



## LINWOOD TOWNSHIP

ANOKA COUNTY

22817 Typo Creek Drive N.E.

Stacy, Minnesota 55079

(651) 462-2812 • Fax (651) 462-0500

E-Mail: [info@linwoodtownship.org](mailto:info@linwoodtownship.org)

Website: [linwoodtownship.org](http://linwoodtownship.org)

### Local Board of Appeals and Equalization Minutes April 19, 2022

Board Members Present: Supervisors Mike Halliday, Bob Millerbernd, and Carol Searing; Clerk Pam Olson

Board Members Absent: Supervisors Tim Peterson and Mike Parker

Others Present: Tom Searing, Joe Dolphy, Jr., Rodney & Sandra Collins, Malachi Roth, Ben Hamill, Landon Bresnahan

**Call to Order:** Vice Chairman Millerbernd called the Linwood Township Local Board of Appeals and Equalization meeting to order at 6:00 p.m. in the Town Hall at 22817 Typo Creek Drive NE, Stacy, on Tuesday, April 19, 2022, and the clerk performed the roll call. Supervisor Millerbernd read the legal notice of the Board of Review and outlined the ground rules for the meeting.

**Property Tax process:** Anoka County Assessment Compliance Manager, Ben Hamill, gave a brief overview of the property tax process and then reported that there were 51 sales in Linwood in 2021, with the residential median sale price at \$330,000. Linwood's total estimated market value saw a 20.5% increase, which was tracking the same as other similar communities in Anoka County.

Resident Joe Dolphy, Jr. was present to note that there are known properties conducting businesses on their residential property, but the business portion of the properties are not being taxed as commercial. He asked that all businesses operating on residential property be treated equally. Based on the state directive to physically inspect all properties every five years, the residential appraiser would notify the commercial appraiser of a potential business operating on a residential property, regardless of the five-year inspection cycle. Also, a CUP or IUP permit being issued for a business would also trigger notification to the appraiser. The senior appraiser was made aware of a plumbing business operating on residential property in Linwood. Supervisor Millerbernd requested communication from the appraiser regarding the tax status of commercial businesses in the township. Mr. Dolphy, who is also the chairman for the Linwood Planning and Zoning Commission stated that the commission has been working on an ordinance for home-based businesses, but questioned the benefit to the township unless the businesses are being taxed as commercial and paying their share of the fiscal disparities. Mr. Dolphy's opinion was that there should be an incentive for owners to have their property

rezoned to commercial. Mr. Hamill reminded the Board that the property is taxed based on the use of the property and not on the Township's zoning classification.

Resident Sandra Collins, 8460 N. Fawn Lake Road, questioned why their valuation had increased so drastically for 2023. The resident agreed to have the appraisers visit their home to view the property and compare it with other similar properties. This evaluation would be the basis for determining if the proposed valuation was accurate.

Resident Malachi Roth requested an appointment to have an appraiser visit his property at 7471 239<sup>th</sup> Avenue NE. Mr. Roth provided sales comparisons and believed that the land value may be miscalculated.

The assessor's office received 30 phone calls from Linwood residents and performed five walk-through appointments. Of those reviewed, the estimated market value of three properties were reduced:

Parcel #	Taxpayer Name Address	Before EMV	After EMV
29-34-22-43-0013	Andrew Dahlstrom	6350 238 <sup>th</sup> Ave NE	\$588,600 \$520,000
18-33-22-14-0005	Michael LeMay	21045 Icarus St NE	\$662,500 \$615,100
25-34-22-34-0004	Anthony Starr	9280 Fawn Lake Dr NE	\$343,000 \$330,000

Since the walk-in residents' property hadn't been reviewed by the appraisers prior to the meeting, the Board couldn't take action on the appeals. The resident requests will be handled at the county level.

**Adjournment:** Supervisor Millerbernd moved to adjourn; Supervisor Halliday seconded. All voted in favor; the motion carried. The Local Board of Appeals meeting adjourned at 6:59 p.m.

Approved on April 26, 2022

Attested:

\_\_\_\_\_  
Michel Halliday, Chair

\_\_\_\_\_  
Pamela Olson, Clerk