Monday, April 23, 2019 6:00 PM
Recessed from April 8, 2019
CITY OF MINNETONKA BEACH
LOCAL BOARD OF APPEAL MINUTES

Roll Call:
Council Members present: Mayor Jaci Lindstrom, Council Members: Tracey Breazeale, Susan Enlow, Steve Howarth, and Andrew Myers; Treasurer Chris Zinn

Staff Present**:** City Administrator Susanne Griffin; City Clerk Heidi Honey; City Assessor Tom Kunik - Hennepin County

Also Present: Mike Smerdon, Principal Residential Assessor – Hennepin County

1. Mayor Lindstrom called the meeting to order at 6:00 p.m.

2. Purpose of the Meeting
Lindstrom stated the purpose of the meeting is to provide an opportunity for residents to appeal their 2019 estimated property tax valuation or market valuation for taxes payable in 2020, and/or to appeal their property classification.

3. General Background – Tom Kunik and Mike Smerdon, Hennepin County Assessor's Office
Mr. Kunik stated that each year, one fifth of the properties in the city are reviewed and the records are updated. This process is required by the state and ensures that each property is assessed every five years. For the 2019 assessment, they viewed all single-family homes in the yellow highlighted area on the map in the sales book. Since this is the first year they are handling the assessments for the city, the goal is to review the other 4-years this summer in order to equalize the assessments. The viewing, reviewing, and statistical analysis of all sales that sold between October 1, 2017 and September 30, 2018 in the City of Minnetonka Beach were made.

2019 Market Value	$366,811,100
2019 Improvements (included in above)	$5,615,000

Overall value increase for all property types in the City is 3.53%.

Summary of the 2019 Assessment: Estimated market values are analyzed along with sales data from the market. A recalculation of land and building values were made to all property types. The results of the adjustments for the property types are:

Residential (off lake)	+3.5%
Residential Lakeshore	+4.2%

4. Residents Appealing in Person or By Letter:

4.1. Les Mouser – 2625 Woodbridge Road

Mr. Mouser's valuation is $3,258,000. He rebuilt the home in 1999. It has 5,400 finished square feet and 6,500 including unfinished square feet. He compared the valuation to his immediate neighbors. His neighbor at 2603 is valued at $2,997,000 and sold for $2,762,000 in 2017. It is 6,710 square feet. His neighbor at 2633 is valued at $2,433,000. The assessors agreed to go into the home

to reevaluate it and the Board has to reconvene within 20 days. The Board discussed the impact of lowering this property on the valuation of other properties in the area.

A motion was made by Council Member Howarth and seconded by Council Member Myers to allow for the assessors to inspect the interior and revisit the overall exterior valuation with the property considerations and limitations and report back to the Local Board of Appeal within 20 days. All ayes. Motion carried.

The owner at 2112 Huntington Pt. Rd. called the assessor regarding their valuation. Kunik stated that he talked with the property owner and they seemed fine with the valuation after they spoke but he wanted the board to know about it. By introducing it here tonight, it gives the property owner the option to appeal to the county board.

A motion was made by Council Member Breazeale and seconded by Council Member Enlow to allow the Soukups to appeal to the county board if they chose to pursue that.

Discussion - The valuation increased from $1,223,000 to $1,292,000. A decision can be made when the board reconvenes.

Lindstrom called for a vote. All ayes. Motion carried.

The assessor recommended amending the motion to "recommend no change in the property valuation".

Council Member Breazeale amended the motion to recommend no change in the Soukup property valuation. The amendment was seconded by Council Member Enlow.

Further discussion - Howarth asked that this would allow Soukups to appeal to the county. By recessing the meeting and extending the appeal period, Howarth suggested that they deal with this when this meeting reconvenes otherwise the Soukup's only recourse would be to appeal to the county. People can appeal to the board as long as it has not adjourned.

Council Member Breazeale withdrew her motion.

A motion was made by Council Member Enlow and seconded by Council Member Howarth to recess the Local Board of Appeal to April 23 at 6:00 pm. All ayes.

Tuesday, April 23, 2019 6:00 PM, reconvened from April 8, 2019

CITY OF MINNETONKA BEACH
LOCAL BOARD OF APPEAL MINUTES

Mayor Lindstrom called the meeting to order at 6:00 pm.

2625 Woodbridge Road - Tom Kunik reported that he looked at the property at 2625 Woodbridge Rd. There are issues with some wear and tear on the property and he made some adjustments based on comps and after visiting the property. Mr. Mouser was going to provide more data and HCRRA lease information to Kunik but he didn't provide either. He came up with four comps to assist him in making the adjustment.

Breazeale asked Kunik if the Mouser's were happy with the new valuation and Kunik said they didn't state they were unhappy and seemed fine with it.

Kunik is recommending an adjustment to $1,894,000 for land and $1,088,000 for the building for a total of $2,892,000.

A motion was made by Council Member Enlow and seconded by Council Member Myers to affirm the revised valuation for 2625 Woodbridge Road in the amount of $2,892,000. All ayes.

2603 Woodbridge Road – Kunik said that he visited the house. The previous assessor had included the lower level valuation and he valued that section the same. He also did comparables. With comps, the value came down to $2,889,000. The building was reduced but the land stayed the same.

Howarth asked about the last sale amount and calculated the increase from that time which is consistent with Kunik's revised valuation.

Kunik is recommending an adjustment to $2,312,000 for land and $576,000 for the building for a total of $2,889,000.

A motion was made by Council Member Howarth and seconded by Council Member Enlow to affirm the revised valuation for 2603 Woodbridge Road for the amount of $2,889,000. All ayes.

Kunik will review the remaining properties in the city. Residents will receive a card in the mail to notify them and asks them to call him if they have questions.

Howarth suggested that the city notify citizens that if the auditor comes around they can ask him to come in and visit the inside of the property. It can help with accurate assessments.

5. Adjourn

Mayor Lindstrom adjourned the meeting at 6:12 p.m. Howarth asked about next steps.

PUBLIC IN ATTENDANCE – The following individuals signed the sign-in sheet: Nell Mathews

Respectfully submitted,

_____

Heidi Honey, City Clerk