

From: [David Swanson](#)
To: [*CI-StPaul Contact-Council](#)
Cc: [#CI-StPaul Ward3](#)
Subject: Objection to Assessment Griggs/Scheffer
Date: Wednesday, April 23, 2025 7:42:56 AM

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To members of the St Paul City Council:

I wish to voice my objections to the assessment on my home at 1510 Edgcumbe Rd, St Paul, MN 55116. Parcel id#15-28-23-11-0058

My proposed assessment is \$25,700. This is unfair as it represents one of the highest residential assessments in the city. My property taxes plus this proposed assessment equal my entire take home W2 salary from my semi retirement employment.

The method used to demonstrate Special Benefit to my property is flawed. Linear footage of roadway is used in the calculation. My lot is pie shaped with the largest part of the lot on the curved road. This artificially increased the multiplier for the assessment. If the narrow end of the lot faced the road, as a lot at the end of a cul de sac might, the assessment might be one quarter of the present proposal. This is unfair and irrational to suggest that there is a different Special Benefit based on the shape of the lot.

Further, the city has failed to demonstrate that there is an actual increase in value. Edgcumbe is designated as an arterial street, meaning that it has a significant value for the commuting traffic, and relatively less for the homes abutting the street.

Evaluation of sales of homes, just prior to and just following the construction, should show an increase in price if there was indeed benefit. Analysis of the single home sale in the Edgcumbe area show a sale 11/26/24 for \$1,500,000 and a sale just prior to construction of \$1,650,000 on 4/11/22. This home (1 Edgcumbe Place) showed a drop of \$150,000 in value.

Finally, during the construction, we lost three mature trees (including an old oak 36 inches diameter), incurred \$1000 in landscaping repair costs, and changed from a view of expansive green space in front of the home to 752 sq feet of concrete.

Thank you for considering these points. I recognize that the city does need money to pay for services, but I feel that this assessment is unfair and does not promote the interests of the residents who would like to remain long term residents.

David C Swanson
1510 Edgcumbe Road
Saint Paul
Cell 651 226 4649