



AGENDA OF THE BOARD OF APPEAL AND  
EQUALIZATION  
CITY OF BIRCHWOOD VILLAGE  
WASHINGTON COUNTY, MINNESOTA  
April 12, 2022  
6:00 P.M.

**CALL TO ORDER**

**CITY BUSINESS – REGULAR AGENDA**

- A. 2022 Assessment Report for Birchwood Village\* (pp. 2-9)
  - 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**

# **2022 Assessment Report**

**City of Birchwood Village**

**Prepared By: Chase Peloquin, SAMA  
Birchwood Local Board of  
Appeal & Equalization  
April 12<sup>th</sup>, 2022**



**Sales Data From  
October 1<sup>st</sup>, 2020  
Through  
September 30<sup>th</sup>, 2021**

## Number of Arm's Length Residential/SRR Class Sales

Oct 1 2016 To Sept 30 2017	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
11	9	20	12	12

## Average Single-Family Sale Prices

Oct 1 2016 To Sept 30 2017	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
\$483,900	\$393,700	\$566,800	\$384,600	\$494,800

## Adjustments Residential/SRR Class

2018 Assessment	2019 Assessment	2020 Assessment	2021 Assessment	2022 Assessment
10.14%	9.07%	0.39%	1.50%	26.0%
Average Off-Water Change:			2.3%	22%
Average On-Water Change:			1.7%	30%

## MN Department of Revenue Annual Time Trends

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

\* See Sales Section

## Median Home Value Residential/SRR Class

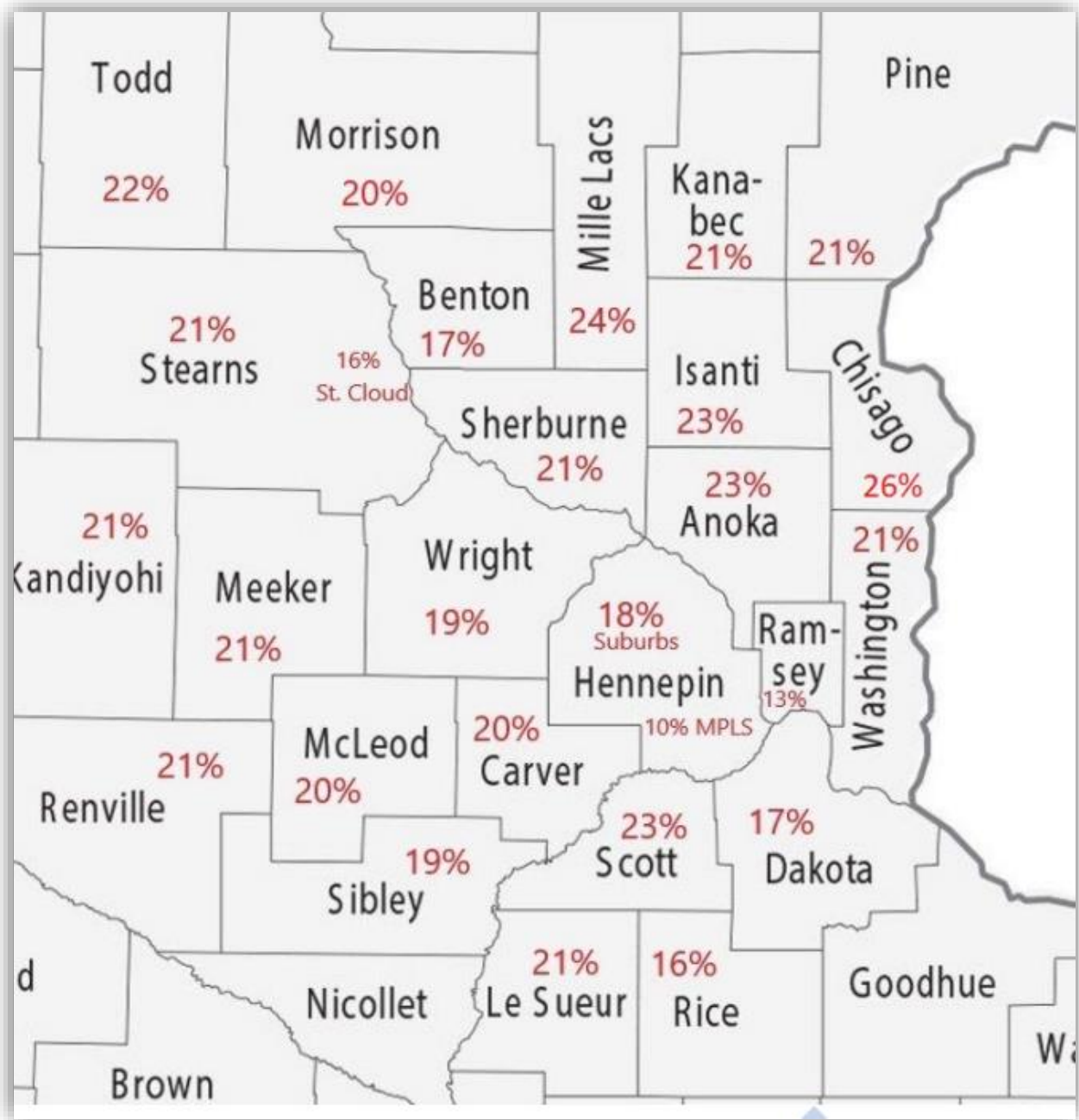
2018 Assessment	2019 Assessment	2020 Assessment	2021 Assessment	2022 Assessment
\$331,100	\$358,500	\$346,100	\$354,800	\$435,400

## Assessment Total Summary (Taxable Classes)

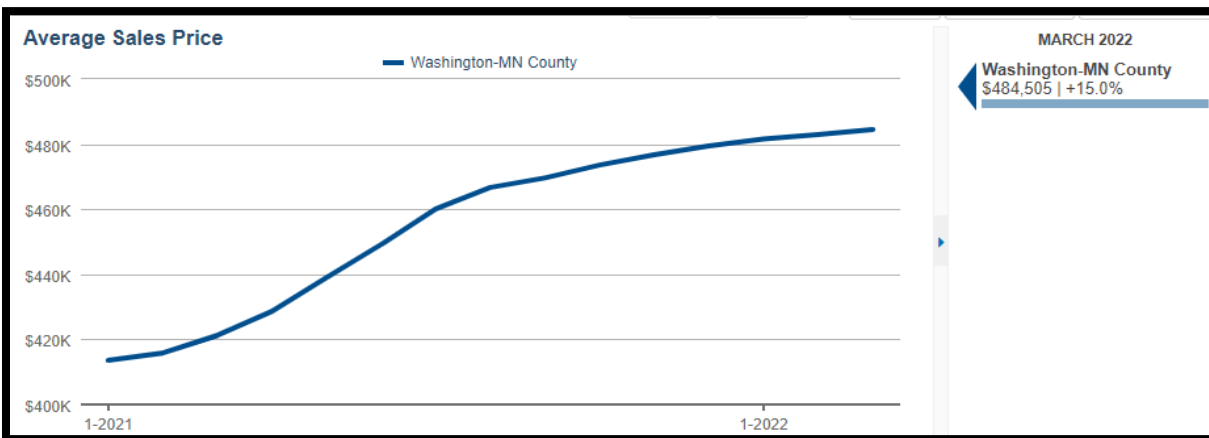
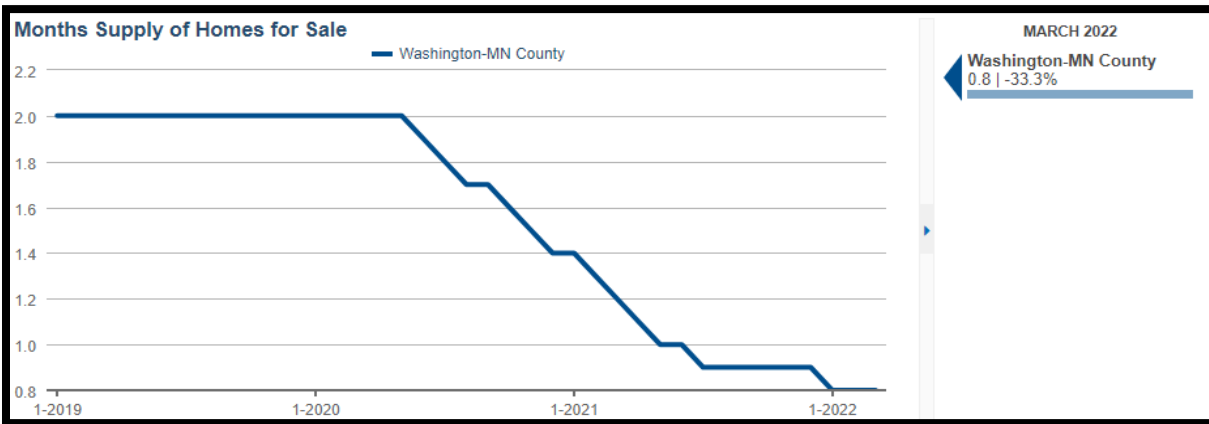
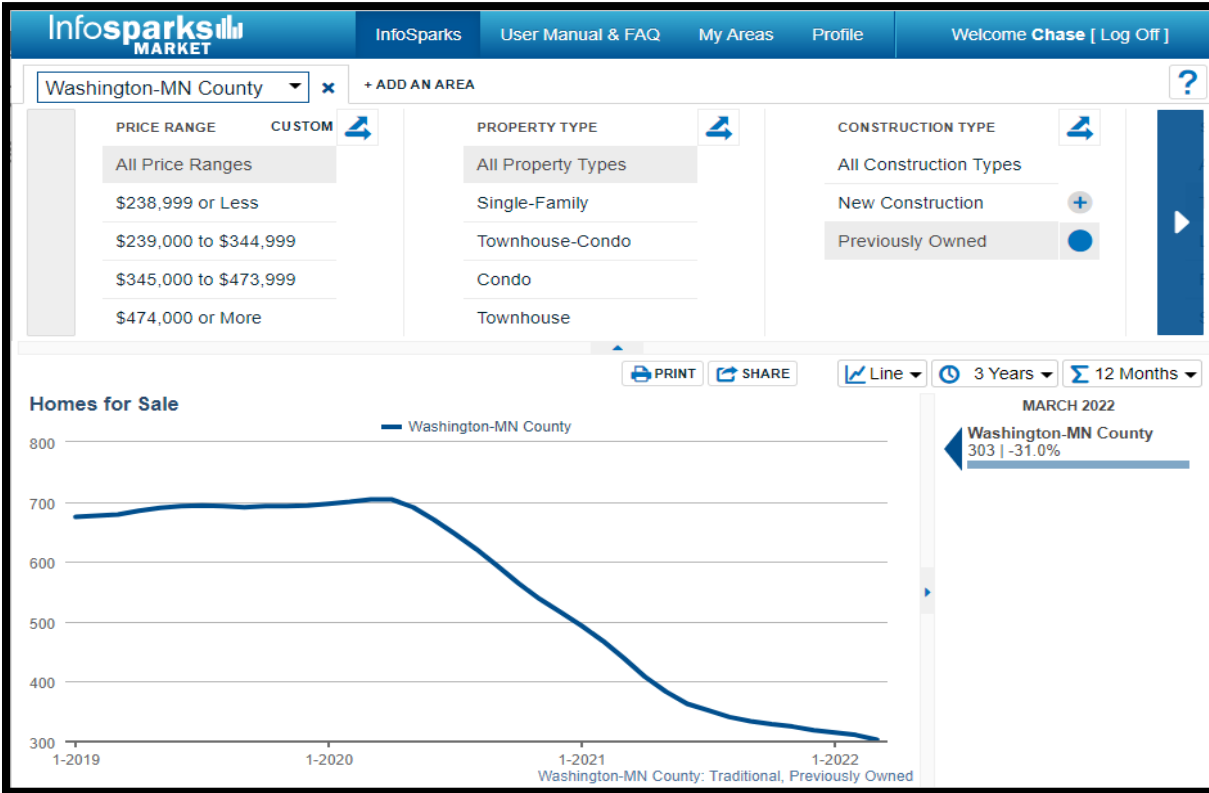
Total New Construction Value	Number of Taxable Parcels	New Home Permits	AY21 Total Value	AY22 Total Value	AY22 % Growth
\$1,861,700	413	1	\$170,804,600	\$217,024,100	26%

\* Table figures received from Washington County Assessment Report, or via Washington County

## Average 2022 Residential Value Increases by County



# MLS Data & Charts for Washington County



## 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, 2022. 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 in which the county must adhere to. Washington County targets median ratios between .93 to .95 for all jurisdictions. Google: "2022 Sales Ratio Criteria - Minnesota Department of Revenue" for more detailed information.

## Sales

---

### 138 Wildwood Ave



Sale Price: \$230,000  
Time Adjusted Sale Price: \$244,263  
Sale Date: 8/2/21  
Above Grade Area: 1,160 sf  
Basement Finish: 0 sf  
Acres: .11  
Year Built: 1920  
Parcel #: 30.030.21.22.0018

### 253 Cedar St

Sale Price: \$270,000  
Time Adjusted Sale Price: \$293,728  
Sale Date: 6/18/21  
Above Grade Area: 843 sf  
Basement Finish: 0 sf  
Acres: .83  
Year Built: 1944  
Parcel #: 30.030.21.21.0083



### 3874 East County Line Rd



Sale Price: \$300,000  
Time Adjusted Sale Price: \$326,364  
Sale Date: 6/15/21  
Above Grade Area: 1,628 sf  
Basement Finish: 600 sf  
Acres: .46  
Year Built: 1960  
Parcel #: 30.030.21.23.0047

360 Wildwood Ave

Sale Price: \$332,000  
Time Adjusted Sale Price: \$378,986  
Sale Date: 2/19/21  
Above Grade Area: 1,636 sf  
Basement Finish: 0 sf  
Acres: .34  
Year Built: 1949  
Parcel #: 30.030.21.24.0077



264 Cedar St



Sale Price: \$350,000  
Time Adjusted Sale Price: \$404,370  
Sale Date: 1/7/21  
Above Grade Area: 1,065 sf  
Basement Finish: 800 sf  
Acres: .52  
Year Built: 1978  
Parcel #: 30.030.21.24.0078

580 Hall Ave

Sale Price: \$377,500  
Time Adjusted Sale Price: \$452,174  
Sale Date: 10/30/20  
Above Grade Area: 1,676 sf  
Basement Finish: 0 sf  
Acres: .62  
Year Built: 1972  
Parcel #: 30.030.21.42.0031



531 Hall Ave



Sale Price: \$395,000  
Time Adjusted Sale Price: \$414,477  
Sale Date: 9/10/21  
Above Grade Area: 1,490 sf  
Basement Finish: 800 sf  
Acres: .36  
Year Built: 1965  
Parcel #: 30.030.21.42.0016

5 Hall Ct

Sale Price: \$410,000  
Time Adjusted Sale Price: \$462,427  
Sale Date: 3/18/21  
Above Grade Area: 1,390 sf  
Basement Finish: 1,050 sf  
Acres: .28  
Year Built: 1976  
Parcel #: 30.030.21.24.0027



530 Hall Ave



Sale Price: \$425,000  
Time Adjusted Sale Price: \$439,169  
Sale Date: 8/2/21  
Above Grade Area: 1,153 sf  
Basement Finish: 950 sf  
Acres: .33  
Year Built: 1977  
Parcel #: 30.030.21.13.0001

288 Jay St

Sale Price: \$460,000  
Time Adjusted Sale Price: \$512,694  
Sale Date: 4/15/21  
Above Grade Area: 1,687 sf  
Basement Finish: 550 sf  
Acres: .43  
Year Built: 1979  
Parcel #: 30.030.21.42.0050



5 White Pine Ln



Sale Price: \$600,000  
Time Adjusted Sale Price: \$668,628  
Sale Date: 4/13/21  
Above Grade Area: 2,750 sf  
Basement Finish: 1,300 sf  
Acres: .69  
Year Built: 1990  
Parcel #: 30.030.21.24.0040



232 Wildwood Ave

Sale Price: \$656,000  
Time Adjusted Sale Price: \$731,033  
Sale Date: 4/23/21  
Above Grade Area: 3,392 sf  
Basement Finish: 755 sf  
Acres: .32  
Year Built: 2016  
Parcel #: 30.030.21.21.0053



11 Birchwood Ln



Sale Price: \$790,000  
Time Adjusted Sale Price: \$946,272  
Sale Date: 10/1/2020  
Above Grade Area: 1,397 sf  
Basement Finish: 900 sf  
Acres: .27  
Year Built: 1982  
Parcel #: 19.030.21.33.0020  
White Bear Lake: 50' frontage  
\*This Sale is for comparable only, it was not included in the state sales ratio study because it was merged with another parcel and this parcel number no longer exists.

259 Wildwood Ave

Sale Price: \$1,800,000  
Time Adjusted Sale Price: \$1,919,545  
Sale Date: 8/13/21  
Above Grade Area: 2,638 sf  
Basement Finish: 634 sf  
Acres: .3  
Year Built: 2009  
Parcel #: 30.030.21.21.0037  
White Bear Lake: 49' Frontage

