

GREENWOOD CITY COUNCIL WORKSESSION
Tuesday, April 5, 2011 6:00 p.m.
Council Chambers - 20225 Cottagewood Road, Deephaven MN 55331

1. CALL TO ORDER- ROLL CALL - APPROVAL OF AGENDA

Mayor Pro Tem Quam called the meeting to order at 6:05 p.m.

Members present: Mayor Pro Tem Quam, Councilmembers Fletcher (6:25), Page and Rose

Others present: City Clerk Karpas

2. PRE-BOARD DISCUSSION WITH HENNEPIN COUNTY ASSESSORS

Mayor Pro Tem Quam noted the purpose of the meeting was to have a pre-Board of Review meeting with the city's assessors from Hennepin County. Assessor Nate Stulc introduced himself and Rob Winge from Hennepin County's Assessing office.

Mr. Stulc discussed the sales book provided by his office to the Council. He said the average assessments in Greenwood have been reduced along all property types with a 6.2% decrease in lakeshore residential valuation, a 2.1% decrease on off-lake residential and a 3.9% decrease on condo properties.

Mr. Stulc discussed the City of Greenwood 2011 assessment growth with other Lake Minnetonka lakeshore properties and presented a table showing the same cities based on their assessment growth for the last decade.

Councilmember Page noted that Greenwood had the largest growth of value over the decade. Mayor Pro Tem Quam asked if the numbers represented actual sales or the assessed value. Mr. Stulc said they were based on the average assessed growth.

Mr. Stulc discussed the 2011 comparisons from the sales book. Councilmember Page noted the difference in valuation between lakeshore and non-lakeshore properties. Mr. Stulc said lakeshore valuation is always going to be higher. Councilmember Rose confirmed that if the valuation of a property drop, the amount of that property's taxes also drops. Mr. Stulc said he was correct.

Councilmember Page asked about the response from residents on their property tax notifications. Mr. Stulc said it's been quiet county-wide and that he has fielded only three calls from the City of Greenwood, mostly questions rather concerns with their valuations. Page asked if any calls about their valuation being too low. Mr. Winge said the county gets calls like that, typically where a line of credit has been extended.

Mr. Winge said the valuations are dropping at a greater percentage on the lake since those properties were the ones that saw the greatest increases.

Mayor Pro Tem Quam asked about the process the assessors used. Mr. Stulc said the city is divided into five sections and that one section, or twenty percent, are reviewed annually per state statute. He said they will be looking at the Meadville area in 2012.

Mayor Pro Tem Quam asked about the process involved in a resident appealing their valuation. Mr. Stulc said typically they will contact the County prior to the meeting asking to appeal their valuation, though they are not required to and may just show up at the meeting. Councilmember Fletcher suggested that residents sign up prior to the meeting to give the assessors an opportunity to review their properties prior to the meeting. Quam asked what happens if someone signs up for appeal but does not let the assessors into their home. Mr. Winge said the city can't adjust the valuation unless an appraiser has been through the home.

The Council discussed the properties included in the sales book and questioned the difference in the assessment value and the actual sale price. Councilmember Page asked about the sale on Weeks Road where the property was purchased at a much higher value than it is currently assessed. Mr. Stulc said the assessment value is never equal to 100% of the sale price paid, though they try to stay within 95%. He said one of the issues with Greenwood is the low number of sales which makes it difficult to get an accurate average. Mr. Winge reiterated the 95% goal saying that if you averaged the two properties that sold on the lake you would be within that percentage. Mr. Stulc said the goal is to average the values, though you're going to always have outliers.

3. ADJOURNMENT

There being no further business, the meeting adjourned at 6:50 p.m.

Respectfully submitted,

Gus Karpas
City Clerk