

MINUTES

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



6pm, Thursday, April 10, 2014

20225 Cottagewood Road, Deephaven, MN 55331

1. CALL TO ORDER ~ ROLL CALL ~ APPROVE AGENDA

Mayor Kind called the meeting to order at 6pm.

Members Present: Mayor Kind; Councilmembers Bill Cook (arrived at 6:10pm), Tom Fletcher, Bob Quam, and Rob Roy

Others Present: Assessors Rob Winge and Michael Smerdon

Members Absent: None

Motion by Roy to approve the agenda. Second by Quam. Motion passed 4-0.

Mayor Kind explained the appeal process. The board will gather information from the property owners and assessor at the 4/10 meeting. Over the next two weeks the assessor will visit each of the properties on the roster. By law the board cannot make a change to any property listed on the roster if they refuse entry to the assessor. It was noted that the Villas manager has a master key to allow entry to the Villa units if approved by the individual unit owners. The board may make street-wide changes even if the assessor has not viewed interior of all of the homes on the given street. The board will reconvene at 6pm on 4/24 to hear the assessor's recommendations and take final action. Property owners are not required to attend the 4/24 meeting, but are welcome to do so. Property owners will be notified of board action in writing.

2. ASSESSORS' PRESENTATION REGARDING PROPERTIES ON ROSTER

The assessors presented information regarding the below valuations as each was discussed by the property owner and the board.

3. ROSTER OF PROPERTY VALUATION APPEALS:

- A. David & Susan Walsh, 21630 Fairview Street. Submitted an appeal in writing to request the reduction that other Fairview Street neighbors received in 2013. Mr. Walsh's full letter is in the city's files for the public record.
- B. VILLA PROPERTY OWNERS. The below Villa property owners directly contacted the city and / or assessor and asked to be included on the official roster. Several Villa property owners were in attendance at the 4/10 meeting. Bill Darusmont was authorized to speak on behalf of the Villa owners.

Lanna Kimmerle, 21955 Minnetonka Blvd #1

Bill Darusmont, 21955 Minnetonka Blvd #4. Spoke on behalf of the Villa owners. He noted that (1) They are receiving a 22%-29% increase based on one sale and believe that the one sale was not an arms-length transaction. (2) They are concerned that the current listing for unit #20 was factored into their increase. He noted that listings typically start out high and end up having several reductions before they sell. (3) Greenwood's average increase for on-lake properties was 10.5%. (4) The land increased by an average of 40.6% even though the adjacent shoreline along Byron Circle had an average land increase of 6.47%. (5) They are concerned how a 22%-29% increase will affect their taxes.

Bill Slattery, 21955 Minnetonka Blvd #5. Submitted an appeal in writing to request the maximum relief that the board can provide based on the following points (1) The Villas land value is out of line compared to other lakeshore properties in the city. (2) The Byron Circle neighbors' are valued between \$19.80 and \$21.90 per square foot compared to the Villa's value of \$151 per square foot. (3) The Byron Circle neighbors received a 6.5% land increase compared to a 40.7% increase for the Villas. Mr. Slattery's full letter is in the city's files for the public record.

Randy Hendricks & Janet Stone, 21955 Minnetonka Blvd #8

Tom Gartner, 21955 Minnetonka Blvd #9

Judith Sirota, 21955 Minnetonka Blvd #10

John Reimann, 21957 Minnetonka Blvd #12. Was present at the 4/10 meeting and stated that he had a 2012 appraisal for his property that he will send to the board.

Ray Richelsen, 21957 Minnetonka Blvd #17

Mitchell Stover, 21957 Minnetonka Blvd #18

Debra Antone, 21957 Minnetonka Blvd #19. Submitted an appeal in writing. She agrees with the points made in Bill Slattery's letter and added that she believes her value should be reduced because her view of Big Island has been blocked by the new building across the street.

- C. David & Kaylene Kickhafer, 5170 Greenwood Circle. Submitted their appeal verbally. The assessor met with the Kickhafers and agreed on a value reduction. The assessor will send the amount of the reduction to the board.
- D. Tom & Joan Moser, 21670 Fairview Street. Submitted their appeal verbally. The assessor met with the Mosers and understood that they were in agreement with their assessment as is.
- E. Karen Koehnen, 5200 Meadville Street. Presented her case in person. She stated that her neighbor's construction cost for their new home was \$1.1 million, yet the assessor set their building valuation at \$606,000 of their total \$2,066,000 valuation. She believes that the undervaluation of the neighbor's building is causing their land value to be distorted and is being used as justification for the increase to her land value. She stated that her property is similar to her neighbors and a fair land valuation for her property would be \$1 million.
- F. Miles Canning, 21100 Excelsior Blvd. Submitted his appeal in writing and in person. He stated that his property has only 12 feet of lake frontage and has been the subject of a legal battle in the past that resulted in a restricted use of the lakeshore. He believes this restricted use was not factored into his assessment and he would like this to be a permanent note in the assessor's file for his property. He stated that he believes his land value should be \$490,000. Mr. Canning's full letter is in the city's files for the public record.
- G. Sally Olson, 4860 Lodge Lane. Submitted her appeal verbally. The assessor has met with Ms. Olson and has not had a chance to determine his recommendation yet. He will report his recommendation to the board at the 4/24 reconvene meeting.
- H. David Rubenstein, 21885 Fairview Street. Submitted his appeal verbally. The assessor will be making a classification change from seasonal to residential for this property. The assessor will make his recommendation regarding any valuation change at the 4/24 reconvene meeting.
- I. Mike Hopfenspirger, 5100 Manor Road. Submitted his appeal verbally. The assessor met with Mr. Hopfenspirger and agreed on a value reduction. The assessor will send the amount of the reduction to the board.
- J. Tim Burton, 5150 Meadville Street. Submitted his appeal in writing. He believes a 10% increase would be more appropriate for the current market.
- K. John Trautz, PID 26117023240022 (Meadville vacant land). Presented his case in person. Mr. Trautz stated that the city deemed his property to be "unbuildable" in 2007 and that he would like his value to be similar to other unbuildable lots in the city.
- L. Theresa Pfister, 21580 Fairview Street. The assessor will be recommending a classification change from seasonal to residential for this property.
- M. T Ritchie & K Ekstrom-Ritchie, 5210 Meadville Street. Submitted an appeal to the assessor verbally. They would like their \$693,000 building value changed to be lower than the larger home next door (\$493,000).

- N. CL Dahlin & GR Dahlen, 21350 Excelsior Blvd. Submitted an appeal to the assessor verbally. Believes their 27.24% increase is too high compared to the market.
- O. Jeffery Svendson, 5050 Kings Court. Submitted an appeal to the assessor verbally. He believes his 9.56% increase is too high compared to the market.
- P. Greenwood Marina LLC (Kent Carlson), 21900 Minnetonka Blvd. PID 2611723330012. The assessor will be adding a building value of \$248,000 for the partially completed building.

4. ADJOURN OR RECESS TO THURSDAY, APRIL 24, 2014

Motion by Roy to recess the meeting at 8:05pm and reconvene at 6pm on Thursday, April 24, 2014.
Second by Cook. Motion carried 5-0.