

Appeal Number: _____

ID: _____

Received by: _____

(above is for City staff use only)

RECORD OF APPEAL TO CITY OF DULUTH LOCAL BOARD OF APPEAL & EQUALIZATION

This form will be accepted as a written appeal by City Staff, and you will be given equal consideration by the Board. This form must be received by the City of Duluth Clerk's Office by **4:00 PM on Friday, May 2, 2025.**

010-4390-01390,010-4400-00090,010-4400-00100,010-4400-00110

Parcel Code(s): _____

1801 Minnesota Ave. Duluth, MN 55802

Property Address (if applicable): _____

James Mitchell

218-390-7539

Name: _____ Daytime Phone: _____

jemitch154260@gmail.com

E-mail Address: _____

The purpose of this meeting is to review your appeal of one or both of the following:

1. The **ESTIMATED MARKET VALUE** (what your property would sell for if offered for sale on the open market).
2. The **PROPERTY CLASSIFICATION** (residential, rural vacant land, seasonal, commercial, etc.).

If you refuse to allow an assessor to inspect your property, the Board cannot adjust the market value or classification in a way that would benefit the property owner.

This Board of appeal and equalization is to hear your appeal regarding the above issues ONLY, and cannot make any changes for previous years.

Please give a brief explanation of what you are appealing; please support your appeal with facts to demonstrate property value. Include any supporting documentation, such as a recent appraisal prepared by a licensed real estate appraiser. You may attach additional documentation or typed appeal.

I am appealing the 2026 Valuation based on my inability to contact/meet with the Appraiser to get some clarity on how the 18.23% increase in the Building EMV was arrived at.

I have attempted to contact Ryan Suave via telephone and email to arrange a property inspection that would hopefully include a discussion about this large increase. As of May 1, I have not heard back from him. I have also attempted to contact Dave Sipila, the County Assessor, and have not heard back from him as well.

Over the last few years, I have been able to project increases and decreases in the assessed value of Park Point properties because these were arrived at based on sales from 10/01 of one year to 9/30 of the next year. The changes that were made were applied across the board (for the most part) to all properties on Park Point.

This year is clearly different.

-over-

This year properties are valued individually on a formula/basis that is unclear to me.

Massive increases in lakefront and bayfront land values implemented in the 2025 have been adjusted downward by 45-50% which has created a overall valuation buffer for those properties even with an increased assessment to their Building EMV.

When I looked at 2026 property valuations using the St Louis County Land Explorer and discovered this, I was prompted go to the LBAE information. This was not available until I requested it by contacting the Duluth City Clerk on 4/22/2025. That was when it was sent to me by Ryan Sauve, and I discovered that the valuations were done on an individual basis for Park Point for 2026. This timeframe does not give me the opportunity to get an outside appraisal to utilize in an argument to reduce the increase in the valuation.

Here are the facts I would like you to consider:

- 1) I bought these properties in July 2017 for \$389,000 and the 2026 Valuations are at \$687,000.
- 2) No substantial improvements have been made to the building.
- 3) My interest rate when I bought the properties was 3.875, it's now around 7.00 depending on the day.
- 4) Many of the properties on Park Point as well as in the City of Duluth in general were purchased by professionals especially in the medical profession due to the medical expansion. Many of these were able to take advantage of special financing offers available from local financial institutions.
- 5) We are now in an environment of economic uncertainty that is front and center every day. Buyers are being more selective.

I don't feel that I could sell the properties for the \$730,000 that I would need to get to net the \$687,000 that the 2026 Valuation Notice implies. The \$730,000 sale with 20% down results in a monthly PITI cost in excess of \$5,000. Not a lot of Buyers at this price point.

I would request that I have the opportunity to meet with the Appraiser to discuss the matter.

Thank you for your consideration.

James Mitchell

NOTE: You are not required to make your appeal to the Board in person. This form will be accepted as a written appeal by City Staff, and you will be given equal consideration by the Board. **Written appeals must be received by 4:00 PM on Friday, May 2, 2025.**

Appointments to speak before the Board may be made by contacting the City of Duluth City Clerk: 218-730-5500. **Appointments must be scheduled by 4:00 PM on Friday, May 2, 2025.**

The Board will meet on **Wednesday, May 7, 2025 at 10:00 AM in the Council Chambers, 3rd Floor of City Hall.** This meeting is open to the public.

You will be informed in writing of the Board's decision.