

**Reconvene of the Meeting of the Greenwood City Council acting as the Local Board of
Appeal and Equalization**

Thursday, April 26, 2012 - 6:00 PM

Council Chambers 20225 Cottagewood Road Deephaven, MN 55331

MINUTES

1. Call to Order/Roll Call/Approval of Agenda

Mayor Kind called the meeting to order at 6:08 PM

Councilmembers present: Kind, Fletcher and Rose

Councilmembers absent: Page and Quam

Staff present: Clerk Karpas

Hennepin County Staff: Rob Winge and Melissa Potter

2. Hear Resident Property Valuation Appeals

Mayor Kind reviewed the appeals process. She said there were three appeals before the Board.

- a. John Musgjerd, 5145 Curve Street. City Assessor Potter said she had the opportunity to visit the Musgjerd property and made adjustments to the structure characteristic and the land valuation. She said the structure valuation went from \$275,000 to \$263,000 and the land valuation went from \$690,000 to \$656,000. She recommended the total valuation be amended from \$965,000 to \$919,000.

Mr. Musgjerd addressed the Board. He thanked Ms. Potter for visiting the site and altering the valuation though he was not sure why the structure valuation was adjusted. Ms. Potter said that was based on the location of the master bedroom in the basement. Mr. Musgjerd said he would like the Board to consider a further reduction due to the loss of two large trees on the lakeside of the property. He feels that trees add an aesthetic value to the property and believes the city does too due to its tree ordinance restricting the removal of significant trees. He said that other agencies such as the DNR and MWCD also have restrictions on tree removal. He said the previous assessor increased his valuation in the past because he said there was value associated with trimming of the trees permitting a better view of the lake. In addition he said the previous assessor lowered the valuation of the property on the other side of the public trail, but not his a few years ago. He said the valuation of the lost trees ranges from \$15,000 to \$30,000.

Mayor Kind asked if the Board saw a value in trees on a property. Councilmember Fletcher said it was a matter of opinion. Kind said her property has a number of mature trees which was a selling point when they purchased their property. She noted in some cases trees can be a detriment to property, but in the case of Mr. Musgjerd the trees were an asset in her opinion.

Councilmember Rose questioned how a value could be put on trees. Mayor Kind said Mr. Musgjerd submitted an estimate and that she would be comfortable with accepting a reduction equal to the average of the high and low ends of that estimate.

Councilmember Fletcher asked if the adjustment was based on the same formula used on other properties adjacent to public uses. Ms. Potter said she did and the market has shown a detriment in value of properties located adjacent to such uses as a trail.

Councilmember Fletcher noted that, overall; there was only a minor adjustment in value in St. Alban's Bay. He said he understands the aesthetic argument for the trees, but can't see them as a basis for a reduction if they were never included as a

benefit. He feels the bay has been assessed too high and that he was comfortable with a reduction for that reason, not for the trees.

Mayor Kind asked what he felt would be a reasonable reduction. Councilmember Fletcher said he would be comfortable with an amount between \$16,000 and \$20,000. Kind asked Councilmember Rose what he thought.

Councilmember Rose said that since the city permits the removal of trees, does that mean the value of the property goes down? Mayor Kind said in a case like that a property owner would not appeal. She asked if he was supportive of a \$20,000 reduction of Mr. Musgjer's property value. Rose said he was.

Councilmember Fletcher commented that he didn't want to see increases in property values for those properties with trees based on this action.

Councilmember Fletcher moved to amend the valuation of 5145 Curve Street to an overall assessed value of \$899,000. The valuation is based on a land valuation of \$636,000 and a structure valuation of \$263,000. Second by Mayor Kind. Motion carried 3-0.

- b. Charles Wendle, 29000 St. Alban's Green. Ms. Potter said she was able to visit the property, and due to adjacent sales, and recommended lowering the overall value from \$1,425,000 to \$1,150,000. With the land valuation set at \$877,000 and the structure value at \$273,000. She said Mr. Wendle was satisfied with the adjustment.

Mayor Kind noted that Mr. Wendle submitted correspondence agreeing to the adjusted valuation.

Councilmember Fletcher moved to amend the valuation of 20900 St. Albans Green to an overall assessed value of \$1,150,000. The valuation is based on a land valuation of \$877,000 and a structure valuation of \$273,000. Second by Councilmember Rose. Motion carried 3-0.

- c. Fred Badiyan, 21750 Byron Circle. Ms. Potter said she was able to visit the property, and structure characteristics, and recommended lowering the overall value from \$1,023,000 to \$999,000. With the land valuation set at \$684,000 and the structure value at \$315,000. She said Mr. Badiyan was satisfied with the adjustment.

Councilmember Fletcher moved to amend the valuation of 21750 Byron Circle to an overall assessed value of \$999,000. The valuation is based on a land valuation of \$684,000 and a structure valuation of \$315,000. Second by Councilmember Rose. Motion carried 3-0.

3. Adjourn

Councilmember Rose moved to adjourn the Board of Review. Second by Councilmember Fletcher. Motion carried 3-0. The Board adjourned at 6:34 p.m.

Respectfully submitted,

Gus E. Karpas
Greenwood City Clerk