

MINUTES

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



6pm, Thursday, April 23, 2015
20225 Cottagewood Road, Deephaven, MN 55331

1. RECONVENE MEETING | ROLL CALL

At 6:02pm, Mayor Kind reconvened the meeting that was recessed on 04-09-15.

Members Present: Mayor Deb Kind; Councilmembers Bill Cook, Tom Fletcher, Bob Quam, and Rob Roy
Others Present: Assessors Earl Zent, Rob Winge, and Michael Smerdon

Mayor Kind explained the meeting process: The properties will be reviewed in the order they appear on the roster. Assessor Michael Smerdon will make his recommendation. The Board will ask questions and take action. If the assessor was not able to view the inside of the home, by law the Local Board cannot take action. In order to appeal to the County Board, the property must be listed on the Local Board roster.

2. ASSESSORS' PRESENTATION REGARDING PROPERTIES ON ROSTER

The assessors commented regarding the below appeals as each was discussed.

3. ROSTER OF PROPERTY VALUATION APPEALS:

- A. Bud & Luann Wudlick, 4930 Sleepy Hollow Road Motion by Fletcher, second by Cook to set the land value at **\$305,000** and building value at **\$20,000** for a total valuation of **\$325,000** (no change) since the assessor was not able to view the inside of the home. Motion passed 5-0.
- B. Bonnie & Timothy Lane, 21250 Excelsior Blvd Motion by Fletcher, second by Roy to set the land value at **\$795,000** and building value at **\$238,000** for a total valuation of **\$1,033,000** since the property owner and assessor came to an agreement on this valuation. Motion passed 5-0.
- C. Jeff Sagal, 21420 Excelsior Boulevard Motion by Quam, second by Roy to set the land value at **\$921,000** and building value at **\$34,000** for a total valuation of **\$955,000** (no change) since the assessor was not able to view the inside of the home. Motion passed 5-0.
- D. Lanna Kimmerle, 21955 Minnetonka Blvd, Villa #1 Motion by Roy, second by Quam to set the land value at **\$330,000** and building value at **\$338,000** for a total valuation of **\$688,000** since the property owner and assessor came to an agreement on this valuation. Motion passed 5-0.
- E. Harold Roberts, 21955 Minnetonka Blvd, Villa #8 Motion by Cook, second by Fletcher to set the land value at **\$579,000** and building value at **\$370,000** for a total valuation of **\$967,000** (no change) since the assessor was not able to view the inside of the home. Motion passed 5-0.
- F. Bill Darusmont, 21955 Minnetonka Blvd, Villa #4 Motion by Roy, second by Fletcher to set the land value at **\$288,000** and building value at **\$331,000** for a total valuation of **\$619,000** (no change) since this valuation is in line with comparable unit sales in the Villas. Motion passed 5-0.
- G. Jeff & Malana Schmidt, 21957 Minnetonka Blvd, Villa #16 Motion by Fletcher, second by Quam to set the land value at **\$597,000** and building value at **\$385,000** for a total valuation of **\$982,000** (no change) since this valuation is in line with comparable unit sales in the Villas. Motion passed 5-0.
- H. David Walsh, 21630 Fairview Street Motion by Quam, second by Roy to set the land value at **\$1,201,000** and building value at **\$246,000** for a total valuation of **\$1,447,000** (no change) since this valuation increase is lower than the average lakeshore increase citywide. Motion passed 5-0.
- I. Frank Brixius, 21720 Fairview Street Motion by Cook, second by Quam to set the land value at **\$2,919,000** and building value at **\$70,000** for a total valuation of **\$2,989,000** since the property owner and assessor came to an agreement on this valuation. Motion passed 5-0.

- J. Amy Connors, 21650 Fairview Street Motion by Kind, second by Quam to set the land value at **\$1,201,000** and building value at **\$295,000** for a total valuation of **\$1,496,000** (no change) since the assessor was not able to view the inside of the home. Motion passed 5-0.
- K. Bob & Sandy Sevey, 4926 Meadville Street Motion by Cook, second by Roy to set the land value at **\$1,672,000** and building value at **\$50,000** for a total valuation of **\$1,722,000** per the assessor's recommendation. Motion passed 3-2 with Kind and Fletcher voting nay because they supported a lower land valuation based on the Fairview lakeshore schedule.
- L. Jim Jetland, 4940 Meadville Street Motion by Kind, second by Roy to set the land value at **\$1,945,000** and building value at **\$904,000** for a total valuation of **\$2,849,000** (no change) since the assessor was not able to view the inside of the home. Motion passed 5-0.
- M. Ted Hanna, 4960 Meadville Street Motion by Cook, second by Roy to set the land value at **\$875,000** and building value at **\$50,000** for a total valuation of **\$925,000** per the assessor's recommendation. Motion passed 3-2 with Kind and Fletcher voting nay because they supported a lower land valuation based on the Fairview lakeshore schedule.
- N. Alan Lizee, 4980 Meadville Street Motion by Kind, second by Quam to set the land value at **\$1,402,000** and building value at **\$20,000** for a total valuation of **\$1,422,000** since the property owner and assessor came to an agreement on this valuation. Motion passed 5-0.
- O. Tom Hessian, 4990 Meadville Street Motion by Kind, second by Cook to set the land value at **\$917,000** and building value at **\$20,000** for a total valuation of **\$937,000** (since the property owner and assessor came to an agreement on this valuation. Motion passed 5-0.
- P. Keith Stuessi, 5000 Meadville Street Motion by Kind, second by Quam to set the land value at **\$1,195,000** and building value at **\$20,000** for a total valuation of **\$1,215,000** since the property owner and assessor came to an agreement on this valuation. Motion passed 5-0.
- Q. Bob & Maureen Burns, 5080 Meadville Street Motion by Cook, second by Quam to set the land value at **\$1,773,000** and building value at **\$20,000** for a total valuation of **\$1,793,000** per the assessor's recommendation. Motion passed 3-2 with Kind and Fletcher voting nay because they supported a lower land valuation based on the Fairview lakeshore schedule.
- R. Richard Spiegel, 5090 Meadville Street Motion by Kind, second by Cook to set the land value at **\$1,186,000** and building value at **\$20,000** for a total valuation of **\$1,206,000** since the property owner and assessor came to an agreement on this valuation. Motion passed 5-0.
- S. Richard & Nancy Wyatt, 5120 Meadville Street Motion by Cook, second by Roy to set the land value at **\$1,966,000** and building value at **\$20,000** for a total valuation of **\$1,986,000** per the assessor's recommendation. Motion passed 3-2 with Kind and Fletcher voting nay because they supported a lower land valuation based on the Fairview lakeshore schedule.
- T. Karen Koehnen, 5200 Meadville Street Motion by Fletcher, second by Cook to set the land value at **\$1,405,000** and building value at **\$25,000** for a total valuation of **\$1,430,000** per the assessor's recommendation. Motion passed 5-0.
- U. Mark & Sandy Setterholm, 5250 Meadville Street Motion by Kind, second by Roy to set the land value at **\$1,330,000** and building value at **\$208,000** for a total valuation of **\$1,538,000** (no change) since the assessor was not able to view the inside of the home. Motion passed 5-0.

4. ADJOURNMENT

Motion by Kind to adjourn the meeting at 7:53pm. Second by Quam. Motion carried 5-0.