

ANDOVER BOARD OF REVIEW
APRIL 18, 2016 – MINUTES

The Annual Board of Review was called to order by Vice Mayor Mike Knight at 7:00 p.m., Monday, April 18, 2016, at the Andover City Hall, 1685 Crosstown Boulevard NW, Andover, Minnesota.

Councilmembers present: Sheri Bukkila, Valerie Holthus (arrived at 7:11 p.m.), and James Goodrich
Councilmembers absent: Mayor Julie Trude
Appointed Board Member: Jim Dickinson, City Administrator
Also Present: Jason Dagostino, Anoka County Residential Assessor
John Leone, Anoka County Commercial Assessor

Mr. Dickinson read the notice of the Board of Review meeting. He noted that official notices of the public meeting had been mailed to residents and posted outside the Council Chambers.

No residents were in the audience.

Mr. Dagostino noted it had been an uneventful year and that it was the third year of increases in residential property values, rebounding after 6 years of decline. Value notices were sent out on March 16th and 9 phone calls were received from residents. This was in contrast to last year when 24 calls were received and the first year when there were 188 calls. This year was quiet and uneventful, which is a good indication, and there was not one call today, prior to the hearing. This demonstrates that people are aware and that there were no surprises. There were some changes in values on Crooked Lake due to three sales on the lake indicating lower values and values that are different from the broader residential market. The City of Coon Rapids had no sales on Crooked Lake. There was one sale of property on the Rum River, and valuations were low on that, so properties on the river were valued up a bit. He indicated there were 437 arms length transactions, up from 310 arms length transactions last year. There were a lot more good sales with fewer bank and short sales.

Councilmember Goodrich inquired as to what moved their value. Mr. Dagostino stated the sales were different from stated values. He continued by explaining that values have to be within certain guidelines, generally 93-94% of median. When sales occur, like on Crooked Lake, all like properties on Crooked Lake are adjusted, the same happened with the river property.

Mr. Leone described the commercial transactions that had taken place in Andover during the past year. He noted that overall, there were not a lot of sales of commercial properties throughout the

County. Mr. Leone advised of property sales along Highway 65 and that Andover Cinema increased almost \$400,000 in value.

Mr. Leone reported on the following three appeals:

- Andover Cinema (PIN # 34-32-24-42-0028) is questioning the increase in value and has the right to appeal to Anoka County.
- NorthPoint Plaza (PIN #s 34-32-24-14-0015 & 34-32-24-14-0016) is still in discussion with the right to appeal to Anoka County.
- Pizza Ranch (PIN # 34-32-24-14-0010) is working on an agreement with the County Assessor.

Councilmember Holthus arrived at 7:11 p.m.

Mr. Leone reviewed the sales Pizza Ranch was using as comparables and explained how the County Assessor is evaluating the Pizza Ranch property.

There were no further questions.

Mr. Dickinson explained why Anoka County is the City's assessor.

No appeals were presented. Mr. Dickinson indicated with no other appeals to be heard, Vice Mayor could request a closing of the Board of Review.

ADJOURN BOARD OF REVIEW

Motion by Councilmember Holthus, Seconded by Councilmember Goodrich, to close the Board of Review meeting. Motion carried unanimously.

The meeting adjourned at 7:17 p.m.

Respectfully submitted,
Marlene White, *TimeSaver Off Site Secretarial, Inc.*