



AGENDA OF THE BOARD OF APPEAL AND
EQUALIZATION
CITY OF BIRCHWOOD VILLAGE
WASHINGTON COUNTY, MINNESOTA
April 11 2023
6:00 P.M.

CALL TO ORDER

CITY BUSINESS – REGULAR AGENDA

- A. 2023 Assessment Report for Birchwood Village* (pp. 2-8)
 - a. Presentation from City Assessor
Time Budget: 20 Minutes
- B. Appeals
 - a. Board of Appeals and Equalization to hear appeals

ADJOURN

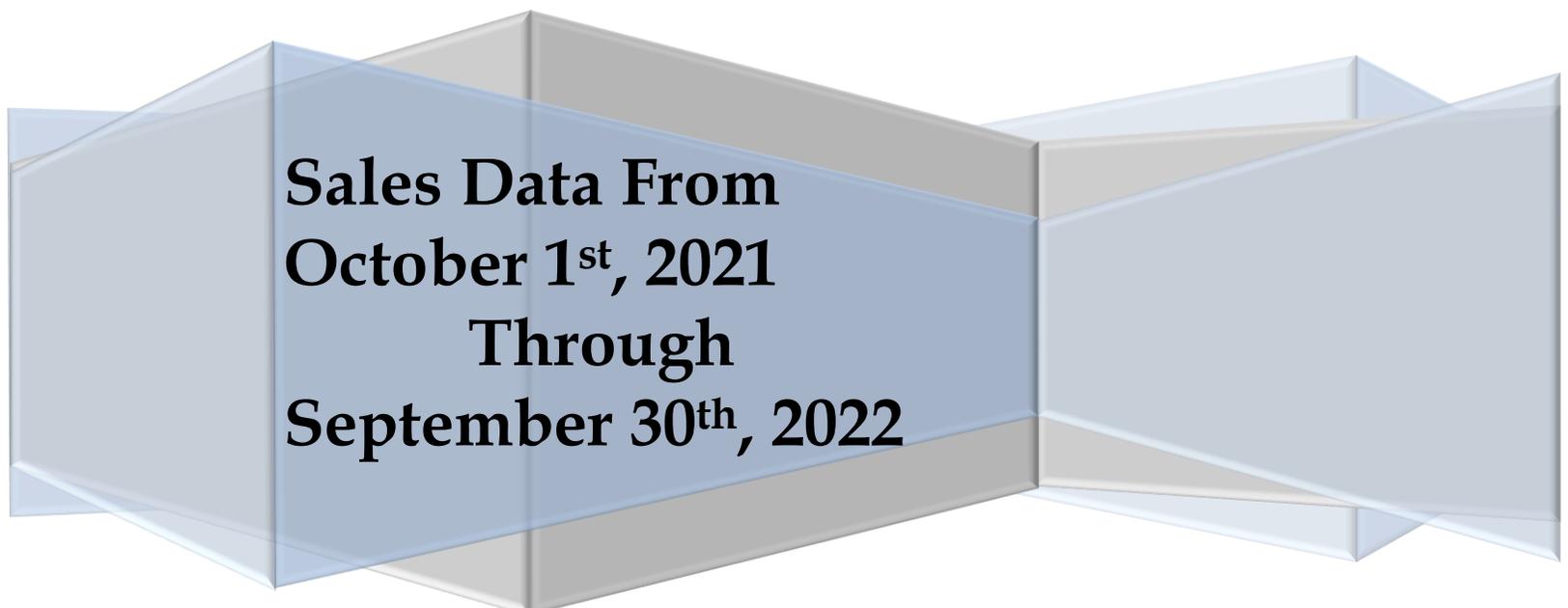
* Denotes items that have supporting documentation provided

**Prepared For:
Birchwood Village City Council
207 Birchwood Avenue
Birchwood, MN 55110**

2023 Assessment Report

City of Birchwood Village

**Prepared By: Chase Peloquin, SAMA
Birchwood Local Board of
Appeal & Equalization
April 11th, 2023**



**Sales Data From
October 1st, 2021
Through
September 30th, 2022**

Number of Arm's Length Residential/SRR Class Sales

Oct 1 2017 To Sept 30 2018	Oct 1 2018 To Sept 30 2019	Oct 1 2019 To Sept 30 2020	Oct 1 2020 To Sept 30 2021	Oct 1 2021 To Sept 30 2022
9	20	12	12	16

Average Single-Family Sale Prices

Oct 1 2017 To Sept 30 2018	Oct 1 2018 To Sept 30 2019	Oct 1 2019 To Sept 30 2020	Oct 1 2020 To Sept 30 2021	Oct 1 2021 To Sept 30 2022
\$393,700	\$566,800	\$384,600	\$494,800	\$438,800

Adjustments Residential/SRR Class

Birchwood Only	2019 Assessment	2020 Assessment	2021 Assessment	2022 Assessment	2023 Assessment
	9.07%	0.39%	1.50%	26.0%	-0.8%
Average Off-Water Change:			2.3%	22.0%	-2.0%
Average On-Water Change:			1.7%	30.0%	5.0%
County Ave	6.9%	2.4%	3.2%	20.7%	7.9%

MN Department of Revenue Annual Time Trends

Trend Type	2021 Assessment	2022 Assessment	2023 Assessment
Off-Water	2.48%	14.53%	4.70%
On-Water	2.56%	15.53%	5.42%

* See Sales Section

Median Home Value Residential/SRR Class

2019 Assessment	2020 Assessment	2021 Assessment	2022 Assessment	2023 Assessment
\$358,500	\$346,100	\$354,800	\$435,400	\$416,700

Assessment Total Summary (Taxable Classes)

Total New Construction Value	Number of Taxable Parcels	New Home Permits	AY22 Total Value	AY23 Total Value	AY23 % Growth
\$659,300	415	0	\$216,959,000	\$215,940,600	-0.8%

* Table data received from Washington County Assessment Report

Time Adjusted Sale Prices & Time Trends (Market Conditions)

The time trend rates are mandated by the MN Dept of Revenue. They are used to adjust the sale price to Jan 2, 2023. This **time adjusted sale price** is then compared to the assessed value to arrive at a sales ratio. The median ratio for sales within the city is then required to be within the .90 to 1.05 range. If this requirement is not met the MN Dept of Rev will issue a state board order of which the county must adhere to.

Google: "2023 Sales Ratio Criteria - Minnesota Department of Revenue" for more detailed information.

Sales

542 Wildwood Ave

Sale Price: \$250,000
Time Adjusted Sale Price: \$262,739
Sale Date: 12/23/21
Above Grade Area: 856 sf
Basement Finish: 0 sf
Acres: 0.26
Year Built: 1930
Parcel #: 30.030.21.13.0069



157 Birchwood Ave



Sale Price: \$292,000
Time Adjusted Sale Price: \$306,879
Sale Date: 12/31/21
Above Grade Area: 1,024 sf
Basement Finish: 0 sf
Acres: 0.67
Year Built: 1903
Parcel #: 30.030.21.22.0045

138 Wildwood Ave

Sale Price: \$295,000
Time Adjusted Sale Price: \$305,327
Sale Date: 4/29/22
Above Grade Area: 1,160 sf
Basement Finish: 0 sf
Acres: 0.11
Year Built: 1920
Parcel #: 30.030.21.22.0018



403 Birchwood Ave



Sale Price: \$307,000
Time Adjusted Sale Price: \$317,747
Sale Date: 4/12/22
Above Grade Area: 1,104 sf
Basement Finish: 440 sf
Acres: 0.30
Year Built: 1956
Parcel #: 30.030.21.24.0068

600 Wildwood Ave

Sale Price: \$345,000
Time Adjusted Sale Price: \$365,362
Sale Date: 10/7/21
Above Grade Area: 1,286 sf
Basement Finish: 250 sf
Acres: 0.51
Year Built: 2000
Parcel #: 30.030.21.13.0071



512 Wildwood Ave



Sale Price: \$380,000
Time Adjusted Sale Price: \$393,302
Sale Date: 4/29/22
Above Grade Area: 1,200 sf
Basement Finish: 650 sf
Acres: 0.38
Year Built: 1900
Parcel #: 30.030.21.13.0065

406 Birchwood Ave

Sale Price: \$410,000
Time Adjusted Sale Price: \$417,913
Sale Date: 8/15/22
Above Grade Area: 1,870 sf
Basement Finish: 0 sf
Acres: 0.32
Year Built: 1974
Parcel #: 30.030.21.24.0048



179 Cedar St



Sale Price: \$419,000
Time Adjusted Sale Price: \$427,609
Sale Date: 2/28/22
Above Grade Area: 1,904 sf
Basement Finish: 900 sf
Acres: 0.64
Year Built: 1954
Parcel #: 30.030.21.22.0060

421 Birchwood Ct

Sale Price: \$429,000
Time Adjusted Sale Price: \$451,143
Sale Date: 10/28/21
Above Grade Area: 1,959 sf
Basement Finish: 675 sf
Acres: 0.32
Year Built: 1978
Parcel #: 30.030.21.24.0018



725 Birchwood Ave



Sale Price: \$450,000
Time Adjusted Sale Price: \$458,684
Sale Date: 8/19/22
Above Grade Area: 1,452 sf
Basement Finish: 580 sf
Acres: 0.37
Year Built: 1958
Parcel #: 30.030.21.42.0021

4 Hall Ct

Sale Price: \$470,000
Time Adjusted Sale Price: \$484,597
Sale Date: 5/20/22
Above Grade Area: 1,194 sf
Basement Finish: 1,000 sf
Acres: 0.28
Year Built: 1976
Parcel #: 30.030.21.24.0025



432 Birchwood Ct



Sale Price: \$489,000
Time Adjusted Sale Price: \$517,861
Sale Date: 10/8/21
Above Grade Area: 1,988 sf
Basement Finish: 0 sf
Acres: 0.28
Year Built: 1976
Parcel #: 30.030.21.24.0011

112 Wildwood Ave

Sale Price: \$553,500
Time Adjusted Sale Price: \$579,484
Sale Date: 1/20/22
Above Grade Area: 2,151 sf
Basement Finish: 880 sf
Acres: 0.12
Year Built: 1968
Parcel #: 30.030.21.22.0006



30 Birchwood Ln



Sale Price: \$575,000
Time Adjusted Sale Price: \$590,595
Sale Date: 6/30/22
Above Grade Area: 1,880 sf
Basement Finish: 0 sf
Acres: 0.14
Year Built: 1949
Parcel #: 19.030.21.33.0021

268 Wildwood Ave

Sale Price: \$668,000
Time Adjusted Sale Price: \$680,892
Sale Date: 8/24/22
Above Grade Area: 4,715 sf
Basement Finish: 1,000 sf
Acres: 0.31
Year Built: 2002
Parcel #: 30.030.21.21.0060



131 Wildwood Ave



Sale Price: \$700,000
Time Adjusted Sale Price: \$744,45
Sale Date: 11/10/21
Above Grade Area: 1,152 sf
Basement Finish: 0 sf
Acres: 0.09
Year Built: 1935
Parcel #: 19.030.21.33.0003
White Bear Lake Frontage: 50'

143 Wildwood Ave

Sale Price: \$1,335,000
Sale Date: 9/29/22
Above Grade Area: 1,022 sf
Basement Finish: 800 sf
Acres: 0.19
Year Built: 1931
Parcel #: 30.030.21.22.002
White Bear Lake Frontage: 50'

