

MINUTES

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



6pm, Thursday, April 11, 2019 and Reconvene at 6pm, Thursday, April 25, 2019
20225 Cottagewood Road, Deephaven, MN 55331

CALL TO ORDER | ROLL CALL | APPROVE AGENDA

At 6pm on 04-11-19, Mayor Kind called the meeting to order.

Members Present: Mayor Deb Kind; Councilmembers Kristi Conrad, Bill Cook, Tom Fletcher, and Rob Roy
Others Present: Assessors Michael Smerdon and Jeff Faust

Mayor Kind explained the meeting process:

- At the convening meeting, the LBAE hears appeals in the order they appear on the roster. Walk-ins and those who contacted the assessor or LBAE members on or before the convening date are added to the roster.
- At the convening meeting, the LBAE gathers information from the property owners and the assessors.
- During the recess between the LBAE convene and reconvene meetings, property owners must schedule a time for the assessor to view the interior of their home if not already done. By law, the LBAE cannot make changes for a property owner who refuses entry to the assessor. The recess time also is when LBAE members research the appeals on the roster.
- Anyone who contacts the assessors or the LBAE between the convene and reconvene meetings will be added to the roster at the reconvene meeting to preserve their right to appeal to the County Board of Appeal & Equalization (CBAE), but the LBAE will not take action on appeals received after the convene date. By law, a property owner must appear on the LBAE roster before they can appeal to the CBAE.
- At the reconvene meeting, the LBAE will hear the assessor's recommendation and property owner's response to the recommendation. Property owners are not required to attend the reconvene meeting. Written comments may be submitted to the LBAE by 4:30pm on the day of the reconvene meeting.
- At the reconvene meeting, the LBAE will take action on the appeals. As long as each property and new value are read into the record, the LBAE may take action with one motion. The LBAE motion may be for the total value or broken out into land, building, and total value. The LBAE cannot make changes that total more than 1% of the total valuation of all properties in the city. In **2019**, the total valuation of all properties is **\$381,891,500**. 1% equals **\$3,818,915**.
- LBAE action will be sent to property owners in writing.
- A property owner may appeal to Minnesota Tax Court without appearing on either the LBAE or CBAE rosters. All Minnesota Tax Court appeals must be filed on or before April 30 of the year the tax becomes payable. For more information visit <http://www.taxcourt.state.mn.us>.
- The assessor does not increase property tax revenue by increasing property values. The county, school, and city's budgeted tax levies will be collected whether property values increase or decrease, but the share of the budgeted levies may shift if property values go up or down more in comparison to other properties. This is why it is important to ensure properties are fairly assessed.

At the convening meeting, the LBAE heard appeals as they appeared on the roster. Walk-ins and those who contacted the assessor or LBAE members on or before the convening date were added to the roster.

At 7:15pm on 04-11-19, Mayor Kind recessed the convening meeting and set 6pm on 04-25-19 as the reconvene time.
At 6:07pm on 04-25-19, Mayor Kind reconvened the meeting.

The assessor made a recommendation for each property on the roster. Each property owner was given the opportunity to respond to the assessor's recommendation. The LBAE discussed each appeal and took the following action ...

Motion by Kind that the LBAE approves the all of the attached valuations except for the Murphy property. Second by Roy. Motion passed 5-0.

Motion by Kind that the LBAE approves the attached valuation for the Murphy property. Second by Roy. Motion passed 3-2 with Fletcher and Cook voting nay.

ADJOURNMENT

Motion by Roy to adjourn the LBAE meeting at 7:25pm on 04-25-19. Second by Fletcher. Motion passed 5-0.