



AGENDA OF THE BOARD OF APPEAL AND  
EQUALIZATION  
CITY OF BIRCHWOOD VILLAGE  
WASHINGTON COUNTY, MINNESOTA  
April 9 2024  
6:00 P.M.

**CALL TO ORDER**

**CITY BUSINESS – REGULAR AGENDA**

- A. 2024 Assessment Report for Birchwood Village\* (pp. 2-5)
  - a. Presentation from City Assessor
  
- B. Appeals
  - a. Board of Appeals and Equalization to hear appeals

**ADJOURN**

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

# **2024 Assessment Report**

**City of Birchwood Village**

**Prepared By: Chase Peloquin, SAMA  
Birchwood Local Board of  
Appeal & Equalization  
April 9<sup>th</sup>, 2024**

**Sales Data From  
October 1<sup>st</sup>, 2022  
Through  
September 30<sup>th</sup>, 2023**

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

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	Oct 1 2022 To Sept 30 2023
20	12	12	16	4

## Average Single-Family Sale Prices

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	Oct 1 2022 To Sept 30 2023
\$566,800	\$384,600	\$494,800	\$438,800	\$476,300

## Adjustments Residential/SRR Class

Birchwood Only	2020 Assessment	2021 Assessment	2022 Assessment	2023 Assessment	2024 Assessment
	0.39%	1.50%	26%	-0.8%	2.4%
Average Off-Water Change:			22%	-2.0%	4.5%
Average On-Water Change:			30%	5.0%	0.7%
County Ave	2.4%	3.2	20.7%	7.9%	-2.4%

## MN Department of Revenue Annual Time Trends

Trend Type	2022 Assessment	2023 Assessment	2024 Assessment
Off-Water	14.53%	4.70%	3.95%
On-Water	15.53%	5.42%	3.50%

\* See Sales Section

## Median Home Value Residential/SRR Class

2020 Assessment	2021 Assessment	2022 Assessment	2023 Assessment	2024 Assessment
\$346,100	\$354,800	\$435,400	\$416,700	\$437,400

## Assessment Total Summary (Taxable Classes)

Total New Construction Value	Number of Taxable Parcels	New Home Permits	AY23 Total Value	AY24 Total Value	AY24 % Growth
\$1,026,600	414	2	\$215,940,600	\$222,218,800	2.4%

\* 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, 2024. 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. Visit: <https://www.revenue.state.mn.us/sales-ratio-studies> for more detailed information.

## Sales

### 523 Hall Ave



Sale Price: \$329,000  
Time Adjusted Sale Price: Comp Only  
Sale Date: 6/9/23  
Above Grade Area: 760 sf  
Basement Finish: 0 sf  
Acres: .26  
Year Built: 1923  
Parcel #: 30.030.21.13.0068

### 612 Hall Ave

Sale Price: \$470,000  
Time Adjusted Sale Price: \$490,119  
Sale Date: 12/21/22  
Above Grade Area: 2,453 sf  
Basement Finish: 275 sf  
Acres: .48  
Year Built: 1957  
Parcel #: 30.030.21.42.0032



### 616 Hall Ave



Sale Price: \$475,000  
Time Adjusted Sale Price: \$484,279  
Sale Date: 7/25/23  
Above Grade Area: 2,211 sf  
Basement Finish: 220 sf  
Acres: .53  
Year Built: 1946  
Parcel #: 30.030.21.42.0033



417 Birchwood Ct

Sale Price: \$475,000  
Time Adjusted Sale Price: \$488,986  
Sale Date: 4/6/23  
Above Grade Area: 2,076 sf  
Basement Finish: 700 sf  
Acres: .28  
Year Built: 1986  
Parcel #: 30.030.21.24.0019



725 Birchwood Ave



Sale Price: \$485,000  
Time Adjusted Sale Price: \$491,296  
Sale Date: 9/8/23  
Above Grade Area: 1,592 sf  
Basement Finish: 580 sf  
Acres: .37  
Year Built: 1958  
Parcel #: 30.030.21.42.0021

135 Wildwood Ave

Sale Price: \$702,000  
Time Adjusted Sale Price: Comp only  
Sale Date: 7/14/23  
Above Grade Area: 2,453 sf  
Basement Finish: 275 sf  
Acres: .48  
Year Built: 1957  
Parcel #: 30.030.21.42.0032



135 Wildwood Ave



Sale Price: \$1,367,500  
Time Adjusted Sale Price: Comp only  
Sale Date: 9/1/23  
Above Grade Area: 2,416 sf  
Basement Finish: 800 sf  
Year Built: 1979  
Parcel #: 30.030.21.22.0069  
White Bear Lake Frontage: 50'