

STATE OF MINNESOTA
COUNTY OF DAKOTA

CASE TYPE: TAX
TAX COURT
FIRST JUDICIAL DISTRICT

Hidden Ponds of Apple Valley LLC,

Petitioner,

STIPULATION, ORDER FOR
JUDGMENT AND JUDGMENT

v.

County of Dakota,

Respondent.

Court File No. 19HA-CV-21-1169,
19HA-CV-22-1138 and 19HA-CV-23-229

IT IS HEREBY STIPULATED by Petitioner and the County of Dakota in settlement of the above proceedings that the valuations for the property located in the County of Dakota, State of Minnesota, are as hereinafter set forth on the attached Exhibits #1-3; that judgment may be entered in the sums as indicated on the attached Exhibits #1-3, without costs, and without prior notice or hearing; and that the County refund to Petitioner and mail to Petitioner's Attorney any overpayment of taxes, with interest, as provided by law.

Dated: March 17, 2023

Dated: March 17, 2023

LAW OFFICES OF
NICHOLAS A. FURIA, PLLC

KATHRYN M. KEENA
DAKOTA COUNTY ATTORNEY

By: 

By: /s/ Suzanne W. Schrader

Nicholas Alexander Furia, #0328984
Canadian Pacific Plaza
120 S. 6th St., Ste. 1720
Minneapolis, MN 55402
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Attorney for Petitioner
Hidden Ponds of Apple Valley LLC

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Assistant County Attorney
Dakota County Judicial Center
1560 Highway 55
Hastings, MN 55033
Telephone: 651-438-4438
suzanne.schrader@co.dakota.mn.us
Attorney for Respondent County of Dakota

ORDER

IT IS HEREBY ORDERED:

That the real estate taxes payable in the above year be found and that judgment be entered for such tax on the above property in accordance with the terms of the foregoing Stipulation and attached Exhibits #1-3, without costs to either party.

LET JUDGMENT BE ENTERED FORTHWITH.

BY THE COURT:

Dated: March 24, 2023

JUDGE OF TAX COURT

JUDGMENT

I HEREBY CERTIFY THAT THE ABOVE ORDER CONSTITUTES THE JUDGMENT OF THE COURT.

Date: _____

Court Administrator

(Seal)

By: _____

Deputy

Dakota County Assessing Services
Dakota County Administration Center, 1590 Highway 55, Hastings MN 55033
651.438.4200, Fax 651.438.4469, www.co.dakota.mn.us

SETTLEMENT MEMORANDUM

DATE: **01/17/2023**

TO: **Suzanne Schrader, Assistant County Attorney**

FROM: **Dustin Hinrichs, Commercial Manager**

RE: COUNTY FILE #: **TX-2021-00158**

STATE FILE #: **19HA-CV-21-1169**

OWNER: **HIDDEN PONDS OF APPLE VALLEY LLC**

PETITIONER: **Hidden Ponds of Apple Valley LLC**

ASSESSMENT YEAR: **2020**

PAYABLE YEAR: **2021**

ACTION: **Settled/Stipulated**

PARCEL ID NUMBER	CLASS	TOTAL ORIGINAL EMV	ADJUSTED LAND EMV	ADJUSTED BLDG EMV	ADJUSTED TOTAL EMV	% Change
01-32802-01-010	OJ	\$7,454,000	\$519,600	\$6,835,800	\$7,355,400	1.32%
01-32802-01-010	OJ7	\$4,013,700	\$279,800	\$3,680,800	\$3,960,600	1.32%
Parcel Total		\$11,467,700	\$799,400	\$10,516,600	\$11,316,000	1.32%
Grand Total:		\$11,467,700	\$799,400	\$10,516,600	\$11,316,000	1.32%

EXHIBIT #: 1

ASSIGNED APPRAISER: THOMAS CARRUTH

Dakota County Assessing Services
Dakota County Administration Center, 1590 Highway 55, Hastings MN 55033
651.438.4200, Fax 651.438.4469, www.co.dakota.mn.us

SETTLEMENT MEMORANDUM

DATE: **01/17/2023**

TO: **Suzanne Schrader, Assistant County Attorney**

FROM: **Dustin Hinrichs, Commercial Manager**

RE: COUNTY FILE #: **TX-2022-00054**

STATE FILE #: **19HA-CV-22-1138**

OWNER: **HIDDEN PONDS OF APPLE VALLEY LLC**

PETITIONER: **Hidden Ponds of Apple Valley LLC**

ASSESSMENT YEAR: **2021**

PAYABLE YEAR: **2022**

ACTION: **Settled/Stipulated**

PARCEL ID NUMBER	CLASS	TOTAL ORIGINAL EMV	ADJUSTED LAND EMV	ADJUSTED BLDG EMV	ADJUSTED TOTAL EMV	% Change
01-32802-01-010	OJ	\$7,777,500	\$660,900	\$7,037,700	\$7,698,600	1.01%
01-32802-01-010	OJ7	\$4,187,800	\$355,800	\$3,789,600	\$4,145,400	1.01%
Parcel Total		\$11,965,300	\$1,016,700	\$10,827,300	\$11,844,000	1.01%
Grand Total:		\$11,965,300	\$1,016,700	\$10,827,300	\$11,844,000	1.01%

EXHIBIT #: 2

ASSIGNED APPRAISER: THOMAS CARRUTH

Dakota County Assessing Services
Dakota County Administration Center, 1590 Highway 55, Hastings MN 55033
651.438.4200, Fax 651.438.4469, www.co.dakota.mn.us

SETTLEMENT MEMORANDUM

DATE: **03/15/2023**

TO: **Suzanne Schrader, Assistant County Attorney**

FROM: **Dustin Hinrichs, Commercial Manager**

RE: COUNTY FILE #: **TX-2023-00031**

STATE FILE #: **19HA-CV-23-229**

OWNER: **HIDDEN PONDS OF APPLE VALLEY LLC**

PETITIONER: **Hidden Ponds of Apple Valley LLC**

ASSESSMENT YEAR: **2022**

PAYABLE YEAR: **2023**

ACTION: **Settled/Stipulated**

PARCEL ID NUMBER	CLASS	TOTAL ORIGINAL EMV	ADJUSTED LAND EMV	ADJUSTED BLDG EMV	ADJUSTED TOTAL EMV	% Change
01-32802-01-010	OJ	\$9,066,500	\$693,900	\$7,680,100	\$8,374,000	7.64%
01-32802-01-010	OJ7	\$4,881,900	\$373,600	\$4,135,400	\$4,509,000	7.64%
Parcel Total		\$13,948,400	\$1,067,500	\$11,815,500	\$12,883,000	7.64%
Grand Total:		\$13,948,400	\$1,067,500	\$11,815,500	\$12,883,000	7.64%

EXHIBIT #: 3

ASSIGNED APPRAISER: THOMAS CARRUTH