

MEDINA CITY COUNCIL BOARD OF APPEAL AND EQUALIZATION
MINUTES OF APRIL 8, 2009

The City Council of Medina, Minnesota met in session for the Local Board of Appeals and Equalization meeting on April 8, 2009 at 6:31 p.m. at the Medina City Hall. Mayor Crosby presided.

Members present: Johnson, Weir, Crosby, Smith (arrived at 9:55 p.m.)

Members absent: Siitari

Also present: City Administrator Chad Adams; City Assessor Rolf Erickson (Southwest Assessing); Mike Carroll, Southwest Assessing; LuAnn Hagen, Representative of the Hennepin County Assessor's Office

Mayor Crosby provided an overview of the purpose of the Board of Appeals and the meeting process. He stated attendees have the option go to the County Board of Equalization if they do not agree with the City's decision this evening. He added that the City Assessor is contracted with the City to provide assessing services. He explained that this evening's session is based on past year assessments and transactions between October 1, 2007 and September 30, 2008. He stated that limited market value has been phasing out and that may reflect some of the increases in taxes payable for various residential properties in the City.

Ron Carlson, 1382 Hunter Drive

Carlson stated his value changed from \$2,158,000 to \$2,165,000 and requested consideration at \$1,790,000. He stated his request is based on reviewing neighboring properties and their average market values. He requested his land should be valued at \$940,000. Erickson stated a comparison of a School Lake property at 2792 Parkview Drive. The Council discussed the submitted application and the applicant's requested value reduction. **The discussion was deferred to later in the meeting.**

Russel Berman, 2595 Keller Road

Berman stated his value increased from \$720,000 to \$1,288,000 and requested consideration for \$1,100,000. He stated his request was based on one recent sale at 2460 Keller Road for less than \$1,000,000. Erickson stated a better comparison was 2590 Keller Road which included an open market sale. The Council discussed the submitted application and the applicant's requested value reduction. Weir moved, Johnson seconded, to reduce the valuation to \$1,200,000. **Unanimous approval.**

Dale Considine, 2265 Chestnut Road

Considine stated her value increased from \$884,500 to \$906,000. She stated she was working with a bank appraiser and believed her valuation should be much lower. Erickson and Adams clarified the valuation actually reduced from \$906,000 to \$826,000. The Council discussed the submitted application and the applicant's requested value reduction. **No action was taken.**

Alan Litts, 4660 Covey Trail

Litts stated his valuation decreased from \$925,000 to \$892,000 and requested a further reduction to \$780,000. Erickson stated the value was reduced prior to this meeting to \$780,000. **No action was taken.**

Mike Leuer, 4205 Willow Drive

Leuer stated his valuation for PID 0411823430003 increased from \$3,191,000 to \$3,723,300 and requested a reduction. He also requested a reduction on PID 0411823440001 from the current \$1,465,000. He stated he bought the parcels for \$2,500,000. Erickson stated there were no good comparables and clarified the limited market value changed, but not the \$3,723,300 in the past year. The Council discussed the submitted application and the applicant's requested value reduction. Johnson moved, Weir seconded, to reduce the valuation to \$2,966,000, which represents the limited market value for 2009 payable taxes, on PID 0411823430003. **Unanimous approval. No action was taken on PID 0411823440001.**

Jeff Hattara, 1592 Homestead Trail

Hattara stated his valuation decreased from \$1,340,000 to \$1,328,000 and requested a further reduction to \$1,100,000. He stated he recently refinanced the property to \$1,100,000 as reasoning for the decrease. The Council discussed the submitted application and the applicant's requested value reduction. **No action was taken.**

Kathleen Roer, 2232 Tamarack Drive

Roer stated her valuation decreased from \$930,000 to \$923,000 and requested a further reduction to between \$700,000 and \$800,000. Roer submitted a fact sheet supporting her request. The Council discussed the submitted application and the applicant's requested value reduction. The Council requested Erickson to evaluate the site in the future. Johnson moved, Weir seconded, to take no action. **Unanimous approval.**

William Anderson, 860 Navajo Road

Anderson stated his valuation decreased from \$1,417,000 to \$1,327,000 and requested a further reduction to \$1,200,000. Anderson submitted an appraisal as evidence supporting his request. Erickson stated there was no good comparable in Medina. The Council discussed the submitted application and the applicant's requested value reduction. Johnson moved, Weir seconded, to take no action. **Unanimous approval.**

Terry Kolberg, 190 Bergamont Drive

Kolberg stated his valuation increased from \$1,250,000 to \$1,259,000 and requested a reduction to \$1,125,000 to \$1,150,000. He stated he bought the property in 2007 for \$1,250,000 and 20 properties in their neighborhood are valued less than the purchase price. The Council discussed the submitted application and the applicant's requested value reduction. Crosby moved, Weir seconded, to reduce the valuation to \$1,235,000. **Unanimous approval.**

Gary Mutchler, 4125 Chippewa Circle

Mutchler stated his valuation decreased from \$546,000 to \$540,000 and requested a further 15% to 30% reduction. Mutchler submitted copies of other properties in the City as comparable evidence. The Council discussed the submitted application and the applicant's requested value reduction. Johnson moved, Weir seconded, to reduce the valuation to \$530,000. **Unanimous approval.**

Kirby Johnson, 320 Calamus Circle

Johnson stated his valuation increased from \$1,849,000 to \$1,999,000 and requested a reduction. He stated other neighboring property values have been decreasing. The Council discussed the submitted application and applicant's requested value reduction. **No action was taken.**

Pat Velch, 1858 County Road 24

Velch stated she was at the meeting as an observer only and did not submit an application to the board for review. **No action was taken.**

Svetlana Tsurkan, 1905 Katrinka Road

Tsurkan stated her valuation decreased from \$726,000 to \$707,000 and requested a further reduction to \$640,000. The Council discussed the submitted application and applicant's requested value reduction. Crosby moved, Weir seconded, to take no action. **Unanimous approval.**

Dick Picard, 2765 County Road 19

Picard was not present to speak but signed in earlier on the sign up sheet. No application was presented. **No action was taken.**

Richard Lu, 4205 Shorewood Trail

Lu stated his valuation decreased from \$641,000 to \$634,000. He stated neighboring properties have been decreasing 2.5%, but his only decreased 1.1%. The Council discussed the submitted application and applicant's requested value reduction. Weir moved, Johnson seconded, to reduce the valuation to \$630,000. **Unanimous approval.**

Abdish Bhavsar, 2105 Chestnut Road

Bhavsar was not present to speak but signed in earlier on the sign up sheet. No application was presented. **No action was taken.**

John Turnham, 1550 Deerhill Road

Turnham stated his valuation increased from \$1,006,000 to \$1,080,000 and requested a reduction to \$925,000. Turnham stated he built their house in 2007 and that a recent comparable sale at 2950 Parkview sold for a lower value. The Council discussed the

submitted application and applicant's requested value reduction. Crosby moved, Johnson seconded, to take no action. **Unanimous approval.**

Tom Fox, 3418 Elm Creek Drive

Fox was not present to speak but signed in earlier on the sign up sheet. No application was presented. **No action was taken.**

Patrick Terhaar, 1600 Northridge Drive

Terhaar stated his valuation did not change from \$1,243,000 and requested a reduction to \$1,203,000. Terhaar referenced market values were down 20% in Minnesota. The Council discussed the submitted application and applicant's requested value reduction. Crosby moved, Weir seconded, to take no action. **Unanimous approval.**

Todd Schnobrich, 255 Meadowview Lane

Schnobrich stated his valuation decreased from \$993,000 to \$970,000 and requested a further reduction to \$895,000. He stated a comparable house in his neighborhood had a valuation decrease of 9.8%.

Smith arrived at 9:55 p.m.

The Council discussed the submitted application and applicant's requested value reduction. The Council directed the Assessor to review the site for equity or any mistakes. Weir moved, Johnson seconded, to take no action. **Motion was approved.** Ayes: Weir, Johnson, Crosby. Abstention: Smith.

Robert Garvey, 4350 Hamel Road

Garvey stated his valuation decreased from \$3,482,000 to \$3,468,000 and requested a further reduction. No application was submitted to the Board. Erickson stated the property was part agricultural and there was no good comparable in the community. The Council discussed applicant's requested value reduction. Crosby moved, Johnson seconded, to take no action. **Unanimous approval.**

Ron Carlson, 1382 Hunter Drive

The Council continued discussion from earlier in the meeting. Johnson moved, Weir seconded, to reduce the valuation to \$1,993,000. **Unanimous approval.**

Mike McGlaughlin, 2887 Lakeshore Avenue

McGlaughlin was not present to speak, but submitted an application for board review. **No action was taken.**

Adams stated that the Council took a vote of some of the no action items, but not all and recommended a motion to confirm that no action would be taken on the properties discussed if no alternative reductions were made. Crosby moved, Weir seconded, to take no action on the properties discussed if no alternative reductions were made. **Motion was approved.** Ayes: Crosby, Weir, Johnson. Abstention: Smith.

Adjournment

Johnson moved, seconded by Weir to adjourn at 10:40 p.m. **Motion passed unanimously.**

T.M. Crosby, Jr., Mayor

Attest:

Chad M. Adams, City Administrator-Clerk