

Greenwood City Council Work Session Minutes  
20225 Cottagewood Road Deephaven, MN 55331 952-474-6633  
Tuesday, August 4, 2009

9:00 AM

1. Call to Order/Roll Call/Approve Agenda

Mayor Kind called the meeting to order at 9:03 AM

Members present: Page, Rose, Fletcher, Kind and Quam

Staff present: Administrator Whipple

Hennepin County Assessors: Bill Effertz and Nate Stulc

Councilmember Page moved to approve the agenda. Second by Councilmember Fletcher. Motion carried 5-0

9:00 AM

2. Discussion with City Assessors

Assessors reviewed questions that had been submitted by the Council.

At the 2009 Board of Appeals meeting, the Council received an information packet that included 2008 sales with 2009 Estimated Market Values (EMV's)

Mayor Kind question why 2008 EMV's were not used. Assessor Stulc said those figures are used to show the current assessment. The Assessors will try to include same year sales and EMV's next year.

Stulc went on to say, all taxing districts use the same information to determine property values.

The Mayor noticed a slight difference in the sales study vs. what the City is being assessed.

The assessors stated that sales don't always match assessed value.

The assessment period for information presented at the 2009 meeting went from October 2007 through September 2008.

The Mayor said she believed the sales study most accurately reflects the property values.

Stulc explained that when a property sells, they may get more information that they ever had before. For example, if they have not been granted access to a home, they may not learn until after the sale, that the homeowner had finished the basement in the last couple years. That will affect the assessment of a home. Councilmember Page felt identically comparable properties were impossible to find and did not understand this discussion over 1%. A property owner has the option of hiring an appraiser and bringing his case to tax court if they don't agree with their assessed value.

Market will dictate whether Greenwood's zoning limitations have an impact the value of Greenwood's properties.

There was discussion comparing Deephaven to Greenwood valuations. Given the few sales in Greenwood, one sale can change the dynamics of a neighborhood.

Councilmember Page excused himself at 10:10

Each fall, all assessors working the Lake Minnetonka area meet to review land values. The effective front footage vs. lake footage formula will likely not change to determine land value. It's used to assess each City on the lake.

The Assessors stated they try to do a good job for Greenwood don't want an adversarial relationship.

Councilmember Quam suggested avoiding the phrase 'effective front footage' as it's confusing to property owners.

Councilmember Rose moved to adjourn at 10:25. Second by Councilmember Quam. Motion carried 4-0.

Respectfully submitted,

Roberta Whipple  
City Administrator