

Greenwood City Council Pre-Board Worksession with Assessors
Wednesday, April 4, 2013 - 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 6:00 PM

Councilmembers present: Cook, Kind, Fletcher, Quam, and Roy

Councilmembers absent: None

Staff present: Clerk Karpas

Hennepin County Assessors: Melissa Potter and Rob Winge

Councilmember Quam moved to approve the agenda. Second by Councilmember Cook.

Motion carried 5-0.

2. Pre-Board Worksession with Assessors

Mayor Kind introduced the representatives from Hennepin County Assessor's Office and asked if they had any comments.

Melissa Potter, Hennepin County, said she has received five calls from residents seeking meetings with her to appeal their valuation and has heard from one resident who wants to appeal their actual tax amount. She said this resident is basing his complaint on the handout included in the newsletter showing the property tax on a typical house valued at \$750,000. He said his taxes are above that level even though his home is at a lower value than that. Mayor Kind noted the tax rate she used in the diagram came from Hennepin County and surmised there may be something missing in the calculations. She will recheck to rates to make sure they are correct.

Ms. Potter said the current valuations are based on 17 good sales. Fifteen were single family homes, while two were condo sales. Ten of the single family sales were lakeshore properties. She said the city had four foreclosures during the valuation period. She said some current and pending sales that impact next year's assessment point to an increase in valuations. Ms. Potter stated that the total estimated market value for the city is \$262,483,000. Mayor Kind confirmed that the local board's authority would be to reduce property valuations by a total 1%, which would be \$2,624,830.

Councilmember Fletcher noted there has been a large increase on Fairview Street lakeshore properties on the lakeshore schedule. Mayor Kind expressed concern about the double digit increases on a number of the homes on Fairview Street. Ms. Potter said recent sales on Fairview Street indicated the increases were necessary. As for the lakeshore valuations, they had to be brought up so they were equalized with lakeshore valuations in other neighborhoods. Fletcher noted the increase brought Fairview lakeshore beyond the valuation of Meadville lakeshore.

Mayor Kind discussed the property sales shown on the spreadsheet provided by the county. She questioned a number of the increases which seemed out of place. Ms. Potter said property increases were based on a sales review for the city.

3. Adjourn

Councilmember Fletcher moved to adjourn the meeting at 6:58 p.m. Second by Councilmember Cook. Motion carried 5-0.

Respectfully submitted,

Gus E. Karpas
Greenwood City Clerk