

AGENDA

Meeting of the Greenwood City Council Acting as the Local Board of Appeal & Equalization



Convenes at 6pm, Thursday, April 7, 2022
Excelsior Council Chambers, 339 Third Street, Excelsior, MN

CALL TO ORDER | ROLL CALL | APPROVE AGENDA

ASSESSMENT INFORMATION

- In **2022**, property on-lake property values increased an average of **34.4%** and off-lake property values increased an average of **14.5%** for taxes payable in **2023**.

- **Shifting Tax Burden:** The assessor does not increase property tax revenue by increasing property values. Property values are used to determine how the tax levies for various jurisdictions are divided. The tax levies are collected whether property values go up or down, and the assessor does not care which cities the taxes comes from.

Greenwood properties with **2022** valuation increases above the average increases for the county, school, and city will receive a shift in the **2023** tax burden equal to the “spread.”

For example, if your property valuation increased 35%, then ...

35% minus 13% avg increase for all Hennepin County properties = 22% increase for your 2023 county taxes.*

35% minus 17% avg increase for all Mtka school district cities = 18% increase for your 2023 school district taxes.*

35% minus 26% avg increase for all Greenwood properties = 9% increase for your 2023 city taxes.*

** If the county, school district, and city increase their 2023 levy amounts, the tax increases will be higher.*

- **County Tax Shift:** Hennepin County suburban values increased by 16% vs 6% for Minneapolis, so there will be a shift in the county 2023 tax burden from Minneapolis to the suburbs. County taxes account for approx 34% of a Greenwood property's tax bill.
- **Mtka School Dist Tax Shift:** Greenwood valuations increased more than most other Mtka school district cities, so there will be a shift in the school district 2023 tax burden to Greenwood. School district taxes account for approx 46% of a Greenwood property's tax bill.
- **City Tax Shift:** Because Greenwood on-lake property values increased more than off-lake properties, there will be a shift of the city 2023 tax burden from off-lake to on-lake properties. City taxes account for approx 11% of a Greenwood property's tax bill.
- **The “shifting” tax burden is why it is important to ensure properties are fairly assessed.**

CONVENING MEETING, THU 04.07.22 6PM

- At the convening meeting, the LBAE will gather information from property owners in the order they appear on the roster.
- Those who contacted the assessor or city by the **April 1** deadline are listed on the roster for the convening meeting.
- If you contacted the assessor or city between **April 2** and **April 7**, your name will be added to the roster and will be considered for LBAE action.
- If you just show up at the convening meeting, your name will be added to the roster and will be considered for LBAE action.
- Property owners will be given 5 minutes for their presentation.
- You do not need to present in-person comments. Written comments may be submitted by email to administrator@greenwoodmn.com.
- The focus of the LBAE and assessor are to determine your property's value. Please focus your comments on your property. Information regarding comparable properties and / or a bank appraisal is helpful.
- The LBAE meeting is not the time to make a case for your neighborhood or to comment about the assessment process or methodology.
- The assessor and LBAE may ask clarifying questions but will not discuss potential action at the convening meeting.

RECESS

- The convening meeting will be recessed to give the LBAE and assessor time to review the appeals. During the recess, property owners (if they have not already done so) must schedule a time with the assessor (952.249.4640) for an evaluation of their property.
- By law, the LBAE cannot make changes for a property owner who refuses entry to the assessor.
- If a property owner contacts the assessor or city during the recess, their names will be added to the LBAE roster to preserve their right to appeal to the County Board of Appeal & Equalization (CBAE). The LBAE will not take action on added properties.

RECONVENE MEETING, WED 04.20.22 6PM

- At the reconvened meeting, the assessor will share his recommendation for each property as they appear on the roster, the property owner will be given an opportunity to respond if available, and the LBAE will take preliminary action.
- No new presentations will be heard at the reconvene meeting.
- If you just show up at reconvene meeting, your name will be added to the LBAE roster to preserve your right to appeal to the County Board of Appeal & Equalization (CBAE). The LBAE will not take action on added properties.
- The LBAE cannot make changes that total more than 1% of the total valuation of all properties in the city. In **2022**, the total valuation of all properties is **\$534,778,000** (1% equals **\$5,347,700**).
- As long as each property and value are read into the record, the LBAE may take action with one motion. The values may be for the total value or broken out into land, building, and total value.
- Final LBAE action will be made after confirmation that the total changes do not exceed 1%.
- Final LBAE action will be mailed to property owners.

RECESS

- If needed, the LBAE may recess and schedule a 2nd reconvene meeting.
- If a property owner contacts the assessor or city during the recess, their name will be added to the LBAE roster to preserve their right to appeal to the County Board of Appeal & Equalization (CBAE). The LBAE will not take action on added properties.

2ND RECONVENE MEETING, THU 04.21.22 6PM

- Final LBAE action will be made after confirmation that the total changes do not exceed 1%.
- Final LBAE action will be mailed to property owners.

ADJOURN – AFTER FINAL ACTION IS TAKEN

CBAE: If your concerns are not resolved after contacting the LBAE, you may bring your case to the County Board of Appeal & Equalization (CBAE) in June. Call 612.348.7050 to get on the CBAE agenda. To appear before the CBAE, your property must be listed on the LBAE agenda / roster.

Minnesota Tax Court: A property owner may appeal to Minnesota Tax Court without appearing on either the LBAE or CBAE rosters. All Minnesota Tax Court appeals must be filed on or before April 30 of the year the tax becomes payable. For more information visit <http://www.taxcourt.state.mn.us>.

	LAST	FIRST	#	STREET	Unit
1	JASPER	BOB & JACKIE	5120	MEADVILLE ST	
2	JASPER	JACK & KAY	14	MACLYNN RD	
3	NAGEL	JILL	21895	BYRON CIR	
4	WILKENSON	TODD	21800	BYRON CIR	
5	DIER	DOUG	20980	CHANNEL DR	
6	SAYER	TIM & FIONA	20845	CHANNEL DR	
7	STOLZ	T & P	5090	COVINGTON ST	
8	MUSGJERD	JOHN	5145	CURVE ST	
9	GRAVIER	CANDY & JOHN	21510	FAIRVIEW ST	
10	LOFFLER	JIM	21580	FAIRVIEW ST	
11	RUBENSTEIN	DAVID	21885	FAIRVIEW ST	
12	STEIN	CR & DJ	21490	FAIRVIEW ST	
13	RYAN	DANIEL & PAMELA	4640	LINWOOD CIR	
14	MCGOWAN	WO & PA	4895	LODGE LA	
15	KETTLESON	TJ & NM	4755	LYMAN CT	
16	MARTI	CHERI	4758	LYMAN CT	
17	KERLIN	CHAD & KELLY	6	MACLYNN RD	
18	BURNS	MAUREEN & BOB	5080	MEADVILLE ST	
19	GRAVES	JE & DA	5110	MEADVILLE ST	
20	KREZOWSKI	MARK	5130	MEADVILLE ST	
21	O'LEARY	CHRIS	5030	MEADVILLE ST	
22	SCHROEDER	K A BROOKS & R A	5050	MEADVILLE ST	
23	SPIEGEL	RICHARD	5090	MEADVILLE ST	
24	STUESSI	KEITH	5000	MEADVILLE ST	
25	YASMINEH	DAVID	21793	MINNETONKA BLVD	
26	WESEMAN	RONALD & MARY	5165	QUEENS CIR	
27	BUSACKER	J & C	5180	ST ALBANS BAY RD	
28	WETTERLIN	DAN	4950	ST ALBANS BAY RD	
29	SANE	SHASHIKANT	20890	ST ALBANS GREEN	
30	SAYER	JOHN	20890	CHANNEL DR	
31	WENDLE	CHARLES	20900	ST ALBANS GREEN	
32	MURPHY	PATRICK	5135	WEEKS RD	
33	BLOOM	JONI & MICHAEL	5120	CURVE ST	
34	FULL	BRANDON	21320	EXCELSIOR BLVD	
35	LEWRY	MARK & JEAN	21690	FAIRVIEW ST	
36	WALSH	DAVID & SUSAN	21630	FAIRVIEW ST	
37	JONIKAS	MIKE	4930	MEADVILLE ST	
38	BRIXIUS	FRANK	21720	FAIRVIEW ST	
39	LANE	TIMOTHY & BONNIE	21250	EXCELSIOR BLVD	
40	BOWERS	JEANNIE	21600	FAIRVIEW ST	
41	ALLAR	LYNN	5070	COVINGTON ST	
42	FAIRVIEW SHORES LLC		21560	FAIRVIEW ST	

43	ROGERS	SHERYL	5540	MAPLE HEIGHTS RD	
44	CARLSON	KEITH & STACY	20965	CHANNEL DR	
45	PETERSON	MATTHEW	20960	OAK LA	
46	MARVIN-SCHWARTZWALD		5145	WEEKS RD	
47	REGNIER	DENNIS	5115	GREENWOOD CIR	
48	CHAPMAN	JOHN	5155	GREENWOOD CIR	
49	MENK	KEVIN & LYNN	21955	MINNETONKA BLVD	3
50	KROENING	MIKE	5260	MEADVILLE ST	
51	NOVAK	RANDY	20870	ST ALBANS GREEN	
52	TRAUTZ	JILL N	19	ADDRESS UNASSIGNED	
53	FRANKENFIELD	GREG & MARISSA		NEW LOT	
54	ZINN	MAX	4860	LODGE LA	
55	WHEELER	RONALD	5490	MAPLE HEIGHTS RD	
56	RITCHIE	TOM	5210	MEADVILLE ST	
57	RODRIGUEZ	ADAM	21925	BYRON CIRCLE	
CBAE	COOK	BILL & TISH	5195	GREENWOOD CIR	
CBAE	KIND	STEVE & DEB	5140	CURVE ST	
CBAE	CARR	SANDRA	5135	GREENWOOD CIR	
CBAE	NAGWANI	MURLIDHAR	20840	CHANNEL DR	
CBAE	ERICKSON	NATHAN	5075	GREENWOOD CIR	
CBAE	GETCHELL	JULIE	5185	GREENWOOD CIR	