaller parcel empty lot. Carver stated that in the Lakeside area there was a 5% increase in value over last year which would bring the total value of both lots of the property up to a combined value of \$134,400 which is still only 80% of the sale price of \$165,000 that the house sold for in May of 2019. Goldschmidt feels the vacant triangular portion of the parcel has no value. Carver explained that placing no value on the vacant parcel would de-value the property even more from the sales price paid when the properties were purchased. Carver explained the tiered valuation system for valuing residential vacant land. The board feels the small triangular portion of the property that is cut off from the main residence does not contribute to the value. They feel that because it is not contiguous, it does not contribute any value. Goldschmidt/Henderson motion to reduce the value to \$0 on 010-0790-00970. Goldschmidt asked for the value of the main dwelling. Thomas stated that this year's combined value of the 2 parcels totaled \$140,800 and the property sold for \$165,000 in May 2019. Henderson asked for clarification on the motion and Goldschmidt said the motion was \$165,000 on the main dwelling parcel and \$0 on the vacant parcel. Carver stated that the buildings were valued at \$112,600 on the main parcel. Ben Thomas said a new value needed to be established of at least \$100 on the vacant parcel. Goldschmidt/Henderson withdrew their original motion. Goldschmidt discussed placing \$100 value to 11970 and \$164,900 to the main residence parcel 11950. Goldschmidt/Hutchens motion to reduce the value of land on 11970 to \$100 and increase building value of 11950 to \$164,900. Appellant said that they were addressing the purchase price, but not the valuation. Thomas clarified that the motion was an increase in the assessed values overall of over \$24,000. Thomas also clarified that the current assessment was for \$127,800 on the main parcel and \$13,000 on the vacant parcel for a total of \$140,800. Henderson/Hutchens withdrew their 2nd motion. Goldschmidt/Hutchens motion total value of 11950 at \$140,700 and 11970 at \$100. So overall, no change in value but the triangular parcel value is reduced. Appellant agrees. (5-0)

Appeal #40: Douglas Blom, 2109 E Superior St; 010-1480-02430; Board discussed submitted information. Hutchens/Henderson motion for no change in value due to lack of the referenced appraisal and adequate information from appellant. Appealing to the county will allow more time for appellant to obtain the appraisal. (5-0)

Appeal #41: Douglas Blom, 2105 E Superior St; 010-1480-02440; Board discussed submitted information. Hutchens/Andresen motion for no change in value due to lack of the referenced

appraisal and adequate information from appellant. Appealing to the county will allow more time for appellant to obtain the appraisal. (5-0)

Appeal #42: Mark & Michele Traultlein, 4130 W 7th St; 010-2030-00760; Board discussed submitted information. Henderson feels value is within acceptable range of value. Henderson/Andresen motion for no change in value. (5-0)

Appeal #43: Tom Franta/TK Properties, 500 S 59th Ave W; 010-0130-00292; Board asked for last year's value. Hansen stated that there was a revaluation of West Duluth west of Mesaba Ave last year. Last year value was \$856,400; this year is \$2,775,800 but stated that the property is listed for sale at \$3.9 million. Board asked how long it has been for sale but that was unknown. Goldschmidt/Andresen motion for no change due to lack of adequate documentation provided by appellant. (5-0)

Appeal #44: Jay K Fineout, Parts of 202 Commonwealth Ave; 010-3430-02720/02760/02820; Board discussed submitted information. Andresen/Henderson motion for no change due to lack of adequate information submitted by appellant. (5-0)

Appeal #45: Mike Sylvester, 2111 Minnesota Ave; 010-3110-00260; Board discussed submitted information and the fact that appellant refused entry and provided no photos of subject property. Board is not allowed to change value when entry is refused. Hutchens/Goldschmidt motion for no change due to lack of contact with assessor. (5-0)

Appeal #46: Steve Lutzka, 5227 Tioga St; 010-3080-02120; Board discussed submitted information. Goldschmidt/Hutchens motion for no change due to lack of documentation submitted by appellant and lack of contact with assessor. (5-0)

Appeal #47: Kenneth Aparicio, 2309 E 1st Street; 010-3090-00470; Board discussed submitted information and felt that property value was in line with location of subject property. Henderson/Goldschmidt motion for no change in value. (5-0)

Appeal #48: Greg Carlson, 1528 E 1st St; Owner reached an agreement with the assessor, but it was too late to remove from the agenda. Cancelled.

Appeal #49: Greg Carlson, 1132 E 8th St; 010-3850-05270; Board discussed submitted information. Hutchens/Goldschmidt motion for no change due to lack of adequate information submitted by appellant. (5-0)

Appeal #50: Gary Hopp, 1437 S Lake Ave; 010-4380-01640; Board discussed submitted information. Goldschmidt/Hutchens motion for no change due to lack of adequate information submitted by appellant. (5-0)

Appeal #51: Christine King, 2701 W Superior St; 010-1120-03370; Appellant had been working with Busick and he reduced the value, but she still feels it is too high. It was difficult to find similar comps, but he did his evaluation based on building income. Appellant requests value to stay the same as last year or increase to no more than \$1.3 Million. Hutchens was inclined to support the appraised value that was provided by the appellant. Hutchens/Goldschmidt motion to value at \$1,480,000. Busick mentioned that the appraisal provided by the appellant was for bank purposes and not reflective of actual value when sales in the area support higher values than where currently valued. (5-0)

Appeal #52: Patricia C Dowling, 203 W Toledo St; 010-3410-05050; Board discussed submitted information. Hutchens/Goldschmidt motion for no change due to lack of adequate information submitted by appellant. (5-0)

Appeal #53: Kathryn Mongan-Rallis, 1135 S Lake Ave; 010-4380-01960; An agreement had been reached with the appellant. The board would address and vote on all agreements at the end of the meeting.

Appeal #54: Deb & John Welch, 106 W Austin St; 010-4670-00010; Staine reached out to appellant the morning of the meeting and no contact was made. He recommended no change. Goldschmidt/Andresen motion for no change due to lack of adequate information provided by appellant. (5-0)

Appeal #55: Barbara Rovinsky, 303 W Toledo St; 010-3410-04890; Board discussed submitted information. Goldschmidt/Andresen motion for no change due to lack of adequate information submitted by appellant. (5-0)

Appeal #56: Nikki Olson, 829 S Lake Ave; 010-4380-02260; Board discussed submitted information. Henderson/Hutchens motion for no change due to lack of adequate information submitted by appellant. (5-0)

Appeal #57: Nikki Olson, 11B E 4th St; 010-2785-00030; Board discussed submitted information. Henderson/Goldschmidt motion for no change due to lack of adequate information submitted by appellant. (5-0)

Appeal #58: Shelle Stewart, 4325 Gilliat St; 010-2990-00330; Carver pointed out county comps attached to submitted information. Henderson felt values were within range of similar

properties. Henderson/Hutchens motion for no change in value due to reasonable value. (5-0)

Appeal #59: Kathy Kuehling, 4726 W 5th St; 010-3610-10292; Board discussed submitted information. County recommended no change due to late appeal and lack of adequate information submitted by appellant. Hutchens/Andresen motion for no change in value. (5-0)

Appeal #60: Janean Nelson Tucker & Terence Tucker, 5315 Wyoming St; 010-0790-06560; Board discussed submitted information. Staine recommended no change due to late appeal and lack of adequate information submitted by appellant. Goldschmidt/Andresen motion for no change in value. (5-0)

Appeal #61: Beth Koralia, 2316 E 1st St; 010-3090-00080; Board discussed submitted information and attempted to have appellant address the board, but appellant was unable to speak due to technical issues. Sims recommended no change in value so she has more time to evaluate the property and appeal to county if necessary. Appellant agreed. Hutchens/Henderson motion for no change in value. (5-0)

Appeal #62: Barb Koralia, Maple Grove Rd; 010-2040-00150; Sutherland tells board he has been communicating with appellant regarding her current value of \$74,100. Property is adjacent to a warehouse type building. Appellant is appealing the adjacent vacant parking lot. Assessor states that the adjacent property is not usually split out from the main parcel on values. Discussion on submitted comps. Appellant is unable to address the board and so is emailing through Leah who is relaying to board. Appellant states that there is a utility easement that runs through the property and also that the property cannot be accessed from the road. Sutherland still feels value is valid and access to the subject property is through appellant's other property where the building is located. Appellant states that she would not be able sell the property and as it sits on a right-hand turn lane, that would prohibit a curb cut. Deming asked appellant to try to end and rejoin the meeting so she could hopefully communicate directly with the board. Appellant referred to properties across the street that were valued at \$42,000 and \$24,000. Sutherland said she is referring to residential properties that are assessed as residential using a lower tier for vacant land. Assessed together appellant's properties for both parcels is about 44,500 square feet which places value at about \$500,000 for both parcels. Both parcels together provide better access to subject property. Andresen/Hutchens motion for no change in value. (5-0) Appellant discussed the issue of the utility easement being problematic. Board recommended that the appellant appeal to the County board with additional backup information.

Appeal #63: David Rutford, 2616 E 5th St; 010-4600-00120; Board discussed submitted information. Hutchens/Andresen motion for no change due to lack of adequate information submitted by appellant and reasonable comps submitted by county. (5-0)

Appeal #64: Diane Johnson & Frank Von Poppen, 3827 W 4th St; 010-4010-01070; Christensen recommended no change due to late filing of appeal and lack of information submitted. Henderson/Hutchens motion for no change in value. (5-0)

Appeal #65: Greg Carlson, 1029 & 1021 E 9th St; Owner reached an agreement with the assessor, but it was too late to remove from the agenda. Cancelled.

Appeal #66: Greg Carlson, 1530 E 1st St; 010-1480-01230; Board discussed submitted information. Hutchens/Andresen motion for no change due to lack of adequate information submitted by appellant. (5-0)

Appeal #67: Michael Laughlin, 1426 North Rd; 010-3470-00300; Staine waiting for appellant to submit current photos. Goldschmidt/Hutchens motion for no change in value. (5-0)

Appeal #68: Jason Hakala, 7227 Queen St; 010-0220-02840; Sims was unable to make any contact with appellant. Hutchens/Goldschmidt motion for no change due to lack of adequate information submitted by appellant. (5-0)

Appeal #69: Teresa Norberg King & Mike King, 1502-1504 E 2nd St; 010-1480-05500/05520; Staine is waiting for appellants to submit current photos. Andresen/Goldschmidt motion for no change in value. (5-0)

Appeal #70: Joe Kovich, 214 & 132 N 34th Ave W; 010-2700-00160/00162; 010-3590-00260; Board discussed submitted information. Henderson took time to review values of subject property and comps. Deming began having audio issues and left and rejoined the meeting to correct. Goldschmidt felt that the comps were superior to subject property but hopes appellant will continue his appeal to the county. Goldschmidt/Andresen motion for no change due to lack of adequate information submitted by appellant. (5-0)

Appeal #71: Brian R & Erica S McCarthy, 663 Cherie Lane; 010-3335-00510; Borman recommended to no change due to lack of timing in receiving backup information. Henderson/Goldschmidt motion for no change in value. (4-0 Andresen abstaining)

Appeal #72: Donald Ellison, 30 W Marble St; 010-0144-01090; Birman stated that due to late timing there was no time for an assessment and recommended no change.

Henderson/Hutchens motion for no change in value due to lack of adequate information submitted by appellant. (5-0)

Appeal #73: Shawn Day, 1832 W Michigan St; 010-1120-00660; Board discussed submitted information and Hutchens felt that appellant has a valid point but has no documentation to support. Recommends appellant appeal to the county board. Hutchens/Goldschmidt motion for no change in value. (5-0)

Appeal #74: J Sundvall, 117 W Toledo St, 010-3410-05300; Parrent was denied access to assess the property. Hutchens/Andresen motion for no change in value due to lack of access. (5-0)

Appeal #75: Tom Warren, 4902 Woodlawn St; 010-0790-20660; Carver noted that contact was not made timely and there was no time for review. Andresen/Goldschmidt motion for no change in value due to lack of information submitted by appellant and lack of time to review. (5-0)

Appeal #76: Barb Koralia, 1800 Woodbury Ln; 010-3335-00430; Board discussed submitted information. Appellant had pointed out discrepancy in square footage assessed being 187 more than actual footage. Appellant was working with assessor to submit photos and will appeal to county if necessary due to lack of time. Hutchens/Henderson motion for no change in value. (5-0)

Appeal #77: J Sundvall, 518 & 526 N 6th Ave E; 010-1030-01920; Carver was not aware of appeal until 5/15/20 AM and had no time to respond to appellant. Hutchens/Henderson motion for no change in value due to lack of time and inadequate information submitted by appellant. (5-0)

Appeal #78: Wayne & Kimberly Turnbow, 2407 E 3rd St; 010-3090-01020; Another very late submission and Birman recommends no change due to timing. Henderson/Goldschmidt motion for no change in value. (5-0)

Appeal #79: Gina Gallagher, 1417 E 2nd St; 010-1480-06130; Staine was in contact with appellant and no photos will be available until this weekend. Recommended no change due to lack of time. Hutchens/Andresen motion for no change in value. (5-0)

Appeal #80: Lynnea Hultkrantz, 901 W 9th St; 010-1350-10940/10970/10980; Borman recommends no change due to late timing and no time to review. Hutchens/Goldschmidt motion for no change due to timing and lack of adequate information submitted by appellant. (5-0)

Appeal #81: Sabrina Stauffer, 205 S 16th Ave E; 010-1460-03810; Staine received photos but had no time to review. Recommends no change. Hutchens/Henderson motion for no change in value due to timing and lack of adequate information submitted by appellant. (5-0)

Appeal #82: Edward Kennedy, 1629 S Lake Ave; 010-4380-01430; Sims recommends no change due to lack of contact with appellant and lack of adequate information submitted. Hutchens/Andresen motion for no change in value. (5-0)

Appeal #83: J Sundvall, 123 W Toledo St; 010-3410-05310/05330; Parrent said that appellant refused to contact assessor and recommended no change in value. Andresen/Henderson motion for no change in value due to lack of contact and inadequate information submitted by appellant. (5-0)

Appeal #84: Robert Ellis, 3017 E Superior St; 010-2000-00150; Leah recommended no change due to late timing of filing appeal and need for further analysis. Hutchens/Andresen motion for no change in value due to lack of adequate information submitted by appellant. (5-0)

Appeal #85: Wallace Pfister, 6409 Elinor St; 010-2660-05960; Sims reached agreement with the appellant. The board would address and vote on all agreements at the end of the meeting.

Appeal #86: Jason Budisalovich, 5420 Glenwood St; 010-2840-01900; Board reviewed submitted information. Hutchens/Goldschmidt motion for no change in value due to lack of adequate information submitted by appellant. (5-0)

Appeal #87: Tom Kokar/Lakeside Manor, 4831 London Rd; 010-3010-03250; Board reviewed submitted information. Deming stated that the information was difficult to follow. Goldschmidt/Andresen motion for no change in value due to lack of adequate information submitted by appellant. (5-0)

Appeal #88: Michael Slag; Northridge Estates Outlots B-D; Cedar Ridge Estate Outlot B; 010-3461-00400/00410/00420/00430 & 010-0385-00260; Appellant reached agreement with the assessor. The board would address and vote on all agreements at the end of the meeting.

Appeal #89: Guy Heide, 1812 Chinook Dr; 010-0315-00170; Carver recommended no change until the assessors have time to review and go on to county board to appeal if necessary. Goldschmidt/Henderson motion for no change due to lack of review time. (5-0)

Appeal #90: Timothy J Allen, 2617 E 3rd St; 010-2080-00050; Board discussed submitted information. Henderson/Goldschmidt motion for no change due to lack of adequate information submitted by appellant. (5-0)

Appeal #91: Shawn Pearson, 3006 E 1st St; 010-1920-01100; Leah recommended no change due to late timing of filing appeal and need for further analysis. Hutchens/Andresen motion for no change in value due to lack of adequate information submitted by appellant. (5-0)

Appeal #92: Daniel Ahonen, 224 N 24th Ave E; 010-4740-00490/1480-02200; Leah recommended no change due to late filing of appeal as owner is having an appraisal done and needs time to complete. Hutchens/Andresen motion for no change in value for parcel #010-4740-00490. (5-0) Hutchens/Henderson motion for no change in value for parcel #010-1480-02200. (5-0)

Appeal #93: North American Salt Co; 010-0210-00310 plus 10 additional parcels; Payton reached an agreement with appellant. The board would address and vote on all agreements at the end of the meeting.

Appeal #94: Gary Doty, former liquor store at 31 E 1st St; 010-0930-00090 plus 7 additional parcels; Busick was in contact with appellant. Explained that there is a total of 8 parcels with 3 buildings accumulated over several years. All are empty buildings requiring various repairs. Busick was willing to reduce each building's value by \$25,000. Appellant was hoping for a further reduction. Comps are difficult to obtain due to the type of property. Goldschmidt/Andresen motion for no change due to lack of adequate information submitted by appellant. (5-0)

Appeal #95: Christie Chartier, 1119 E 11th St; 010-2790-03400; Staine contacted appellant and was waiting for additional information to be submitted. Currently valued at \$150,845. Appraisal was submitted to assessor in the amount of \$113,000 but did not have time to review. Hutchens/Goldschmidt motion to reduce value to \$113,000 per the appraisal. (5-0)

Appeal #96: Walter P Beier, 102 E Winona St; 010-4660-00260; Leah recommended no change due to late timing of filing appeal. Goldschmidt/Hutchens motion for no change in value due to inadequate timing of appeal and lack of adequate information submitted by appellant. (5-0)

Appeal #103: Diane Hallberg; 010-2119-00440; Board heard from the appellant, due to the fact that she had addressed the board the day before and was told to attend the meeting the following day. Appellant addressed the board regarding comps submitted and reviewed with the board sale pricing of property adjacent to the appellant's property. Carver has documentation of trying to reach appellant on 4/7/20 but never receiving a return call. Carver recommends no change due to lack of time to review as he was given appellant's information at 5PM on 5/14/20. Board continues to review submitted information and Henderson does

some calculation of square footage values on the comps. Feels value is fair at \$380,000. Henderson/Hutchens motion to reduce value to \$380,000. (5-0)

Appeal #97: Cory Binsfield, 1301 E 3rd St; 010-3830-11910/11920; Assessors reached an agreement with appellant. The board would address and vote on all agreements at the end of the meeting.

Appeal #98: Jeff Dagle, 343 W Chisholm St; 010-2720-00141

Appeal #99: Eric DeWald, 333 E Superior St; 010-3830-00200

Appeal #100: Randy Zempel, 1020 N 22nd Ave W; 010-2110-07650

Appeal #101: Holly Brining, 4211 W 4th St; 010-3400-00290

Appeal #102: Tony & Karen Rich, 217 E Orange St; 010-0360-00830/00840

Appeal #104: Jennifer & Daniel Zellmer, 5131 Woodlawn St; 010-0790-21900

Appeal #105: Adam Swor, 2224 W 2nd St; 010-1140-01290

Appeal #106: Anders B Nyquist, London Rd at 36th St; 010-1370-05560

Hutchens/Andresen motion for no change in values due to late timing for filing appeal to the board. (5-0)

Appeal #10: Thomas Gavin, 914 S Lake Ave; 010-4045-00030; Appellant asked the board to again reconsider his earlier appeal from the day before. The personal property values are still an issue that the appellant raises. Goldschmidt/Henderson/Hutchens wish to leave as is – no reconsideration. (4-0 Andresen abstaining) Appellant was reminded of the ability to appeal to the county board at a later date.

Board to address the properties with agreements reached with the assessors. Carver states that Thomas has a list of all agreements. Thomas has two lists:

List #1 of 180 parcels with Agreements. Thomas sent updated list at 5:15 PM to Leah and she forwarded the list to all board members. Hutchens/Andresen motion to approve all 180 agreements. (5-0)

List #2 is late received appeals that may not have been listed individually on the agenda. Thomas requested the board move for no change in the value of all the parcels on List #2. Andresen/Hutchens motion for no change due to late filing of appeals. (5-0)

Adjournment

Deming concluded that the work for the board was completed. Parsons thanked the board for their time hearing the appeals. Deming adjourned the meeting. (5-0)