

Hi Julie,

Please thank the City Council for considering our appeal and agreeing to continue the hearing for further consideration to a later date. Please let us know as soon as possible the date and time chosen for the continued hearing.

As requested by the Council, the following is the data behind our appeal. Since the hearing, we've looked for and incorporated other comparable sales involving City of Vergas Long Lake lakeshore properties into our analysis (Katzke Acres properties). We still don't understand the "site adjustment" Tony mentioned, apparently having something to do with streets, sewer and water installed, but we have included it in the summaries for now. We'd like to discuss that further since some of the other recent sales found also had streets, water and sewer installed at the time of sale and that did not seem to have an upward affect on sales prices.

First, here is the summary of the 2023 proposed assessment that we are appealing:

2023 Bueide Proposed Assesment		
Part of Lot 2, and Lot 3, Block 1, Keilley Shores First Additior		
1020 Scharf Ave E		
Total Assessment		\$777,000
Less Improvements:		
Cabin	\$214,900	
Boathouse	\$13,200	
Total Improvements		\$228,100
Land		\$548,900
Front Feet		186
Land Valuation Per Front Foot		\$2,951

Here are the City of Vergas Long Lake lakeshore sales since 2020 and an analysis of our fair valuation based on those:

	City of Vergas Long Lake Shoreline Sales Since 2020					
Lot and Address	Property Owner	Sale Date	Approximate Front Footage	Sale Price	Sale Price/FF	
L1 B3 Katzke Acres 1t Addition; 88 Park View Drive	Adam and Tara Dresen	6/30/2020	92	\$66,000	\$717	*
L1 B1 Keilley Shores 2nd Addition; and 1110 Scharf Ave E	Brian A and Brenda K Tangen	12/2/2020	111	\$152,000	\$1,369	
L1 B1 Katzke Acres; 116 Park Avenue Dr	Charles and Vanessa Boehm	12/31/2020	100	\$129,000	\$1,290	*
L6 B1 Katzke Acres; 106 Park View Drive	Mehrer Family Rev Living Trust	1/4/2021	100	\$150,000	\$1,500	*
L2 B1 Keilley Shores 2nd Addn; and 1120 Scharf Ave E	Kirk E and Danielle M. Johnson	2/5/2021	117	\$154,000	\$1,316	
L3 B3 Katzke Acres 1st Addition; 92 Park View Dr	Jeffrey L and Sheila R. Laney	2/19/2021	100	\$129,500	\$1,295	*
L7 B1 Katzke Acres; address is not listed	Randall Scott and Beth R. Mcnea	6/18/2021	100	\$140,000	\$1,400	*
L1 B1 Keilley Shores Third Addition; and 1130 Scharf Ave E	Craig L and Michelle T Larson	7/8/2022	108	\$208,000	\$1,926	
L5 B3 Katzke Acres 1st Addition; 96 Park View Drive	Michael and Mandy Rosendahl	7/18/2022	100	\$164,000	\$1,640	*
L3 B1 Keilley Shores Third Addition; 1150 Scharf Ave E	Robert J. and Jeanine Tuttle	8/18/2022	122	\$208,000	\$1,705	
Totals/Ave			1050	\$1,500,500	\$1,429	
*Streets, Sewer and Water Installed						
Applied to Bueide Property						
Land:						
Buildable/Base (100')	\$142,905					
Excess (86'@65%)	\$79,884					
Total Land		\$222,789				
Improvements:						
Cabin	\$214,900					
Boathouse	\$13,200					
Total Improvements		\$228,100				
Site Adjustment?		\$36,000				
Total Bueide Fair Value		\$486,889				

Of the group above, here are the City of Vergas Long Lake lakeshore sales since 2022 (only) and an analysis of our fair valuation based on those:

City of Vergas Long Lake Shoreline Sales Since 2022						
Lot and Address	Property Owner	Sale Date	Approximate Front Footage	Sale Price	Sale Price/FF	
L1 B1 Keilley Shores Third Addition; and 1130 Scharf Ave E	Craig L and Michelle T Larson	7/8/2022	108	\$208,000	\$1,926	
L5 B3 Katzke Acres 1st Addition; 96 Park View Drive	Michael and Mandy Rosendahl	7/18/2022	100	\$164,000	\$1,640	*
L3 B1 Keilley Shores Third Addition; 1150 Scharf Ave E	Robert J. and Jeanine Tuttle	8/18/2022	122	\$208,000	\$1,705	
Totals/Ave			330	\$580,000	\$1,758	
*Streets, Sewer and Water Installed						
Applied to Bueide Property						
Land:						
Buildable/Base (100')	\$175,758					
Excess (86'@65%)	\$98,248					
Total Land		\$274,006				
Improvements:						
Cabin	\$214,900					
Boathouse	\$13,200					
Total Improvements		\$228,100				
Site Adjustment?		\$36,000				
Total Bueide Fair Value		\$538,106				

For comparison, the images below show the four Freedom Flyer properties used by the assessor to form the basis of the front foot land value for the City properties. I note how dissimilar those parcels are from the City parcels and how difficult it would be to accurately use those sales and make adjustments for substantial homes, outbuildings, tennis courts and other improvements, parcel depth, large acreage, and other features to back into an estimated front foot value of land for those parcels. The assessor then applied that highly subjective, estimated front foot value to the City









Thanks much and please let us know if the Council would like any further information prior to the next hearing date.

Regards,

Dan