

MINNEAPOLIS

Challenges to home valuations surge in Minneapolis



22
▼

By MIGUEL OTÁROLA , STAR TRIBUNE
June 06, 2019 - 9:10 PM

The number of homeowners in Minneapolis challenging the city over the estimated value of their properties has surged for a second consecutive year, overwhelming assessors as they work to finish a backlog of appeals, officials said.

The city received 1,766 appeals of property assessments this year, according to a report presented to the City Council on Wednesday. That is a 26% increase [from last year](#) and more than double the number of appeals in 2017.

Officials attribute the hike to a steady increase in the sales prices of residential properties over the past decade. Properties in the city have sold quickly and usually at their original listing price, according to [a Star Tribune analysis](#) earlier this year.

People sharing information about appeals on Nextdoor.com and other social media has also been a factor, they said.

“For that number to go up would not be a reflection of the overall quality of the assessment, but the fact that we’re actually reaching people,” City Assessor Patrick Todd said. “I see that as a positive thing.”

Appealing their property value pays off for Minneapolis homeowners

Minneapolis property value appeals keep climbing

The number of appeals by property owners over the estimated market value of their property continues to rise.

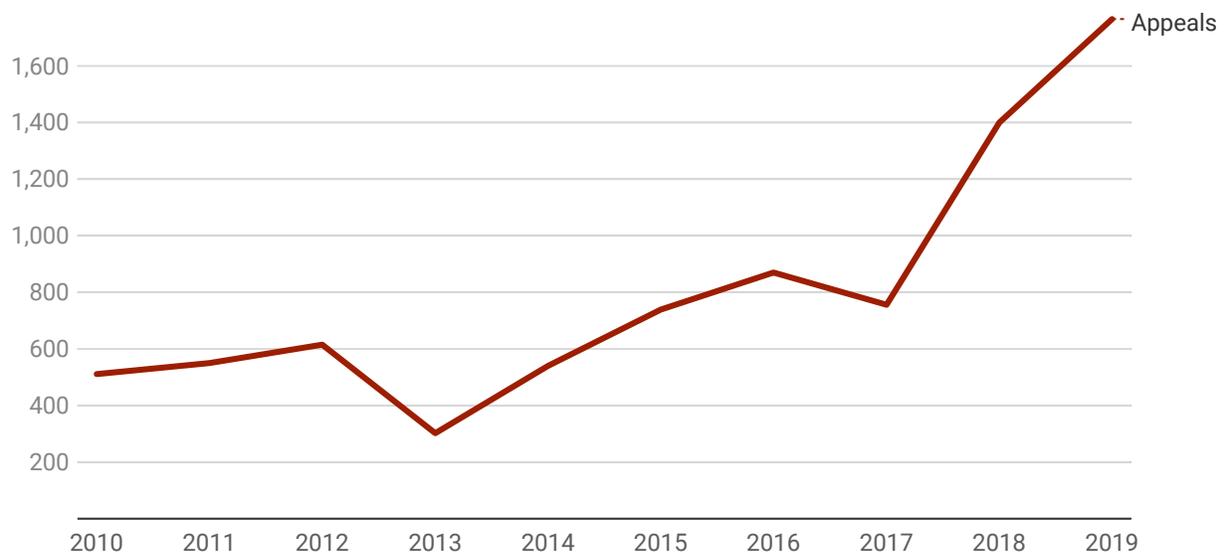


Chart: Eddie Thomas, Star Tribune • Source: City of Minneapolis Assessor's Office • [Get the data](#)

Still, the workload has strained the assessor's office.

City appraisers have run up more than \$30,000 in overtime since March working extra hours and weekends inspecting properties, said Rebecca Malmquist, the city's director of assessments. Hundreds of appeals are still left to process, and the office is now a month behind visiting homes for next year's valuations. The office employs about 20 appraisers, with four positions unfilled, she said.

“We didn't think that we would see more appeals than we saw last year. So we aren't sure what to think about next year,” Malmquist said. “We have decided that we are going to go back to the drawing board and make some decisions about the best way to handle appeals.”

New appraisal software

Appraisal, or CAMA, the software would lead to more accurate assessments and provide homeowners more details of how that valuation was reached, potentially reducing the number of appeals. The city is expecting to roll out the system in the coming years.

City Council Member Linea Palmisano, whose southwest district is where many of appeals originate, said she was concerned by the increased workload for the assessor's office.

"I know they're doing the best job that they can, but there's a lot of work to do here," she said. "I think [CAMA] is going to help. It's not going to eliminate the need for additional resources here."

Property owners were notified of the estimated market value for their properties in the spring. This year, the greatest year-to-year changes were in north Minneapolis, where some neighborhoods saw a 20% jump or higher in their property values.

The appeals represent about 1.4% of the 125,000 property assessment notices. Most of these appeals came from central and southwest Minneapolis; the fewest came from north Minneapolis.

North Side property values

One reason could be that homeowners on the North Side were happy for their property values to balance out with the rest of the city, Todd said. Landlords and multiunit owners, he said, are also less likely to appeal their assessment than owners of single-family homes.

"In some of these areas, finally having equity in your house is a good thing," Todd said. "It might go up 10 or 11 or 15 percent, but you're not underwater anymore."

As for the large number of appeals in southwest Minneapolis, where estimated values barely changed, Palmisano said homeowners there could still be feeling the effects of jumps from previous years.

"It was a market adjustment," Palmisano said. "It still hurts and it's going to hurt for a while."

The assessor's office made reductions in the estimated market value for 697 of the properties that contested their assessments.

the county process as of weednesday.

Miguel Otárola is a reporter covering Minneapolis City Hall for the Star Tribune. He previously covered Minneapolis' western suburbs and breaking news. He also writes about immigration and music on occasion.

motarola@startribune.com

612-673-4753

[motarola123](#)

22 [SHOW COMMENTS](#)

NEXT IN LOCAL

[Why won't anyone take the last piece of food?](#)

[U of Minnesota president pitches 2.5% tuition hike for next year](#)

[Plan to let police shut down Mpls. homeless camps draws opposition](#)

[At Owatonna High School, a 'wake-up call' broke the silence about race](#)

['State of Bible' survey shows more digital users, most interest in South](#)

MOST READ

[Members of Somali-American community rally in support of Mohamed Noor](#)

Park Board may force cars off part of Minnehaha Parkway



Owner of new LGBT bar sparks protest over anti-Semitic posts



Police, health officials on high alert after Mpls. has record 50 ODs in a week



Challenges to home valuations surge in Minneapolis



YOU MIGHT LIKE

Readers Write: Southwest light rail, Navigation Center closing, Paul Douglas' climate credentials



Readers Write: Bike trails, Trump's visit to Japan, bee-friendly lawns



Trump doesn't have unanimous support from Minnesota's two new GOP congressmen



Readers Write: Age and the presidency, mining, nuclear energy, connectivity and stress



Readers Write: Health care, left-lane driving, Southwest light rail, climate change



Home

Local

Sports

Business

Opinion

Variety

Weather

Politics

Nation

World

Obituaries

Sports Scores

Health Highlights

Sponsored content from Mayo Clinic

MORE SECTIONS