

assessment has met all assessment standards set by the State of Minnesota. Statistically, based upon the 52 qualified sales within the City during this sales period, and after value adjustments made accordingly by zone, the final result was an assessment that qualifies as “excellent” in the eyes of the Minnesota Dept. of Revenue with a median of 96.1 and a coefficient of dispersion of 6.4, and a Price Related Differential of 101.

Changes made to this 2011 assessment from the 2010 assessment were as follows:

Commercial/Industrial land was adjusted by – 10%

All residential buildings were adjusted on a countywide basis

Adjustments to land zones were as follows:

Zone 1 (Ag land) - 5 % market. Green Acres Tillable +10% (per Revenue Dept)

Zone 2 (Res 10 ac +) no change

Zone 3 (Res 5 – 9 ac) no change

Zone 4 (Res 2 – 4 ac Avg Quality) no change

Zone 5 (Res 2 – 4 ac Good Quality) -10 %

Zone 6 (Res 1 – 2 ac) no change

Zone 7 (Coon Lake Beach) - 25 %

Zone 8 (Lakeshore) no change

Tolzmann said we saw the overall estimated market value of the City drop by 3.5% for this 2011 Pay 2012 assessment, considerably less than the -11% last year. Presently there are 14 qualified sales of record for next year’s assessment, with a median sales price of 97.4%. If this present trend continues, the need for modifications to market values in the City will again be minimal.

Tolzmann said as your City Assessor, it is his priority to represent your community with utmost dignity and respect, and to make every property owner feel as though they are being heard. Obviously, he is not able to tell everyone just what they want to hear, but it is his hope that through explanation, and discussion, there can be a better understanding. If there are any questions from members of the City Council or City Staff, or City Residents, please do not hesitate to call him. He would like to take this opportunity to thank the City of East Bethel for allowing him the privilege of serving as your City Assessor. He can assure you that he takes the responsibilities of those duties most seriously.

Tolzmann said if you or anyone has questions relating to property tax assessment, he would be most pleased to discuss these issues with you. You can reach him at his office during regular business hours. He said the current assessment we are here for tonight is the 2011 assessment which won’t be payable until 2012. Tolzmann said this gives our City and County the opportunity to do the budgeting process this summer and fall then hold budget hearings in the fall. He said then in November, all that information will be put together and residents will be sent a Truth in Taxation Notice which is a good faith estimate on what their taxes are proposed to be for 2012.

Bud Flagstad of 3200 229th Avenue NE asked so there were 128 sales in East Bethel. Tolzmann said total transfers. He said there were 52 that we used to drive the values. Flagstad said it is amazing that we had more than double the amount than last year. Tolzmann said last year we had 36 good sales. Flagstad said with gas prices he would think that people would shy away from moving up here.

Tolzmann said he had one property owner, Mr. Vince Charles, that is not requesting any action tonight, but he met with him and Tolzmann felt his valuation was appropriate, but Mr. Charles wants to be on the list so he can go to the County Board which is June 14th. He said so we need Council to make a motion to take no action on these properties that Mr. Charles owns so it can be taken to the County board.

DeRoche made a motion to not take action on the appeal made by property owner Vince Charles, PINSs 32 33 23 42 0005, 32 33 23 42 0006, 32 33 23 13 0015 and direct this appeal to the Anoka County Board on June 14, 2011. Moegerle seconded; all in favor, motion carries.

Boyer made a motion to adjourn the meeting at 6:38 PM. Moegerle seconded; all in favor, motion carries

Attest:

Wendy Warren
Deputy City Clerk