

From: Joanna Zimny
To: ajpercs@yahoo.com
Cc: "City of Saint Paul Legislative Hearings"
Subject: appealed tax assessment for 522 MRB North
Date: Wednesday, November 22, 2023 11:13:00 AM
Attachments: [image001.png](#)
[image003.png](#)

Good morning,

This email is to confirm that at the November 21, 2023 Legislative Hearing for your appealed tax assessment at 522 MISSISSIPPI RIVER BOULEVARD NORTH. (File No. VB2402, Assessment No. 248801) the Legislative Hearing Officer recommended that the City Council **delete the assessment**.

This is currently scheduled to go before the City Council at Council Public Hearing on **Wednesday, January 24, 2024 at 3:30 pm, in room 300 City Hall**. However, no further action is needed and the Council will proceed with Ms. Moermond's recommendation above. Note that this will remain as a pending assessment until after the Council vote in January, when will be removed.

Additionally, **your property requires a Fire Certificate of Occupancy to be a rental**. You can find information, including a provisional application online here: <https://www.stpaul.gov/departments/safety-inspections/rent-buy-sell-property/maintaining-your-property/fire-safety-and-habitability>

As noted in the hearing, this property is currently Homesteaded with Ramsey County. If you are no longer an owner occupant, as you indicated in the hearing, you should speak with them about that.

Below are the status of your permits, including your July electrical permit:

522 Mississippi River Blvd N	WORK PERMIT	AL-174843	STATUS	PER - PERMITS ADDRESS/PERMITS	OWNER ADDRESS / PERMITS/REPAIRS / SERVICE PERMITS
	07/07/2023	21.059793	Inspected	E - Electrical Permit - Service & Circuits - Residential Repair/Alter	Contractor Wallraff Electric Company - INSTALL NEW METER
	06/21/2023	21.053021	Finalled	B - Building Permit - 2-Family/Duplex - Repair	Contractor Laura Saastamoinen A Team Construction Inc - REROOF HOUSE
	04/12/2023	21.029155	Finalled	E - Electrical Permit - Service & Circuits - Residential Repair/Alter	Contractor Matt Gebhard Keller Electric Inc - UNIT 2 - REWIRE BEDROOM AND HALL. CLEAN UP OLD WIRING IN KITCHEN, WIRE NEW BATH FAN.
	03/29/2023	21.025364	Inspected	B - Building Permit - 2-Family/Duplex - Repair	Contractor Andrew F Percic - VACANT BLDG 1 - REPAIR FIRE DAMAGE The following "Trade" permits are required for this project: Electrical, Mechanical, Owner Andrew F Percic/Deborah Percic - VB Fee
	12/20/2022	21.125863	Closed	VF - Vacant Building Fee - Category 1 - Duplex	Referred by SPFD for dwelling fire.
	12/20/2022	21.125862	Finalled	VB - Vacant Building - Category 1 - Duplex	Fire report: fire at property
	12/20/2022	21.125860	In Compliance	CS - CSO Complaint - Vacant Building Monitoring - Complaint	Contractor Joshua Savage HERO HOME SERVICES dba HERO PLUMBING HEATING & COOLING - REPLACE FURNACE - 96% EFFICIENCY
	12/19/2022	21.125717	In Compliance	CS - CSO Complaint - Interior - Complaint	Contractor Joshua Savage HERO HOME SERVICES dba HERO PLUMBING HEATING & COOLING - NEW FURNACE - 96% EFFICIENCY
	07/26/2021	21.286910	Active/Issued	M - Mechanical Permit - Gas - Residential Replace	Contractor Joshua Savage HERO HOME SERVICES dba HERO PLUMBING HEATING & COOLING - REPLACE A/C
	07/26/2021	21.286914	Active/Issued	W - Warm Air, Ventilation & General Sheet - Warm Air Only - Residential Replace	Contractor Preston Construction Inc - Reconnect Furnace and AC
	07/26/2021	21.286911	Active/Issued	M - Mechanical Permit - Refrigeration - Residential Replace	Contractor Joshua Savage HERO HOME SERVICES dba HERO PLUMBING HEATING & COOLING - REPLACE FURNACE - 96% EFF
	07/07/2021	21.281370	Finalled	E - Electrical Permit - Electrical - Residential Repair/Alter	Contractor Joshua Savage HERO HOME SERVICES dba HERO PLUMBING HEATING & COOLING - Replace AC
	08/08/2020	20.062554	History	TH - Truth In Sale of Housing Inspection - Duplex	Contractor Joshua Savage HERO HOME SERVICES dba HERO PLUMBING HEATING & COOLING - Replace Furnace - 96% EFF
	09/23/2019	19.085222	Resolved	CS - CSO Complaint - Vehicle/Abandoned - Complaint	Contractor Joshua Savage HERO HOME SERVICES dba HERO PLUMBING HEATING & COOLING - Replace AC
	06/20/2019	19.052122	Resolved	CS - CSO Complaint - Vehicle/Abandoned - Complaint	Contractor Joshua Savage HERO HOME SERVICES dba HERO PLUMBING HEATING & COOLING - Replace Furnace - 96% EFF
	12/08/2018	18.120732	Active/Issued	W - Warm Air, Ventilation & General Sheet - Warm Air Only - Residential Replace	Contractor Joshua Savage HERO HOME SERVICES dba HERO PLUMBING HEATING & COOLING - Replace AC
	11/29/2018	18.126666	Active/Issued	M - Mechanical Permit - Refrigeration - Residential Replace	Contractor Joshua Savage HERO HOME SERVICES dba HERO PLUMBING HEATING & COOLING - Replace Furnace - 96% EFF
	11/29/2018	18.126657	Active/Issued	M - Mechanical Permit - Gas - Residential Replace	Contractor Joshua Savage HERO HOME SERVICES dba HERO PLUMBING HEATING & COOLING - Replace AC
	04/09/2018	18.050760	Closed	RF - Referral - Citizen Complaint	Contractor Joshua Savage HERO HOME SERVICES dba HERO PLUMBING HEATING & COOLING - Replace Furnace - 96% EFF
	04/09/2018	18.050759	In Compliance	CS - CSO Complaint - Burning - Complaint	Contractor Joshua Savage HERO HOME SERVICES dba HERO PLUMBING HEATING & COOLING - Replace AC
	02/15/2018	18.029521	Inspected	B - Building Permit - Single Family Dwelling - Express Repair	Owner Andrew F Percic/Deborah M Savage Percic - PO is reportedly burning "hazardous materials" in garage (see comments).
	12/21/2017	17.224091	Active/Issued	B - Building Permit - 2-Family/Duplex - Remodel	PO is reportedly burning "hazardous materials" in garage (see comments).

Thank you,
Joanna



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