

# 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: April 26, 2021

RE: 2021 Pay 2022 Assessment Report

## **Introduction**

I have prepared this 2021 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 2021 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, 2021.

The estimated market values established through the 2021 assessment are based upon qualified sales of Spring Lake Park properties taking place from October 1, 2019 through September 30, 2020. 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 on May 3<sup>rd</sup> (1-7pm) & 4<sup>th</sup> (8-4:30) at the Anoka County Government Center.

## **The 2021 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 2<sup>nd</sup> assessment date. The 2021 assessment has met all assessment standards set by the State of Minnesota.

Statistically, based upon the 53 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 94.50, a coefficient of dispersion of 6.78, and a Price Related Differential of 100. There were 5 qualified commercial/industrial sales reflecting a sales ratio of 93.8, as well as 2 qualified apartment sales reflecting a median ratio of 96.4.

With respect to the effect of these new sales had on the overall market value of the City. For last year's assessment, we saw a total market value of \$656,468,000. Upon the application of the new sales information gathered this past year, the total overall market value of the City rose by 4.2% to \$683,276,300 for this 2021 assessment. Included in this new overall market value is \$746,400 in new construction.

With respect to the effect of Covid19 on the values of property in the City. Residential sales were brisk with no negative effect on value. With respect to commercial values of restaurants a local reduction of 25% to building value was taken for this assessment in addition to a Countywide adjustment of 15% for bowling alleys, hotels/motels & theatres. All other commercial building rates remained unchanged.

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 2020 Report states that market values increased by 11.8% in Spring Lake Park last year. The median sales price went from \$225,500 in 2019, to \$252,150 in 2020. The MAAR also went on to state that since 2016, median values in Spring Lake Park have increased by 48.3%. This is indeed 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.

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  
Senior Accredited Minnesota Assessor #1939  
Spring Lake Park City Assessor