

**Adopted Minutes**  
**2006 Board of Appeal and Equalization Reconvened**  
**April 25, 2006**

The Reconvened Meeting of the 2006 Board of Appeal and Equalization was called to order by Mayor Johnson at 5:30 p.m. in the City Council Chambers, 3400 Plymouth Boulevard, on April 25, 2006. This meeting was reconvened from April 11, 2006.

COUNCIL PRESENT: Mayor Johnson, Councilmembers Black, Hewitt, Willis, Bildsoe, and Slavik (arrived at 5:50 p.m.).

COUNCIL ABSENT: Councilmember Stein.

STAFF PRESENT: City Manager Ahrens, City Assessor Bye, Senior Appraiser Olsson, Appraisers Kingsbury Bowman, and Vander Linden, Commercial Appraiser Hebert, Administrative Services Director McGann, and City Clerk Paulson.

City Assessor Bye stated the council has received written recommendations from staff on appeals received at the Board of Equalization meeting conducted on April 11.

Tao Zhang, 15645 40<sup>th</sup> Avenue North (16-118-22-23-0056), stated she received staff's report recommending no change to her property valuation. She explained that after reading the report, her proposed assessed value is higher than the market value, and her property isn't being assessed at a fair value compared to her neighbors'. She stated the data used in evaluating her property is subject and arbitrary, not the estimated market value.

Senior Appraiser Olsson explained how staff determined the net adjusted sales price and how estimated market values could vary greatly from those figures. She stated staff tries to get in a range of what a property could sell for. Therefore, if Ms. Zhang's value was over what staff feels the property could be sold for, an adjustment would be made.

Mayor Johnson stated Ms. Zhang's point is that her assessed value of her property should be similar to her neighbors'.

Motion was made by Councilmember Willis, and seconded by Councilmember Bildsoe, to reduce the assessed value of Ms. Zhang's property to \$295,000.

Councilmember Black cautioned Ms. Zhang that she could see an increase in next year's assessed value.

There being no further discussion and with all members voting in favor, the motion carried.

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Sheryl Tichy, 12270 24<sup>th</sup> Avenue North (26-118-22-21-0075 and 26-118-22-21-0074), stated that she appealed her assessed value, and staff is recommending no change. She explained that her property borders City property, a wetland, and there are a lot of mosquitoes. In addition, there is a residence in front of her property where there is a lot of clutter. She stated her assessed value has increased 10.5% the past two years when the City's averages have been 6.5% and 9%. She explained she purchased her property four years ago for \$200,000, and staff believes that she could sell the property for \$265,000 which she disputes.

Mayor Johnson stated that the land alone is worth \$200,000.

Ms. Tichy asked what she could do regarding the condition of her neighbor's property. City Manager Ahrens replied the City's housing inspector would contact her to discuss the situation.

Motion was made by Councilmember Willis, and seconded by Councilmember Black, to approve the City Assessor's recommendation to not change the assessed valuation for Ms. Tichy's properties. With all members voting in favor, the motion carried.

Motion was made by Councilmember Willis, and seconded by Councilmember Black, to confirm the recommendations of the City Assessor for the remainder of the properties contained in the packet materials. With all members voting in favor, the motion carried.

**Adjournment**

Mayor Johnson declared the meeting adjourned at 6:09 p.m.

  
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Sandra R. Paulson, City Clerk