



# City Council

## Local Board of Appeal and Equalization Meeting

1408 Lake Street South  
Forest Lake, MN 55025  
[www.ci.forest-lake.mn.us](http://www.ci.forest-lake.mn.us)

~ Minutes ~

Karin Derauf, Deputy City Clerk

Monday, April 24, 2023

6:30 PM

City Center - Council Chambers

[City of Forest Lake - Livestream and Recorded Meetings](#)

### 1. Call to Order

### 2. Roll Call

Attendee Name	Title	Status	Arrived
Mara Bain	Mayor	Present	
Sam Husnik	Councilmember	Present	
Hanna Valento	Councilmember	Present	
Leif Erickson	Councilmember	Present	
Blake Roberts	Councilmember	Present	

### 3. Continuation and Finalization of Local Board of Appeal and Equalization

Comments: Mayor Bain and Dan Squires, Commercial Appraisal with Washington County, provided information regarding the approval process for individual properties. The Assessor indicated that four (4) appeals were accepted at the Assessor's office prior to the Finalization Meeting those properties are as follows: **PIDs 09.032.21.44.052; 09.032.21.42.0021; 10.032.21.23.0004; 14.032.21.42.0038**

Motion to: Approve Assessor Recommended Changes on Four (4) Properties that were Filed Prior to the Meeting (PIDs 09.032.21.44.052; 09.032.21.42.0021; 10.032.21.23.0004; 14.032.21.42.0038)

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Hanna Valento, Councilmember
<b>SECONDER:</b>	Sam Husnik, Councilmember
<b>AYES:</b>	Bain, Husnik, Valento, Erickson, Roberts
<b>NAYS:</b>	
<b>ABSTAIN:</b>	
<b>ABSENT:</b>	

#### APPEAL #2 - 7809 North Shore Circle N (PID 10.032.21.13.0010)

Comments: – The Washington County Assessor noted the owner appealed in writing. The total value of the property was \$495,900; the Assessor recommended a change to total value of \$484,700.

Motion to: Approve the County Assessor Recommendation as Specified



# City Council

## Local Board of Appeal and Equalization Meeting

1408 Lake Street South  
Forest Lake, MN 55025  
[www.ci.forest-lake.mn.us](http://www.ci.forest-lake.mn.us)

~ Minutes ~

Karin Derauf, Deputy City Clerk

Monday, April 24, 2023

6:30 PM

City Center - Council Chambers

**RESULT:** ADOPTED [UNANIMOUS]  
**MOVER:** Sam Husnik, Councilmember  
**SECONDER:** Hanna Valento, Councilmember  
**AYES:** Bain, Husnik, Valento, Erickson, Roberts  
**ABSENT:**

### APPEAL #3 - 9365 235<sup>th</sup> St N (PID 01.032.21.32.0002)

Comments: – The Washington County Assessor noted a large portion of the property is wetland. The total value of the property was \$429,300; the Assessor recommended a change to total value of \$362,100.

Motion to: Approve the County Assessor Recommendation as Specified

**RESULT:** ADOPTED [UNANIMOUS]  
**MOVER:** Mara Bain, Mayor  
**SECONDER:** Hanna Valento, Councilmember  
**AYES:** Bain, Husnik, Valento, Erickson, Roberts  
**ABSENT:**

### Appeal #4 - 21054 Karoline Ct N (PID 13.032.21.43.0015)

Comments: – The Washington County Assessor noted an error on the spreadsheet and sited a change of the improvement showing a decrease in value of \$130,900. The total value of the property was \$1,036,200; the Assessor recommended a change to total value of \$905,300.

Motion to: Approve the County Assessor Recommendation as Specified

**RESULT:** ADOPTED [UNANIMOUS]  
**MOVER:** Mara Bain, Mayor  
**SECONDER:** Leif Erickson, Councilmember  
**AYES:** Bain, Husnik, Valento, Erickson, Roberts  
**ABSENT:**

### Appeal #5 - 919 North Shore Drive (PID04.032.21.032.0015)

Comments: – The Washington County Assessor noted the homeowner had a recent appraisal and sited a change of \$130,200 in the improvement value. The total value of the property was \$698,900; the Assessor recommended a change to total value of \$568,700.



# City Council

## Local Board of Appeal and Equalization Meeting

1408 Lake Street South  
Forest Lake, MN 55025  
[www.ci.forest-lake.mn.us](http://www.ci.forest-lake.mn.us)

~ Minutes ~

Karin Derauf, Deputy City Clerk

Monday, April 24, 2023

6:30 PM

City Center - Council Chambers

**Motion to:** Approve the County Assessor Recommendation as Specified

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Leif Erickson, Councilmember
<b>SECONDER:</b>	Sam Husnik, Councilmember
<b>AYES:</b>	Bain, Husnik, Valento, Erickson, Roberts
<b>ABSENT:</b>	

### Appeal #7 - Land Value Adjustment (20.032.21.32.0010)

Comments: – The Washington County Assessor noted that the land value reduction to match other sales in the area. The total value of the property was \$939,400; the Assessor recommended a change to total value of \$578,100.

**Motion to:** Approve the County Assessor Recommendation as Specified

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Blake Roberts, Councilmember
<b>SECONDER:</b>	Hanna Valento, Councilmember
<b>AYES:</b>	Bain, Husnik, Valento, Erickson, Roberts
<b>ABSENT:</b>	

### Appeal #8 - 920 Broadway Ave W (PID 08.032.21.23.0089)

Comments: – The Washington County Assessor noted that the value was reduced based on comprehensive sales in the area. The total value of the property was \$1,052,200; the Assessor recommended a change to total value of \$991,000.

**Motion to:** Approve the County Assessor Recommendation as Specified

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Mara Bain, Mayor
<b>SECONDER:</b>	Sam Husnik, Councilmember
<b>AYES:</b>	Bain, Husnik, Valento, Erickson, Roberts
<b>ABSENT:</b>	



# City Council

## Local Board of Appeal and Equalization Meeting

1408 Lake Street South  
Forest Lake, MN 55025  
[www.ci.forest-lake.mn.us](http://www.ci.forest-lake.mn.us)

~ Minutes ~

Karin Derauf, Deputy City Clerk

---

Monday, April 24, 2023

6:30 PM

City Center - Council Chambers

---

### Appeal #9 - 9308 Jewel Ln N (PID 24.032.21.22.0002)

Comments: – The Washington County Assessor noted that there was a deck in disrepair thus the reduction in value. The total value of the property was \$765,800; the Assessor recommended a change to total value of \$760,000.

Motion to: Approve the County Assessor Recommendation as Specified

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Leif Erickson, Councilmember
<b>SECONDER:</b>	Sam Husnik, Councilmember
<b>AYES:</b>	Bain, Husnik, Valento, Erickson, Roberts
<b>ABSENT:</b>	

### Appeal #10 - 4850 217<sup>th</sup> St N (PID 18.032.21.12.0005)

Comments: – The Washington County Assessor commented that the former dwelling had been removed from the property and only a detached garage remains on the parcel. The total value of the property was \$107,900; the Assessor recommended a change to total value of \$27,100.

Motion to: Approve the County Assessor Recommendation as Specified

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Blake Roberts, Councilmember
<b>SECONDER:</b>	Hanna Valento, Councilmember
<b>AYES:</b>	Bain, Husnik, Valento, Erickson, Roberts
<b>ABSENT:</b>	

### Appeal #11 - 9726 210<sup>th</sup> St Ct N (PID 13.032.21.34.0018)

Comments: – The Washington County Assessor commented that the property is uninhabitable. The total value of the property was \$491,400; the Assessor recommended a change to total value of \$417,500.

Motion to: Approve the County Assessor Recommendation as Specified



# City Council

## Local Board of Appeal and Equalization Meeting

1408 Lake Street South  
Forest Lake, MN 55025  
[www.ci.forest-lake.mn.us](http://www.ci.forest-lake.mn.us)

~ Minutes ~

Karin Derauf, Deputy City Clerk

Monday, April 24, 2023

6:30 PM

City Center - Council Chambers

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Leif Erickson, Councilmember
<b>SECONDER:</b>	Mara Bain, Mayor
<b>AYES:</b>	Bain, Husnik, Valento, Erickson, Roberts
<b>ABSENT:</b>	

Comments: The Washington County Assessor noted there are six (6) additional properties that were denied changed to the total valuation. Mayor Bain asked about specific information on the properties.

**Appeal #1 – 7813 North Shore Trl (PID 10.032.21.13.0011)** – The County Assessor indicated that the homeowners rent their property and were not able to get an interior inspection. The owners were informed that an internal inspection is required.

**Appeal #6 – 19838 / 19850 Forest Rd N (PIDs 20.032.21.34.0005 / 20.032.21.34.0006)** – The County Assessor indicated these properties are two multi-family dwellings that are considered low-income rentals. The County noted that low-income housing valuation is based on market rates because the owner gets other tax benefits.

**Appeal #12 – 9090 235<sup>th</sup> St (PID 02.032.21.14.0007)** – The County Assessor noted the owner’s main concern was taxes rather than valuation.

**Appeal #13 – 4695 Wyngate Way (PID 07.032.21.31.0067)** – The County Assessor noted the owner cancelled their appointment with the Assessor’s Office

**Appeal #14 – 8950 235<sup>th</sup> St W (PID 02.032.21.13.0005)** – The County Assessor noted that the owner denied allowing staff into their home citing health reasons. The owner indicated they would send a video of the interior of the home. The County Assessor’s office did not receive a video and reached out to the homeowner. The Assessor indicated they were unable to make additional contact with the homeowner prior to the meeting.

**Appeal #15 – 21038 Karoline Ct N (PID 13.032.21.34.0038)** – The County Assessor indicated that the homeowner agreed with the valuation after the first meeting.

**Motion to:** Approve the County Assessor Recommendations as Specified

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Mara Bain, Mayor
<b>SECONDER:</b>	Hanna Valento, Councilmember
<b>AYES:</b>	Bain, Husnik, Valento, Erickson, Roberts
<b>ABSENT:</b>	



**City Council**  
**Local Board of Appeal and Equalization Meeting**  
**~ Minutes ~**

1408 Lake Street South  
Forest Lake, MN 55025  
[www.ci.forest-lake.mn.us](http://www.ci.forest-lake.mn.us)

Karin Derauf, Deputy City Clerk

---

Monday, April 24, 2023

6:30 PM

City Center - Council Chambers

---

**4. Adjourn**

Motion to: Adjourn

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Sam Husnik, Councilmember
<b>SECONDER:</b>	Hanna Valento, Councilmember
<b>AYES:</b>	Bain, Husnik, Valento, Erickson, Roberts
<b>ABSENT:</b>	