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To: [*CI-StPaul Contact-Council](#)
Cc: [Maria Vratsanos](#)
Subject: Wheelock-Grotto Special Assessment Objection
Date: Wednesday, April 23, 2025 3:39:47 PM

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Hello,

Last year my wife and I bought a house on Parkview Ave (883), part of the Wheelock-Grotto improvement project.

I believe our property value will not increase as a result of the project, and because of that, a special assessment shouldn't be applied to our property.

We first toured our house in the summer, and one of the main aspects that drew us choosing this one was the lush tree canopy on Parkview. In our eyes, those trees made our house significantly more valuable. We were sad to learn that many of them would be removed as part of the project and worked together with our neighbors to prevent the removal of as many trees as possible.

Now, three mature trees have been cut down across the street directly in front of our house, as well as others on Parkview. This has drastically affected the feeling of the street and we're confident it will negatively affect the value of our property.

When purchasing our home, the state of the road, water lines, and sewer, and lack of a sidewalk had no effect on the perceived value of the home. The street felt quaint, and homely which we were drawn to. As such, we do not believe improvements on these fronts will increase the value of our home.

No special assessment should be imposed.

Thank you and best regards,

Adam Thompson and Maria Vratsanos