CITY OF BALDWIN

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LOCAL BOARD OF APPEAL AND EQUALIZATION

APRIL 17TH, 2025

The Board of Appeal and Equalization for the City of Baldwin will meet on April 17th, 2025 at 3:00 p.m. at Baldwin City Hall, 30239 128th Street NW, Baldwin, MN. The purpose of this meeting is to determine whether property in the jurisdiction has been properly valued and classified by the assessor.

If you believe the value or classification of your property is incorrect, please contact the City of Baldwin's Assessor, Jake Stenzel, at 763-308-5049 or email Jake at assessorjake@gmail.com to discuss your concerns. If you disagree with the valuation or classification after discussion with Jake Stenzel, you may appear before the Local Board of Appeal and Equalization. The Board will review your assessments and may make corrections as needed. Generally, you must appeal to the local board before appealing to the County Board of Appeal and Equalization.

Present – Mayor Jay Swanson, City Council; Tom Rush, and Alan Walker
Absent – Scott Case and Jeff Holm
Also Present – City of Baldwin Assessor; Jake Stenzel, City Planner; Dan Licht
Present from Sherburne County Assessor's Office – Michelle Moen and Kristina Botzek

Call to Order – The March 17th, 2025 Local Board of Appeals and Equalization was called to order by Mayor Jay Swanson at 3:00 p.m.

Pledge of Allegiance – All presented recited the Pledge of Allegiance.

Annual Local Board of Review & Equalization –
Sales from October 1, 2023 to September 30, 2024 were used to determine the estimated market values for the 2025 assessment. Countywide there were 11 good sales of parcels over 34.5 acres. The median ratio of these sales was 63.39%. Agricultural Values increased by 30%. The ending ratio after these changes is 92.2%. The 2025 methodology utilizes agricultural sales within a region to develop a tillable and non-tillable value to be used for Green Acres in that area. Our Green Acres Region includes the Counties of Anoka, Chisago, Isanti and Sherburne. The Department of Revenue issued a memo which indicated that the average per acre value for tillable land was to be $4,600 (up $200 from 2024) and the average for non-tillable was to be $3,000 (up $100 per acre from 2024).

Residential statistics is 19 new homes in 2024 along with 317 miscellaneous permits such as decks, basement finish, additions and roofs. There were 79 total sales last year with a median sale price for 2024 of $426,400.00 and a median market value of

$401,200.00. New construction is valued at $10,630,800 for 2025 and total City estimated market value is $1,231,363,100.

Mayor Swanson introduced City Assessor Jake Stenzel, City Planner Dan Licht, and Sherburne County Assessor Michelle Moen.

Jake Stenzel stated that this meeting is about valuation and not taxes. Stenzel stated there were 79 sales last year for Baldwin with about 1000 sales County wide. The quantile last year were about 700 parcels, and the location was in the middle of the city. This year they will be assessing the south end of the city. Jake Stenzel indicated that every year 20% of the city is assessed.

Swanson asked for trends and Mr. Stenzel indicated it is the same market as in the last few years. Jake Stenzel indicated that there is a lot of shortage and demand is up.

Michelle Moen from Sherburne County Assessors office stated that of the 79 sales, it was started at 90.8% ratio, and they must be at 90-105% with a goal of 100%. This year with the adjustments, the City is at 94%. The State accepts this ratio.

Ruth Hudson – PID# 01-00031-3300, 28010 Elk Lake Road: Ruth Hudson is requesting amendment to her on estimated market value based on appraisal dated 4/15/2025. Jake Stenzel requested to look at the appraisal that Ruth brought to the meeting. The appraisal has a quick sale amount and other appraisal amounts. The appraisal was also not done on the interior of the home. Jake Stenzel requested to go out to property to review. The appraisal was done on exterior only, not the basement or any depreciation. Michelle Moen recommends the resident let Jake Stenzel do an interior review. The appraisal that the resident has was from an independent appraisal from a bank. Swanson asked if Ruth would be willing to have an interior appraisal, and she stated she would not be due to privacy. Mayor Swanson stated the discrepancy is approximately $50,000. This appraisal was not a part of the quantile for 2024 but will be assessed next year. Mayor Swanson indicated that nothing can be done at this meeting, but Jake Stenzel could come out to assess the property. The 2025 assessment amount on this property is $637,000.00 and last year was $618,500.00. Jake Stenzel stated that lake shore adjustments from sales is typically 5% each year and is normal. The current increase for this property is a 3% increase. **Rush/Walker unanimous to approve,** City Assessor, Jake Stenzel assessing this property this week. If the residents are not in agreement with Jake Stenzel's assessment, they would then need to go to the County Local Board of Appeals in June of 2025. No change to this valuation at this meeting.

Andy Kelly – PID# 01-00438-0160, 10204 316th Avenue: Andy Kelly stated he is appealing the value of the land. The land is valued a lot less in comparison to other property in this area per acre. When he looks at the assessed value of the other land, it is coming in at $12,000.00 to $13,000.00 per acre. The highest cost is a 2 20-acre parcel with commercial structure and no wetland is $13,127.00. Andy Kelly has 13 ½ acres and is assessed at $17,500.00 an acre.

Jake Stenzel printed maps of the wetlands in his area. The 2.3 acres he owns of wetland is $1900.00 an acre. Michelle Moen from Sherburne County Assessors Office explained that residential property that is 20 acres or more, the first 10 acres goes to the house and valued higher. After that it is considered rural vacant land. This is 2 different classifications and is MN Statute that must be followed. After the site valuation, it has to be looked at if wetlands, wooded, pasture, tillable, high ground, the whole makeup of the property.

Mr. Kelly is saying that the valuation is based on a 40-year-old map that the DNR is saying is meaningless. Andy Kelly is saying it should be valued at $17,000.00 an acre. Jake Stenzel is saying the price per acre is not the best form of comparison to use. Mayor Swanson suggested 3 options that could be done at this meeting. They can do nothing at this time, reduce property value to $13,000.00, but this would not being doing the rest of the similar neighboring property owners any favors, or Andy Kelly can bring this to Sherburne County Local Board of Appeals in June. **Rush/Walker unanimous to approve** no change to the property valuation at this meeting.

Norm Behnke – 28323 Lake Diann Road: Norm Behnke noticed a 16.7% increase in his property value. Mr. Behnke requested comparables from Jake Stenzel. Norm Behnke sent outdated information stated Jake Stenzel. The information that Behnke is using is on Chase Mortgage and Zillow. Jake Stenzel sent comps like Lake Fremont and Norm Behnke lives on Lake Diann. Behnke indicated that the size of the lake should be taken into consideration. Norm Behnke stated his property is overvalued by $45,000. Jake Stenzel indicated that the County and him looked at the lake values and they were undervalued. Stenzel asked Behnke if he has recently talked to any real estate agents on property values. Swanson questioned the valuations being based on different lakes and the sizes. Michelle Moen indicated that the quality of the lakes are looked at as well. Norm Behnke is requesting comparables on lakes similar to Lake Diann. Michelle Moen asked if Jake Stenzel has done a physical review with Behnke. Swanson indicated this property should be reviewed this year. This property is set up to be on next year's quantile. **Rush/Walker unanimous to approve** Jake Stenzel assessing this property next week. Behnke would then go to the County Local Board of Appeal on June 17th, 2025 if Norm doesn't agree with Jake Stenzel's assessment. No changes to the valuation at this meeting.

Dan Peterson - 28029 Elk Lake: Dan Peterson bought this property 5 years ago for $775,000.00. In 2024 the valuation was $967,000.00. Last year the increase was $1052.00 with an increase of $84,000. This raised the taxes by $1200.00 a year. The valuation is being increased again this year stated Dan Peterson.

Dan Peterson stated that his home value is depreciating due to windows, roof, siding, etc. This property is not on the quantile this year but is for next year. Michelle Moen stated that the value of this property is $767,000.00 and was bought for $775,000.00 and this valuation is right on. Michelle Moen stated this is due to market increases for the last 2 years. Jake Stenzel will look at this property for depreciation. If Dan Peterson agrees with Jake Stenzel's valuation, he does not need to go to the County Local Board of Appeals. **Rush/Walker unanimous to approve** Jake Stenzel assessing property this year. No changes to the valuation at this meeting.

Adjourn – Rush/Walker unanimous to adjourn at 4:00 p.m.

Joan Heinen

Submitted By: (s/) Joan Heinen
Clerk/Treasurer
City of Baldwin

Approved By: (s/) Jay Swanson
Mayor
City of Baldwin

5-5-2025
Date

Attendees: Paul & Kathie Miezwa and Brian & Diane Carley