



MINUTES

Greenwood City Council Worksession

Thursday, October 22, 2015

20225 Cottagewood Road, Deephaven, MN 55331

1. CALL TO ORDER | ROLL CALL | APPROVE AGENDA

Mayor Kind called the meeting to order at 4:03pm.

Members Present: Mayor Kind; Councilmembers Bill Cook, Bob Quam, and Rob Roy

Others Present: Hennepin County Assessors Jim Atchison, Earl Zent, Rob Winge, Michael Smerdon

Members Absent: Councilmember Tom Fletcher

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

2. DISCUSSION WITH ASSESSORS: Fall Sales Ratio Study, Methodology, Etc.

The city council and assessors discussed the following documents:

- A. Spreadsheets showing the tax comparison for properties based on 2015 payable taxes compared with 2016 proposed payable taxes.
- B. Samples of 2016 Proposed Levies & Taxes statements.
- C. Residential Growth Chart with preliminary indicated market value change for the 2016 assessment for taxes payable in 2017. The document indicates that the 2016 assessment will decrease between -4.14% and -1.14% for Off-Shore Residential properties, increase between 6.74% and 10.85% for On-Lake Residential properties, and increase between 2.81% and 7.95% for Condos.
- D. List of 10-01-14 to 09-30-15 residential property sales.
- E. 2015 Fall Sales Study documents with Direct Ratio and Adjusted for Market Conditions Ratio for all Hennepin County cities.

The city council and assessors also discussed the following:

- A. What can and cannot be done with a mass appraisal system.
- B. The concept of creating On-Lake Residential "neighborhoods" based on lot size instead of by street address.
- C. The concept of valuing the 2nd 50 feet at a higher rate compared to the 1st 50 feet.
- D. Requested the assessors provide statewide information regarding county-by-county sales ratios.

3. ADJOURNMENT

Motion by Roy to adjourn the meeting at 5:05pm. Second by Quam. Motion passed 4-0.