

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

APPEALS PROCESS 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. Instead, 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. Greenwood properties with valuation increases above 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 2% 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.
- 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% a Greenwood property's tax bill.
- 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% a Greenwood property's tax bill.
- Because on-lake property values increased more than off-lake properties in Greenwood, 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 LBAE Meeting:** Those who contacted the assessor or city by the **April 1** deadline are listed on the LBAE agenda / roster for the **April 7** convening meeting. At the convening meeting, the LBAE will gather information from property owners in the order they appear on the roster. If your name is not listed on the roster, it will be added at the end. Written comments may be submitted by email at administrator@greenwoodmn.com or US mail at City of Greenwood, Attn: LBAE, 339 Third Street, Excelsior, MN 55331. Information regarding comparable properties and / or a bank appraisal is helpful. The assessor will attend the convening meeting to hear appeals but will not comment.
- 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.
- At the reconvened meeting,** the assessor will share his recommendation for each property, the property owner will be given an opportunity to respond if available, and the LBAE will take preliminary action.
 - 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 **\$5,347,780**).
 - 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.
 - If needed, a 2nd reconvene meeting may be scheduled.
 - Final LBAE action** will be made after confirmation that the total changes do not exceed 1%. Final action will be mailed to property owners.
- CBAE:** If your concerns are not resolved after contacting the LBAE, you may bring your case to the 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. Property owners who contact the assessor (952.249.4640) or the city (administrator@greenwoodmn.com, 952.474.6633) during the recess or at the reconvened meeting(s) will be added to the LBAE roster to preserve their right to appeal to the County Board of Appeal & Equalization (CBAE).
- 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>.

ROSTER OF APPEALS:

Property owners will be invited to speak as they appear on the roster and will be given 5 minutes for their presentation.

6:00-7:00PM

1.	JASPER	BOB & JACKIE	5120	MEADVILLE ST		RL	2611723320015
2.	JASPER	JACK & KAY	14	MACLYNN RD		RL	3511723120025
3.	NAGEL	JILL	21895	BYRON CIR		S	2611723340030
4.	WILKINSON	TG & AL	21800	BYRON CIR		RL	2611723340056
5.	DIER	DOUG	20980	CHANNEL DR		RL	2611723440036
6.	SAYER	TIM & FIONA	20845	CHANNEL DR		RL	2611723440023
7.	STOLZ	T & P	5090	COVINGTON ST		R	2611723310044
8.	MUSGJERD	JOHN	5145	CURVE ST		RL	2611723420042
9.	GRAVIER	CANDYCE	21510	FAIRVIEW ST		RL	2611723130076
10.	LOFFLER	JS & DD	21580	FAIRVIEW ST		RL	2611723130010

7:00-8:00PM

11.	RUBENSTEIN	DAVID	21885	FAIRVIEW ST		R	2611723310002
12.	STEIN	CR & DJ	21490	FAIRVIEW ST		RL	2611723130075
13.	RYAN	DANIEL & PAMELA	4640	LINWOOD CIR		RL	2611723120020
14.	MCGOWAN	WO & PA	4895	LODGE LA		R	2611723130071
15.	KETTLESON	TJ & NM	4755	LYMAN CT		R	2611723120017
16.	MARTI	CHERI	4758	LYMAN CT		R	2611723130068
17.	KERLIN	CHAD & KELLY	6	MACLYNN RD		RL	3511723210025
18.	BURNS	MAUREEN & BOB	5080	MEADVILLE ST		RL	2611723320012
19.	GRAVES	JE & DA	5110	MEADVILLE ST		RL	2611723320025
20.	KREZOWSKI	MARK	5130	MEADVILLE ST		RL	2611723320008

8:00-9:15PM

21.	O'LEARY	CHRIS	5030	MEADVILLE ST		RL	2611723310055
22.	SCHROEDER	K A BROOKS & R A	5050	MEADVILLE ST		S	2611723320004
23.	SPIEGEL	RICHARD	5090	MEADVILLE ST		RL	2611723320013
24.	STUESSI	KEITH	5000	MEADVILLE ST		RL	2611723240031
25.	YASMINEH	DAVID	21793	MINNETONKA BLVD		RL	2611723340022
26.	WESEMAN	RONALD & MARY	5165	QUEENS CIR		RL	2611723420050
27.	BUSACKER	J & C	5180	ST ALBANS BAY RD		RL	2611723410001
28.	WETTERLIN	DAN	4950	ST ALBANS BAY RD		RL	2611723410061
29.	SANE	SHASHIKANT	20890	ST ALBANS GREEN		RL	2611723440040
30.	SAYER	JOHN	20890	CHANNEL DRIVE		RL	2611723440002
31.	WENDLE	CHARLES & JANE	20900	ST ALBANS GREEN		RL	2611723440039
32.	MURPHY	PATRICK	5135	WEEKS RD		RL	2611723410063
33.	BLOOM	JONI & MICHAEL	5120	CURVE ST		RL	2611723310016

Properties of owners unable to attend the convening meeting (submitting written appeals):

34.	FULL	BRANDON	21320	EXCELSIOR BLVD		RL	3511723120008
35.	LEWRY	MARK & JEAN	21690	FAIRVIEW ST		S	2611723240011
36.	WALSH	DAVID & SUSAN	21630	FAIRVIEW ST		RL	2611723240014
37.	JONIKAS	MIKE	4930	MEADVILLE ST		RL	2611723240002

Properties added at the convening meeting:

38.							
39.							
40.							
41.							
42.							
43.							
44.							
45.							

Properties added to preserve right to appeal to County Board of Appeal & Equalization (CBAE):

46.	COOK	BILL & TISH	5195	GREENWOOD CIR		RL	2611723420041
47.	KIND	STEVE & DEB	5140	CURVE ST		RL	2611723310037
48.							
49.							
50.							

RECESS TO WEDNESDAY, 04.20.22 6PM (RECONVENE MEETING)

RECESS TO POTENTIAL 2ND RECONVENE MEETING: THURSDAY, 04.21.22 6PM

ADJOURN – AFTER FINAL ACTION IS TAKEN