

**MEDINA CITY COUNCIL BOARD OF APPEAL AND EQUALIZATION MINUTES OF  
APRIL 5, 2017**

The City Council of Medina, Minnesota met in session for the Local Board of Appeals and Equalization meeting on April 5, 2017 at 6:30 p.m. at the Medina City Hall. Mayor Mitchell presided.

**Members present:** Anderson, Cousineau, Martin, Mitchell (6:35 p.m.), and Pederson  
**Members absent:**

**Also present:** City Administrator Scott Johnson; City Assessor Rolf Erickson, Southwest Assessing; Paul Kingsbury, Southwest Assessing; Representatives of the Hennepin County Assessor's Office Kari Theisen

Acting Mayor Pederson called the meeting to order. Mayor Mitchell joined the meeting at 6:35 p.m. and explained the City Council can only address the market values of property at this meeting.

Rolf Erickson provided an overview of the purpose of the Board of Appeals and the meeting process. He explained that this evening's session is based on past year assessments and transactions between October 1, 2015 and September 30, 2016. He stated that tonight's session is to discuss market values.

**Tom Ryan (on behalf of Ellen L. Ryan Revoc Trust), 320 Ridge Circle**

Tom Ryan submitted information on the property. Council reviewed the information submitted by Ryan. Rolf Erickson explained the Assessor's rationale for the value at \$1,150,000 due to the home being dated. The City Council reviewed the information and recommended a value of \$1,150,000.

**Michael Abbott, 1516 Hunter Drive**

Michael Abbott requested a reduction of the value of the property based on the property being dated. Rolf Erickson stated the property is very similar to the first submission and recommended a value of \$1,150,000. The City Council reviewed the information and recommended a value of \$1,150,000.

**James Kinsella, 3705 Chippewa Road**

James Kinsella explained that he purchased the property for \$464,000 on February 10, 2017. Rolf Erickson confirmed the final cost was \$452,000 without the seller costs included with the final purchase price. The City Council reviewed the information and recommended a value of \$452,000.

**Leonard Leuer, 3705 Chippewa Road**

Leonard Leuer provided information on the property and requested a value of \$850,000. Council reviewed the information submitted by Leuer. Rolf Erickson agreed with the \$850,000 value. The City Council reviewed the information and recommended a value of \$850,000.

**Darrell Johnson, 2712 Morningside Road**

Darrell Johnson submitted information on his property. Council reviewed the information submitted by Johnson. The property owner requested a value of \$197,000. Erickson

explained to the City Council that the home interior had not been inspected. Mr. Johnson stated he was not interested in having someone inspect the interior of his home to protect his privacy rights. Kari Theisen, Hennepin County, explained that the City Council could not take action without an interior inspection of the home. No action was taken by the City Council.

**Margaret Stankovsky, 1542 Tamarack Drive**

Margaret Stankovsky explained that she was interested to learn about the process because the value of her property decreased. Rolf Erickson explained the property was reduced in value due to age and condition. Paul Kingsbury, Southwest Assessing, also explained the land value difference between this property and other neighboring properties that are higher in value. No action was taken by the City Council.

**William Loe, 2105 Pinto Drive**

William Loe provided information on his property and requested a value of \$650,000. Rolf Erickson provided information on the proposed value of \$725,000. No action was taken by the City Council.

**Robert Hart, 2012 County Road 19**

Robert Hart provided information to the City Council on his property and asked for the reason why his property value increased \$32,000. Rolf Erickson provided information on recent sales in the area and explained why the value was correct for the area. No action was taken by the City Council.

**Emily Korbmacher, 3910 Linden Place**

Emily Korbmacher provided information on her property and explained why she thought a value of \$650,000 was appropriate. Rolf Erickson explained that an interior inspection had not been completed on the property. Kari Theisen, Hennepin County, explained that the City Council could not take action without an interior inspection of the home. No action was taken by the City Council.

**Jackson Almeida, 1077 Jubert Trail**

Jackson Almeida explained to the City Council that he has owned property throughout the United States and was interested to learn more about the assessment process in Minnesota. He requested a value of \$477,000 for his property. Rolf Erickson explained there was no lag in value in the process anymore and was comfortable value of \$508,000. No action was taken by the City Council.

**Jon Arneson, 830 Tower Drive**

Jon Arneson owns the industrial property and provided information on why he thought the property was overvalued and suggested a value of \$635,000 (currently valued at \$902,000). Council reviewed the information and recommended a value of \$850,000.

**John Allgaier, 2570 Keller Road**

John Allgaier provided information to the City Council. Rolf Erickson informed Council that he would recommend no change to the value. No action was taken by the City Council.

**Properties Reviewed by Assessor’s Office After 10 Day Notice Period.**  
**Recommended Changes by the City Assessor**

Rolf Erickson reviewed the proposed changes and answered questions from the City Council. The City Council reviewed the information and agreed with the proposed changes based on the information provided.

PID#	Address	Original Value	Recommended	Reason
11-118-23-14-0019	805 Tower Drive	\$672,000	\$672,000	No Change
26-118-23-12-0005	1500 Tamarack Drive	\$3,914,000	\$3,152,000	Reduced for Condition
22-118-23-22-0004	2245 Hollybush Road	\$1,379,000	\$1,150,000	Reduced for Condition
12-118-23-33-0005	3260 Carriage Drive	\$811,000	\$703,000	Reduced for Condition
11-118-23-11-0013	3939 County Road 116	\$2,902,000	\$2,636,000	Reduced for Condition
12-118-23-12-0058	355 Lythrum Lane	\$1,049,000	\$988,000	Reduced for Condition
23-118-23-11-0002	2318 Tamarack Drive	\$1,004,000	\$855,000	Reduced for Condition

Martin moved to accept all of the changes discussed at the Board of Appeal and Equalization Meeting, Anderson seconded and the motion passed unanimously. **Motion passed unanimously.**

**Adjournment**

*Anderson moved, Martin seconded, to adjourn at 9:44 p.m.* **Motion passed unanimously.**

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 Bob Mitchell, Mayor

Attest:

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 Jodi M. Gallup, City Clerk

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