

Kenneth A. Tolzmann

Sr. Accredited Minnesota Assessor
Spring Lake Park City Assessor

TO: City of Spring Lake Park
Attn: Mr. Daniel Bucholtz, Administrator

FROM: Kenneth A. Tolzmann, SAMA #1939
Spring Lake Park City Assessor

DATE: May 6, 2020

RE: 2020 Pay 2021 Assessment Report

Introduction

I have prepared this 2020 Assessment Report for use by the City Council and Residents. The Assessment Report includes general information about both the appeals and assessment process, as well as specific information regarding this 2020 assessment.

Minnesota Statutes establish specific requirements for the assessment of property. The law requires that all real property be valued at market value, which is defined as the usual or most likely selling price as of January 2, 2020.

The estimated market values established through the 2020 assessment are based upon qualified sales of Spring Lake Park properties taking place from October 1, 2018 through September 30, 2019. From this sales information, our mass appraisal system is used to determine individual property values. Property owners who have questions or concerns regarding the market value set for their property are asked to contact me prior to this meeting. This allows me the opportunity to answer any questions they might have. I have found that a large number of property owner concerns can be resolved by discussion.

If I am unable to resolve a property owner's concerns regarding their market value, the appeal can be brought to the Open Book Local Board of Appeal and Equalization in May.

The 2020 Assessment Summary

State Statutes require all real property within the City of Spring Lake Park to be valued at market value as of the January 2nd assessment date. The 2020 assessment has met all assessment standards set by the State of Minnesota.

Statistically, based upon the 80 qualified residential sales within the City during this sales period, and after value adjustments made accordingly by zone, the final result was an assessment that qualifies as "excellent" in the eyes of the Minnesota Dept. of Revenue with a median sales ratio of 94.41, a coefficient of dispersion of 7.02, and a Price Related Differential of 101. There were 5 qualified commercial/industrial sales reflecting a sales

ratio of 94.37 as well as 1 qualified apartment sale reflecting a ratio of 95.2. This compares with an overall Anoka County Ratio of 94.45% and a COD of 7.46.

With respect to the overall growth in market value/tax base of the City for this year, those figures will be provided at a later date by Anoka County. With the addition of the new County database system this year, many changes are still in progress. Thus this modified version of your 2020 Assessor Report.

With respect to the effect of the current Covid19 virus situation, and its effect on the market value of properties in the City....this effect will not be fully known until we are able to analyze the sales taking place between Oct 1, 2019 & Sept 30, 2020. These new values will be posted on January 2, 2021.

I have included in this report, the Minneapolis Assn. of Realtors Residential Real Estate Report which includes much historical data surrounding the state of the real estate market in Spring Lake Park as well as the entire area. The 2019 Report states that market values increased by 2% in Spring Lake Park last year. The median sales price went from \$221,000 in 2018, to \$225,500 in 2019. The MAAR also went on to state that values in Spring Lake Park have increased by 32.7% over the last 4 years. While this level of growth is less than that of last years' 12% increase in values, it remains good news for homeowners in Spring Lake Park.

Closing

As your City Assessor, it is my priority to represent your community with utmost dignity and respect, and to make every property owner feel as though they are being heard. Obviously, I'm not able to tell everyone just what they want to hear, but it is my hope that through explanation, and discussion, there can be a better understanding.

If there are any questions from members of the City Council or City Staff, or City Residents, please do not hesitate to call me. I am available to City residents always during normal business hours and by appointment on evenings and weekends.

In closing, I would like to take this opportunity to thank the City of Spring Lake Park for allowing me the privilege of serving as your City Assessor. I can assure you that I take the responsibilities of those duties most seriously, and with consideration to the Covid19 guidelines currently in place.

If you or anyone has questions relating to property tax assessment, I would be most pleased to discuss these issues with you. You can reach me at my office at (651) 605-5125 or my cell at (612) 865-2149.

Sincerely,



Kenneth A. Tolzmann, SAMA#1939
Spring Lake Park City Assessor