

EAST BETHEL CITY COUNCIL MEETING
Local Board of Appeals and Equalization

April 28, 2025

The East Bethel City Council met on April 28, 2025, at 5:30 p.m. for the Local Board of Appeals and Equalization meeting at City Hall.

MEMBERS PRESENT: Ardie Anderson Suzanne Erkel Brian Mundle
 Tim Miller Jim Smith

ALSO PRESENT: Matt Look, City Administrator
 Alex Guggenberger, County Assessor
 Diana Stellmach, County Assessor
 Ben Hamill, County Assessor
 Nate Ayshford, Public Works Manager
 Mike Jeziorski, Deputy City Administrator/Finance Director

1.0 – Call to Order

The April 28, 2025, City Council Local Board of Appeals and Equalization meeting was called to order by Mayor Anderson at 5:30 p.m.

2.0 – Adopt Agenda

Mundle stated I'll make a motion to adopt tonight's agenda. Miller stated I'll second. Anderson asked any discussion? To the motion, all in favor say aye. **All in favor.** Anderson asked any opposed? That motion passes. **Motion passes unanimously.**

3.0 – Assessor's Report

County Assessor Alex Guggenberger welcomed Board Members and residents to the 2025 Board of Appeals and Equalization Meeting. He stated the purpose of the meeting is to hear evaluation appeals for 2025 Assessments, which is the starting point for determining property taxes payable in 2025.

Guggenberger gave a presentation on the East Bethel Assessment staff, East Bethel property breakdown, assessment and taxation timeline, property tax bills sent out, 2025 assessment, sales ratio studies, locations on all the sales that took place in the last year, median sale price vs estimated market value, and market value change in East Bethel vs. Countywide.

Erkel asked what the percentage chance shows. Guggenberger stated that it is based on aggregate values.

Guggenberger stated that they are required to give property owners a physical notice 10 days prior to this meeting, and any change or agreement made with property owners within that 10-day period needs to be brought here for approval.

Guggenberger stated that they noticed that building values were not on the right parcel for two of the properties with the same owner.

Guggenberger indicated he had revised the valuations on 4 properties:

Curtis and Diane Strandlin, parcel # 28-34-23-34-00-04, original value - \$352,400, increase to \$406,300, moving an outbuilding to the correct parcel.

Curtis and Diane Strandlin, parcel #28-34-23-42-00-05, original value - \$1,256,600, decrease to \$1,241,300.

Spirit Master Funding, parcel #32-33-23-24-00-17, original value - \$2,225,600, revised to \$1,630,800.

Paul Stone, parcel #07-33-23-43-00-05, 07-33-23-43-00-06, and 07-33-23-43-00-07, recommending no change, and will work to reach an agreement with Mr. Stone.

4.0 – Board of Equalization Hearing

Anderson opened the Board of Equalization Hearing.

Look stated there were no residents present tonight who wished to appeal their property value.

Erkel stated I'll make a motion to approve the listed recent 10-day changes and read-ins from the Anoka County Assessor. Smith stated I'll second. Anderson asked any discussion?

Erkel asked why the percentage of change for the two properties owned by the Strandlins was not equal. Guggenberger stated that the parcel ending in "05" is the parcel with the house on it, so it is a much larger value that you are taking \$50-60,000 from, compared to the raw land with no improvement values on it.

To the motion, all in favor say aye. **All in favor.** Anderson asked any opposed? That motion passes. **Motion passes unanimously.**

Anderson closed the Board of Equalization hearing.

Erkel asked if different entities with different acreage are assigned the same tax rate and how it is figured out. Guggenberger stated that they value according to the highest and best use, and the tax class rate that gets assigned is based solely on use.

Erkel asked if, when properties are inspected, are they done by appointment or how property owners are notified. Guggenberger stated that they send a letter to all the properties saying that they will be coming within the next few weeks and then will knock on the door to let them know that they are there and try to get in where necessary to verify information.

Erkel asked what they do about dogs. Guggenberger stated that they can fend off dogs typically and are very familiar with how to handle the situation.

Guggenberger stated that if a resident desires to appeal for a value adjustment they must allow them access to the property first.

Erkel asked when the City changed from an Open Book. Guggenberger stated that a resident is not available to appeal to the County unless they attend the Local Board of Appeals meeting first.

Mundle asked if, in an Open Book city, there is no Local Board of Appeals meeting. Guggenberger stated that it was correct, and if the City desired to be an Open Book city, they could look into that.

Erkel asked where on the website this information can be found. Guggenberger stated that it is found on the Anoka County website under the property records and tax tab.

Erkel asked who from the State would change the recommendation if it is too low. Guggenberger stated that it would be the Department of Revenue and the State Board of Assessors.

5.0 Property Approvals

6.0 – Adjourn

Mundle stated I'll make a motion to adjourn the Board of Appeals and Equalization Hearing. Erkel stated I'll second. Anderson asked any discussion? To the motion, all in favor say aye. **All in favor.** Anderson asked any opposed? That motion passes. **Motion passes unanimously.**

Meeting adjourned at 6:06 p.m.

Submitted by:

Lilian Rokosz

TimeSaver Off Site Secretarial, Inc.