

**MEDINA CITY COUNCIL BOARD OF APPEAL AND EQUALIZATION MINUTES OF  
APRIL 8, 2015**

The City Council of Medina, Minnesota met in session for the Local Board of Appeals and Equalization meeting on April 8, 2015 at 6:30 p.m. at the Medina City Hall. Mayor Mitchell presided.

**Members present:** Mitchell, Anderson, Martin, Cousineau, Pederson

**Members absent:**

**Also present:** City Administrator Scott Johnson; City Assessor Rolf Erickson, Southwest Assessing; Mike Carroll, Southwest Assessing; Josh Hoogland, Representative of the Hennepin County Assessor's Office

Mayor Mitchell called the meeting to order 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, 2013 and September 30, 2014. He stated that tonight's session is to discuss market values.

Mr. Erickson introduced members of his office and Hennepin County in attendance.

**Dianne and Paul W. Kruse III 4325 Wild Meadows Drive**

Paul Kruse submitted his appeal packet via e-mail. Council reviewed the information submitted by Kruse. The property owner requested a value of \$750,000 based on an appraisal of the property. Rolf Erickson explained the Assessor's rationale for the value at \$800,000. The City Council reviewed the information and recommended a value of \$775,000 based on the information provided. Anderson moved, Martin seconded and the motion passed unanimously. **Motion passed unanimously.**

**Keri and Stephen Weiss 1392 Hunter Drive**

Council Member Kathleen Martin recused herself from the discussion because the Weisses are her neighbors. Stephen Weiss requested a reduction of the value of the property to \$1,311,950 based on his research in his appeal packet submitted via e-mail. The City Council reviewed the information provided by Mr. Weiss and Rolf Erickson to reduce the \$1,503,000 assessment. The City Council reviewed the information and recommended a value of \$1,450,000 based on the information provided. Anderson moved, Pederson seconded and the motion passed. **Motion passed 4 to 0 with Council Member Martin recusing herself.**

**Douglas Ducharme 2192 Pinto Drive**

Douglas Ducharme submitted his appeal packet via e-mail. Council reviewed the information submitted by Ducharme. The property owner requested a value reduction to the property based on neighboring properties. Rolf Erickson explained the Assessor's rationale for the value at \$911,000. The City Council reviewed the information and recommended no change to the value of \$911,000 based on the information provided. Anderson moved, Pederson seconded and the motion passed unanimously. **Motion passed unanimously.**

**Marianne Sharma 2633 Hamel Road**

Marianne Sharma submitted her appeal packet via e-mail. Council reviewed the information submitted by Sharma. The property owner requested a value of \$700,000 based on comparable properties. Rolf Erickson explained the Assessor's office had made an error on the property and the assessed value of \$1,249,000 is incorrect. The City Council reviewed the information and recommended a value of \$700,000 based on the information provided. Anderson moved, Pederson seconded and the motion passed unanimously. **Motion passed unanimously.**

**Paul Gannon 2150 Tamarack Drive**

Gannon submitted his appeal packet via e-mail. Council reviewed the information submitted by Gannon because of a mold issue that exists currently in the home. The property owner requested a value of \$600,000. Erickson explained the increase in value was made to the property and not the home. He suggested a value of \$628,000. The City Council reviewed the information and recommended a value of \$624,000 based on the information provided. Cousineau moved, Pederson seconded and the motion passed unanimously. **Motion passed unanimously.**

**Ron Glover 1555 Hunter Drive**

Glover submitted his appeal packet via e-mail. Council reviewed the information submitted by Glover. The property owner requested a value of \$2,043,000. Erickson explained the increase in value. He suggested a value of \$2,404,000. The City Council reviewed the information and recommended a value of \$2,375,000 based on the information provided. Council Member Anderson moved and Council Member Pederson seconded the motion. Council Member Martin questioned the assessed value and methodology. Mr. Erickson stated the Assessor raised the entire neighborhood for 2015, but there were no direct sale comparable for this property. and the motion passed. Anderson moved, Pederson seconded and the motion passed. **Motion passed 4 to 1 with Council Member Martin voting against the motion because she thought the valuation was still high.**

**Ferenc Toth 1082 Oak Circle**

Ferenc Toth requested a reduction of the assessed value. The City Council reviewed the information provided by Mr. Toth. Council recommended a reduction from \$309,000 to \$301,000. Anderson moved, Pederson seconded and the motion passed unanimously. **Motion passed unanimously.**

Recess from 8:18 p.m. to 8:20 p.m.

**Dean Johnson 4700 County Road 19**

Johnson submitted his appeal information to the City Council. Erickson recommended a value of \$835,000. The property was sold on a buy back agreement with the bank on Dec. 18, 2013. Council reviewed the information submitted by Johnson and agreed with Erickson's recommendation to reduce the assessment from \$961,000 to \$835,000 (Agricultural property at \$360,000 and Commercial property at \$475,000). Martin moved, Anderson seconded and the motion passed unanimously. **Motion passed unanimously.**

**Ashok Sunkavalli 1033 Jubert Trail**

Mr. Sunkavalli did not have questions regarding his market value. He had some concerns with Hennepin County's website information being incorrect regarding his home. No action was taken. Erickson will provide information and there was no appeal.

**Dale and Craig Considine 2265 Chestnut Road**

Dale Considine submitted her appeal. Council reviewed the information submitted by Considine. The property owner requested a lower value based on neighboring properties. Rolf Erickson explained the Assessor's rationale for the value at \$591,000. The City Council reviewed the information and recommended a value of \$567,000 based on the information provided. Martin moved, Anderson seconded and the motion passed unanimously. **Motion passed unanimously.**

**Scott McGurl 4496 Bluebell Trail South**

Rolf Erickson submitted information to the City Council and requested a value of \$893,000. Erickson reviewed the information and provided the City Council with comparable properties. Council agreed with the value reduction from \$974,000 to \$893,000. Martin moved, Pederson seconded and the motion passed unanimously. **Motion passed unanimously.**

**Bradley and Linda Moen 625 Navajo Road**

Rolf Erickson submitted information to the City Council and requested a value of \$898,000. Erickson reviewed the information and provided the City Council with comparable properties. Council agreed with the value reduction from \$1,100,000 to \$898,000. Martin moved, Pederson seconded and the motion passed unanimously. **Motion passed unanimously.**

**Adjournment**

*Anderson moved, Martin seconded, to adjourn at 9:11 p.m.* **Motion passed unanimously.**

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Bob Mitchell, Mayor

Attest:

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Scott T. Johnson, City Administrator-Clerk

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