

MINUTES

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



6pm, Thursday, April 13, 2016
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, Tom Fletcher, and Bob Quam

Members Absent: Councilmember Rob Roy

Others Present: Assessors Rob Winge and Michael Smerdon

Motion by Kind to approve the agenda as amended. Second by Quam. Motion passed 4-0.

Mayor Kind explained the appeal process. The Local Board of Appeal & Equalization (LBAE) / City Council will gather information from the property owners and assessor at the 4/13 meeting. Over the next two weeks the assessor will visit each of the properties on the roster. By law the LBAE cannot make a change for a property owner who refuses entry to the assessor. The LBAE will reconvene at 6pm on 4/28 to hear the assessor's recommendations and take final action. Property owners are not required to attend the 4/28 meeting, but are welcome to do so. Property owners will be notified of LBAE action in writing.

2. ASSESSORS' PRESENTATION REGARDING PROPERTIES ON ROSTER

The assessors shared comments regarding the below appeals as each was discussed.

3. ROSTER OF PROPERTY VALUATION APPEALS:

- A. Fred Badiyan, 21750 Byron Circle submitted an appeal directly with the assessor and appeared in person at the LBAE meeting on 4/13. The assessor has viewed the inside of the home. Mr. Badiyan presented photos and a site survey showing that a large part of his property is not usable. He believes that a 12.99% increase for his property is too big of an increase and that the \$1,122,000 total 2016 EMV is too high.
- B. Paul Boedecker, 21925 Byron Circle submitted his appeal directly with the assessor. The assessor has viewed the inside of the home and will bring a recommendation to the LBAE on 4/28.
- C. Joe Fronius, 5140 Meadville Street submitted an appeal directly with the assessor and appeared in person at the LBAE meeting on 4/13 where he distributed a written copy of his appeal. The assessor has viewed the inside of the home. Mr. Fronius disagrees with a \$58,000 increase from a 2015 EMV of \$695,000 to a 2016 EMV of \$753,000. He believes he would have difficulty finding a buyer willing to pay \$695,000 for his small lot with a home that needs lots of improvements.
- D. John Musgjerd, 5145 Curve Street submitted his appeal directly with the assessor. The assessor has not viewed the inside of the home. Unless Mr. Musgjerd schedules a time for the assessor to view the inside of the home, the LBAE cannot take action on 4/28.
- E. Ted Hanna, 4960 Meadville Street submitted his appeal directly with the assessor and in writing to the LBAE. The assessor has viewed the inside of the home. Mr. Hanna disagrees with the increase in his valuation based on what he has seen for small properties on Lake Minnetonka. He believes that a lower \$900,000 range would be more appropriate per the following comparables: 5560 Maple Heights Road, 5260 Meadville Street, 150 Birch Bluff, 485 Lakeview Ave, and 970 Iris Circle.
- F. John Sayer, 20890 Channel Drive submitted an appeal directly with the assessor and appeared in person at the LBAE meeting on 4/13. The assessor has not viewed the inside of the home. Mr. Sayer believes an 11.43% increase to a 2016 EMV of \$624,000 is not reflective of the current market value. He will schedule a time for the assessor to view the inside of his home.

- G. Alan Lizee, 4980 Meadville Street submitted an appeal directly with the assessor and appeared in person at the LBAE meeting on 4/13. The assessor has viewed the inside of the home. Believes the 2016 EMV of \$1,555,000 is too high compared to an independent appraisal of \$1,375,000 from April 2015. The comparable properties used in the appraisal were: 4930 Meadville Street, 5190 Meadville Street, 2651 Woodbridge Rd (Mtka Beach), 2490 Carman (Orono), and 21500 Fairview Street.
- H. Keith Stuessi, 5000 Meadville Street submitted an appeal in writing and in person at the LBAE meeting on 4/13. The assessor has not viewed the inside of the home. Mr. Stuessi expressed general dissatisfaction with the assessment metrics used by the county and stated that he believes he is being penalized for having a small lot. He would like the LBAE and assessor to look at 180 Wildhurst (Tonka Bay) as a comparable. Mr. Stuessi will schedule a time for the assessor to view the inside of his home.
- I. Jean Lewry, 21690 Fairview Street submitted her appeal directly with the assessor. The assessor has viewed the inside of the home and will bring a recommendation to the LBAE on 4/28.

4. RECESS TO THURSDAY, APRIL 28, 2016

**Motion by Kind to recess the meeting at 7:21pm and reconvene at 6pm on Thursday, April 28, 2016.
Second by Cook. Motion carried 4-0.**