



**Wayzata City Council Workshop Meeting Agenda  
Wayzata City Hall Community Room, 600 Rice Street  
TUESDAY, APRIL 16, 2019**

**WORKSHOP TOPICS FOR DISCUSSION:**

1. Local Board of Appeal and Equalization Meeting (5:30 p.m.)



## City Council Workshop City Council Agenda Report

|                                                                          |                                 |
|--------------------------------------------------------------------------|---------------------------------|
| <b>MEETING DATE:</b> April 16, 2019                                      | <b>WORKSHOP AGENDA ITEM:</b> 1. |
| <b>TITLE:</b> Local Board of Appeal and Equalization Meeting (5:30 p.m.) |                                 |
| <b>PREPARED BY:</b> Kathy Leervig, City Clerk                            |                                 |
| <b>REVIEWED BY:</b> Jeff Dahl, City Manager                              |                                 |

### **DISCUSSION OBJECTIVE:**

Actions Requested:

The Mayor should open the continued meeting from April 2, 2019. The Council should take action on all valuations that have not been rescinded or have previously been passed along to the County. After value determinations are made, the Mayor should adjourn the meeting.

### **BACKGROUND:**

The City held its annual Local Board of Appeal and Equalization Meeting on April 2, 2019. A total of 20 appeals were continued from the April 2nd meeting to April 16, 2019.

Attached is a summary of the properties and the City Assessor's recommendation.

### **ATTACHMENTS:**

1. Wayzata Local Board of Appeal Information
2. Wayzata Local Board Addendum 04.16.19

To: Wayzata Mayor and City Council Members

Jeff Dahl, Wayzata City Manager

FROM: Rolf Erickson, Wayzata City Assessor

RE: Recommendations for property owners from Local Board of Review April 2, 2019

DATE: April 10, 2019

My office has reviewed most of the properties that were presented at the initial Local Board of Review. The majority of the people listed here were contacted and their property was reviewed. Five of the property owners are out of town and have not been able to arrange for us to view their properties. We will continue to try to view these properties. If we are unable to see the properties, the owners can continue on to the Hennepin County Board of Equalization. I am unable to make recommendations on these properties without inspecting the interior of the properties. If we are unable to finish these properties by April 16, 2019, I will notify the owners in writing of their options, which include us reviewing the property after this year is closed, for next year's valuation.

Please contact me if you have any questions on this memo or the upcoming reconvene meeting. I am notifying all the property owners, personally by phone, of our recommendations and their options. We have had no new inquiries as of this date.

Individual information on the properties is listed on the pages below. No information is provided on the property owners who have rescinded their requests.

| NAME                           | ADDRESS                | PID#              | RECOMMEND       | PAGE |
|--------------------------------|------------------------|-------------------|-----------------|------|
| KARA WALTER FOR STEVEN HEMSLEY | 622 FERNDAL RD W       | 01-117-23-33-0037 | NO CHANGE       | 2    |
| RICHARD FLINT                  | 520 WAYCLIFFE N        | 05-117-22-21-0009 | NO CHANGE       | 3    |
| MARK OVERBE                    | 503 HOLLY CIR          | 05-117-22-22-0024 | NO CHANGE       | 4    |
| DAVID WHITNEY                  | 500 HOLLY CIR          | 05-117-22-22-0037 | \$410,000       | 5    |
| THOMAS FLEMING                 | 1146 HOLLYBROOKE DR    | 05-117-22-22-0056 | NO CHANGE       | 6    |
| DANIEL KOCH                    | 205 BUSHAWAY RD        | 05-117-22-32-0007 | BOARD MEM TO HC | 7    |
| CHRIS SAILORS                  | 1435 LASALLE ST        | 05-117-23-34-0022 | RESCINDED       |      |
| ROB STAUBER RED KING LLC       | 207 BENTON AVE         | 06-117-22-14-0067 | \$689,000       | 8    |
| WAYNE & LAURA LAKE             | 117 EDGEWOOD CT        | 06-117-22-23-0347 | NO CHANGE       | 9    |
| BILL BEHRING                   | 119 EDGEWOOD CT        | 06-117-22-23-0348 | \$595,000       | 10   |
| MIRANDA REMNEK                 | 107 EDGEWOOD CT        | 06-117-22-23-0355 | NO CHANGE       | 11   |
| ELIZABETH DRIZEEN              | 114 EDGEWOOD CT        | 06-117-22-23-0361 | \$643,000       | 12   |
| SAMIR & MICHELLE BONOMO        | 412 RICE ST E          | 06-117-22-24-0026 | NO CHANGE       | 13   |
| JUANITA BURKE                  | 875 LAKE ST N #319     | 06-117-22-41-0154 | NO CHANGE       | 14   |
| MICHAEL HAHN                   | 460 CARPENTERS PT      | 08-117-22-21-0009 | \$1,985,000     | 15   |
| ALAN & STACY BLY               | 433 BUSHAWAY RD        | 08-117-22-22-0007 | \$8,104,000     | 16   |
| STEVE HORNIG                   | 625 LOCUST HILLS DR    | 08-117-22-24-0009 | \$2,190,000     | 17   |
| AMY & FORD BELL                | 524& 530 HARRINGTON RD | 12-117-23-12-0027 | \$1,216,000     | 18   |
| AMY & FORD BELL                | 522 HARRINGTON RD      | 12-117-23-12-0028 | \$2,225,000     | 19   |
| ANDREW & PAULA WARFORD         | 300 FERNDAL RD W       | 12-117-23-12-0030 | RESCINDED       |      |
| ANDREW & PAULA WARFORD         | 300 FERNDAL RD W       | 12-117-23-11-0001 | RESCINDED       |      |

Property Information



|                                    |                                                                                     |
|------------------------------------|-------------------------------------------------------------------------------------|
| Name:<br>STEPHEN & BARBARA HEMSLEY | Address: 622 FERNDAL RD W                                                           |
| PID#:<br>01-117-23-33-0037         | Land Size: 171 FF<br>Ground Floor Area: 3913 SF<br>Total Above Ground Area: 7826 SF |
| Comment: BROWNS BAY                | Use: RL                                                                             |

|          | 2018           | 2019           | Assessor<br>Recommendation | Council Action |
|----------|----------------|----------------|----------------------------|----------------|
| Land.    | \$3,278,000.00 | \$3,278,000.00 | \$ NO CHANGE               |                |
| Building | \$3,708,000.00 | \$3,930,000.00 | \$                         |                |
| Total    | \$6,986,000.00 | \$7,208,000.00 | \$                         |                |

Comments: HAVE NOT BEEN ABLE TO MAKE AN APPOINTMENT TO VIEW HOME. RECOMMEND NO CHANGE. WE WILL CONTINUE TO TRY AND SET UP AN APPOINTMENT TO VIEW HOME.

### Property Information



|                                |                                                                                     |
|--------------------------------|-------------------------------------------------------------------------------------|
| Name:<br>RICHARD & CAROL FLINT | Address: 520 WAYCLIFFE N                                                            |
| PID#:<br>05-117-22-21-0009     | Land Size: .14 AC<br>Ground Floor Area: 1905 SF<br>Total Above Ground Area: 1905 SF |
| Comment: SEASONAL              | Use: Y                                                                              |

|          | 2018         | 2019         | Assessor<br>Recommendation | Council Action |
|----------|--------------|--------------|----------------------------|----------------|
| Land.    | \$420,000.00 | \$420,000.00 | \$ NO CHANGE               |                |
| Building | \$419,000.00 | \$428,000.00 | \$                         |                |
| Total    | \$839,000.00 | \$848,000.00 | \$                         |                |

Comments: OWNERS ARE OUT OF TOWN. THEY HAVE NOT BEEN ABLE TO ARRANGE FOR ASSESSOR TO VIEW HOME. RECOMMEND NO CHANGE. WE WILL CONTINUE TO TRY AND VIEW HOME.

### Property Information



|                            |                                                                                     |
|----------------------------|-------------------------------------------------------------------------------------|
| Name: MARK OVERBEE         | Address: 503 HOLLY CIR                                                              |
| PID#:<br>05-117-22-22-0024 | Land Size: .17 AC<br>Ground Floor Area: 1237 SF<br>Total Above Ground Area: 2436 SF |
| Comment:                   | Use: Y                                                                              |

|          | 2018         | 2019         | Assessor<br>Recommendation | Council Action |
|----------|--------------|--------------|----------------------------|----------------|
| Land.    | \$60,000.00  | \$110,000.00 | \$ NO CHANGE               |                |
| Building | \$252,000.00 | \$252,000.00 | \$                         |                |
| Total    | \$312,000.00 | \$376,000.00 | \$                         |                |

Comments: PROPERTY IS ONE OF THE LOWEST PRICED UNITS IN THE COMPLEX. OWNER DOES NOT WISH TO HAVE INTERIOR INSPECTION BUT WANTS TO PRESERVE RIGHT TO FURTHER APPEAL.

### Property Information



|                            |                                                                                     |
|----------------------------|-------------------------------------------------------------------------------------|
| Name: DAVID WHITNEY        | Address: 500 HOLLY CIR                                                              |
| PID#:<br>05-117-22-22-0037 | Land Size: .17 AC<br>Ground Floor Area: 2400 SF<br>Total Above Ground Area: 2400 SF |
| Comment:                   | Use: Y                                                                              |

|          | 2018         | 2019         | Assessor<br>Recommendation | Council Action |
|----------|--------------|--------------|----------------------------|----------------|
| Land.    | \$60,000.00  | \$110,000.00 | \$110,000                  |                |
| Building | \$311,000.00 | \$334,000.00 | \$300,000                  |                |
| Total    | \$371,000.00 | \$444,000.00 | \$410,000                  |                |

Comments: INTERIOR REVIEW OF PROPERTY. RECOMMENDATION BASED ON QUALITY AND CONDITION.

### Property Information



|                            |                                                                                     |
|----------------------------|-------------------------------------------------------------------------------------|
| Name: THOMAS FLEMING       | Address: 1146 HOLLYBROOK DR                                                         |
| PID#:<br>05-117-22-22-0056 | Land Size: .08 AC<br>Ground Floor Area: 1452 SF<br>Total Above Ground Area: 1452 SF |
| Comment:                   | Use: Y                                                                              |

|          | 2018         | 2019         | Assessor<br>Recommendation | Council Action |
|----------|--------------|--------------|----------------------------|----------------|
| Land.    | \$72,000.00  | \$110,000.00 |                            |                |
| Building | \$281,000.00 | \$274,000.00 |                            |                |
| Total    | \$353,000.00 | \$384,000.00 | NO CHANGE                  |                |

Comments: PROPERTY WAS REVIEWED 3/13/2019 AND REDUCED FROM ORIGINAL VALUE OF \$430,000 TO CURRENT VALUE OF \$384,000. REDUCTION WAS BASED ON AGE AND CONDITION OF HOME. RECOMMEND NO FURTHER REDUCTION.

Property Information



|                            |                                                                                      |
|----------------------------|--------------------------------------------------------------------------------------|
| Name: DAN & CINTHIA KOCH   | Address: 205 BUSHAWAY RD                                                             |
| PID#:<br>05-117-22-32-0007 | Land Size: 1.23 AC<br>Ground Floor Area: 2235 SF<br>Total Above Ground Area: 3806 SF |
| Comment:                   | Use: R                                                                               |

|          | 2018           | 2019           | Assessor<br>Recommendation | Council Action |
|----------|----------------|----------------|----------------------------|----------------|
| Land.    | \$595,000.00   | \$676,000.00   | \$ NO CHANGE               | NO CHANGE      |
| Building | \$792,000.00   | \$871,000.00   | \$                         |                |
| Total    | \$1,387,000.00 | \$1,547,000.00 | \$                         |                |

Comments: CITY COUNCIL PASSED MEMBER ON TO HENNPIN COUNTY FOR REVIEW.

# Property Information



|                                         |                                                                                     |
|-----------------------------------------|-------------------------------------------------------------------------------------|
| Name: ROB STAUBER<br>For, RED KING, LLC | Address: 207 BENTON AVE N                                                           |
| PID#:<br>06-117-22-14-0067              | Land Size: .38 AC<br>Ground Floor Area: 1102 SF<br>Total Above Ground Area: 1748 SF |
| Comment: RED KING LLC                   | Use: R                                                                              |

|          | 2018         | 2019         | Assessor<br>Recommendation | Council Action |
|----------|--------------|--------------|----------------------------|----------------|
| Land.    | \$392,000.00 | \$427,000.00 | \$427,000                  |                |
| Building | \$312,000.00 | \$328,000.00 | \$262,000                  |                |
| Total    | \$704,000.00 | \$755,000.00 | \$689,000                  |                |

Comments: HOUSE WAS COMPLETELY REMODELED IN ORIGINAL FLOORPLAN. HOME DID NOT SELL, AFTER REMODEL AND IS CURRENTLY RENTED. HOME SHOULD HAVE FIRST FLOOR MASTER BEDROOM AND MASTER BATHROOM TO BE COMPETITIVE IN THE MARKET AND TO CURE FUNCTIONAL OBSOLESCENCE.

### Property Information



|                            |                                                                                   |
|----------------------------|-----------------------------------------------------------------------------------|
| Name:<br>WAYNE & LORA LAKE | Address: 107 EDGEWOOD CT                                                          |
| PID#:<br>06-117-22-23-0347 | Land Size: .3 AC<br>Ground Floor Area: 974 SF<br>Total Above Ground Area: 1848 SF |
| Comment: SEASONAL          | Use: Y                                                                            |

|          | 2018         | 2019         | Assessor<br>Recommendation | Council Action |
|----------|--------------|--------------|----------------------------|----------------|
| Land.    | \$224,000.00 | \$270,000.00 | \$ NO CHANGE               |                |
| Building | \$285,000.00 | \$288,000.00 | \$                         |                |
| Total    | \$509,000.00 | \$558,000.00 | \$                         |                |

Comments: OWNERS ARE OUT OF TOWN. THEY WANTED TO POINT OUT THAT THEY HAVE AN OPEN PORCH, NOT AN ENCLOSED PORCH. PROPERTY SIZE AND OPEN PORCH VERIFIED. NOT ABLE TO VIEW INTERIOR OF UNIT.

### Property Information



|                            |                                                                                   |
|----------------------------|-----------------------------------------------------------------------------------|
| Name: BILL BEHRING         | Address: 119 EDGEWOOD CT                                                          |
| PID#:<br>06-117-22-23-0348 | Land Size: .3 AC<br>Ground Floor Area: 966 SF<br>Total Above Ground Area: 1832 SF |
| Comment: SEASONAL          | Use: Y                                                                            |

|          | 2018         | 2019         | Assessor<br>Recommendation | Council Action |
|----------|--------------|--------------|----------------------------|----------------|
| Land.    | \$239,000.00 | \$288,000.00 | \$288,000                  |                |
| Building | \$329,000.00 | \$330,000.00 | \$307,000                  |                |
| Total    | \$568,000.00 | \$618,000.00 | \$595,000                  |                |

Comments: REVIEWED INTERIOR OF UNIT 3/28/2019. GOOD  
CONDITION. QUALITY ADJUSTMENT.

Property Information

PICTURE NOT AVAILABLE

|                            |                                                                                   |
|----------------------------|-----------------------------------------------------------------------------------|
| Name: MIRANDA REMNEK       | Address: 107 EDGEWOOD CT                                                          |
| PID#:<br>06-117-22-23-0355 | Land Size: .3 AC<br>Ground Floor Area: 966 SF<br>Total Above Ground Area: 1832 SF |
| Comment: SEASONAL          | Use: Y                                                                            |

|          | 2018         | 2019         | Assessor<br>Recommendation | Council Action |
|----------|--------------|--------------|----------------------------|----------------|
| Land.    | \$212,000.00 | \$255,000.00 | \$ NO CHANGE               |                |
| Building | \$275,000.00 | \$279,000.00 | \$                         |                |
| Total    | \$487,000.00 | \$534,000.00 | \$                         |                |

Comments: PROPERTY CONDITION AND AGE ALREADY BEING  
CONSIDERED. OWNER IS OUT OF TOWN. INTERIOR WAS INSPECTED 2017.  
RECOMMEND NO CHANGE. PICTURE NOT AVAILABLE.

### Property Information



|                         |                                                                                   |
|-------------------------|-----------------------------------------------------------------------------------|
| Name: ELIZABETH DRESSEN | Address: 114 EDGEWOOD CT                                                          |
| PID#: 06-117-22-23-0361 | Land Size: .4 AC<br>Ground Floor Area: 1118 SF<br>Total Above Ground Area: 874 SF |
| Comment:                | Use: Y                                                                            |

|          | 2018         | 2019         | Assessor Recommendation | Council Action |
|----------|--------------|--------------|-------------------------|----------------|
| Land.    | \$224,000.00 | \$270,000.00 | \$270,000.00            |                |
| Building | \$385,000.00 | \$383,000.00 | \$373,000.00            |                |
| Total    | \$609,000.00 | \$653,000.00 | \$643,000.00            |                |

Comments: PROPERTY SOLD 6/2017 FOR \$633,800. AND SOLD AGAIN 10/2017 FOR \$680,000. PROPERTY WAS REMODELED BEFORE THE FIRST SALE. PROPERTY HAD NEW WATER/SNOW DAMAGE THIS WINTER. RECOMMEND CLASSIFYING AS A PARTIAL UNTIL DAMAGE IS REPAIRED AND A REDUCTION OF \$10,000 UNTIL REPAIRS ARE COMPLETED.

Property Information

PICTURE NOT AVAILABLE

|                                |                                                                                     |
|--------------------------------|-------------------------------------------------------------------------------------|
| Name:<br>SAM & MICHELLE BONOMO | Address: 412 RICE ST E                                                              |
| PID#:<br>06-117-22-24-0026     | Land Size: .18 AC<br>Ground Floor Area: 2131 SF<br>Total Above Ground Area: 3608 SF |
| Comment:                       | Use: R                                                                              |

|          | 2018           | 2019           | Assessor<br>Recommendation | Council Action |
|----------|----------------|----------------|----------------------------|----------------|
| Land.    | \$400,000.00   | \$440,000.00   | \$ NO CHANGE               |                |
| Building | \$787,000.00   | \$792,000.00   | \$                         |                |
| Total    | \$1,187,000.00 | \$1,232,000.00 | \$                         |                |

Comments: ABSENTEE OWNER TRYING TO ARRANGE FOR INTERIOR INSPECTION. WE WILL CONTINUE TO TRY AND VIEW UNIT.

Property Information

NO PICTURE AVAILABLE-CONDO UNIT IN REGATTA CONDOMUNIUMS

|                         |                                                                                 |
|-------------------------|---------------------------------------------------------------------------------|
| Name: JUANITA BURKE     | Address: 875 LAKE ST N, #319                                                    |
| PID#: 06-117-22-41-0154 | Land Size: NA<br>Ground Floor Area: 1600 SF<br>Total Above Ground Area: 1600 SF |
| Comment: SEASONAL       | Use: X                                                                          |

|          | 2018         | 2019         | Assessor Recommendation | Council Action |
|----------|--------------|--------------|-------------------------|----------------|
| Land.    | \$163,000.00 | \$245,000.00 | \$ NO CHANGE            |                |
| Building | \$381,000.00 | \$564,000.00 | \$                      |                |
| Total    | \$544,000.00 | \$809,000.00 | \$                      |                |

Comments: PROPERTY WAS PARTIALLY COMPLETE 1/2/2018. ABSENTEE OWNER STATES UNIT WAS BUILT SMALLER THAN ORIGINAL PLANS. OWNER TRYING TO ARRANGE ACCESS FOR ASSESSOR. WE HAVE NOT BEEN ABLE TO FIND REVISED PLANS. IF WE FIND THAT THE SIZE IS INCORRECT, WE WILL BRING THE CORRECTION TO THE HENNEPIN COUNTY BOARD OF EQUZLIZATION.

### Property Information



|                            |                                                                                     |
|----------------------------|-------------------------------------------------------------------------------------|
| Name: MICHAEL HAHN         | Address: 400 CARPENTERS PT                                                          |
| PID#:<br>08-117-22-21-0009 | Land Size: .25 AC<br>Ground Floor Area: 2352 SF<br>Total Above Ground Area: 2352 SF |
| Comment: LAKE ACCESS       | Use: RL                                                                             |

|          | 2018           | 2019           | Assessor<br>Recommendation | Council Action |
|----------|----------------|----------------|----------------------------|----------------|
| Land.    | \$950,000.00   | \$1,070,000.00 | \$1,070,000                |                |
| Building | \$955,000.00   | \$1,000,000.00 | \$915,000                  |                |
| Total    | \$1,905,000.00 | \$2,070,000.00 | \$1,985,000                |                |

Comments: PROPERTY WAS REVIEWED ON 4/1/2019. RECOMMEND CHANGE TO \$1,985,000 BASED ON COMPARABLE SALES.

Property Information



|                            |                                                                                       |
|----------------------------|---------------------------------------------------------------------------------------|
| Name:<br>ALAN & STACEY BLY | Address: 433 BUSHAWAY RD                                                              |
| PID#:<br>08-117-22-22-0007 | Land Size: 300 FF<br>Ground Floor Area: 5799 SF<br>Total Above Ground Area: 10,700 SF |
| Comment: WAYZATA BAY       | Use: RL                                                                               |

|          | 2018           | 2019           | Assessor<br>Recommendation | Council Action |
|----------|----------------|----------------|----------------------------|----------------|
| Land.    | \$3,182,000.00 | \$4,311,000.00 | \$4,185,000                |                |
| Building | \$1,950,000.00 | \$5,674,000.00 | \$3,919,000                |                |
| Total    | \$5,132,000.00 | \$9,985,000.00 | \$8,104,000                |                |

Comments: PROPERTY OWNER SUPPLIED EXTENSIVE INFORMATION.  
REDUCTION BASED ON SALES COMPARISON ON WAYZATA SALES AND  
OTHER COMPARABLE SALES OF LAKE MINNETONKA PROPERTY.

### Property Information



|                                   |                                                                                     |
|-----------------------------------|-------------------------------------------------------------------------------------|
| Name:<br>STEVEN & PENELOPE HORNIG | Address: 625 LOCUST HILLS DR                                                        |
| PID#:<br>08-117-22-24-0009        | Land Size: .22 AC<br>Ground Floor Area: 2290 SF<br>Total Above Ground Area: 3370 SF |
| Comment: LAKE ACCESS              | Use: RL                                                                             |

|          | 2018           | 2019           | Assessor<br>Recommendation | Council Action |
|----------|----------------|----------------|----------------------------|----------------|
| Land.    | \$1,273,000.00 | \$1,434,000.00 | \$1,434,000                |                |
| Building | \$846,000.00   | \$903,000.00   | \$756,000                  |                |
| Total    | \$2,119,000.00 | \$2,337,000.00 | \$2,190,000                |                |

Comments: SOLD 9/2017 FOR #2,150,000. PROPERTY REVIEWED WITH AREA SALES.

### Property Information



|                            |                                                                                      |
|----------------------------|--------------------------------------------------------------------------------------|
| Name:<br>FORD & AMY BELL   | Address: 530 HARRINGTON RD                                                           |
| PID#:<br>12-117-23-12-0027 | Land Size: 1.83 AC<br>Ground Floor Area: 1850 SF<br>Total Above Ground Area: 2776 SF |
| Comment:                   | Use: R                                                                               |

|          | 2018           | 2019           | Assessor<br>Recommendation | Council Action |
|----------|----------------|----------------|----------------------------|----------------|
| Land.    | \$1,010,000.00 | \$1,211,000.00 | \$1,211,000.00             |                |
| Building | \$266,000.00   | \$281,000.00   | \$5000                     |                |
| Total    | \$1,276,000.00 | \$1,492,000.00 | \$1,216,000                |                |

Comments: OBSOLETE BUILDINGS. MAIN VALUE IN LAND. SITE IS ON HARRINGTON ROAD AND IS ODDLY SHAPED. IF UNDER SEPARATE OWNERSHIP FROM SITE TO REAR, THIS SITE WOULD HAVE AN EASEMENT FOR EGRESS OVER IT.

# Property Information



|                            |                                                                                      |
|----------------------------|--------------------------------------------------------------------------------------|
| Name:<br>FORD & AMY BELL   | Address: WITH 522 HARRINGTON RD                                                      |
| PID#:<br>12-117-23-12-0028 | Land Size: 2.84 AC<br>Ground Floor Area: 3072 SF<br>Total Above Ground Area: 5581 SF |
| Comment:                   | Use: R                                                                               |

|          | 2018           | 2019           | Assessor<br>Recommendation | Council Action |
|----------|----------------|----------------|----------------------------|----------------|
| Land.    | \$1,313,000.00 | \$1,573,000.00 | \$2,125,000                |                |
| Building | \$1,074,000.00 | \$1,122,000.00 | \$100,000                  |                |
| Total    | \$2,387,000.00 | \$2,695,000.00 | \$2,225,000                |                |

Comments: BUILDINGS ON PROPERTY ARE FUNCTIONALLY OBSOLETE. THERE IS A LARGE HISTORIC LOG CABIN ON THE PROPERTY. THE MAIN VALUE IS IN THE LAND.

TO: Wayzata Mayor and City Councilmembers  
City Administrator Jeff Dahl

FROM: Rolf Erickson, City Assessor

DATE: April 16, 2019

RE: Update for the Reconvene of the Wayzata Local Board of Review, April 16, 2019

This year has been a challenging year to follow up on appointments needed to complete reviews of property owners' homes when requested. Valuation notices are always mailed in March, spring break month. Wayzata also has many part time residents who are away for the winter season. At this writing I have still not been able to arrange to view the homes of 5 property owners who are traveling or away for the winter. I am recommending that the Board make no change to these properties and that we notify the owners of the process to further appeal. I will also continue to try and make arrangements to view these homes, although I will not be able to change the January 2, 2019 assessment. I will be able to make corrections for future assessments, if needed. These owners are listed below.

|                    |                   |                    |                     |
|--------------------|-------------------|--------------------|---------------------|
| Steven Hemsley     | 01-117-23-33-0037 | 622 Ferndale Rd W  | Traveling           |
| Richard Flint      | 05-117-22-21-0009 | 520 Waycliffe N    | Away for winter     |
| Wayne & Laura Lake | 06-117-22-23-0347 | 117 Edgewood Court | Away for winter     |
| Miranda Remnek     | 06-117-22-23-0355 | 107 Edgewood Court | Not able to contact |
| Juanita Burke      | 06-117-22-31-0154 | 875 Lake St.N #319 | Away for winter     |

Juanita Burke has told us that her condominium was constructed to a different size than the building plans show and that we have her unit too large. She, like the others above, should make an appointment for the County Assessor to review her property. She should be home before the deadline to file for the County Board, which ends on May 22, 2019.

I was able to make an appointment to view Samir and Michelle Bonomo's home on April 15<sup>th</sup>. You will find my recommendation on the next page.

Three people have asked to address the Local Board today. We have reviewed their properties and recommend that they not be changed from our recommendations. You may refer to the original memo sent last Wednesday to see the recommendation.

The first person is Mark Overbee, 503 Holly Circle, page 4 of the original memo. I drove by Mr. Overbee's home as he does not wish anyone to view the interior of the home. His home is value is the lower end of the range in the neighborhood.

The second person is Thomas Fleming, 2246 Hollybrooke Dr., page 6 of the original memo. Paul Kingsbury reviewed the interior of this home and adjusted the value to that listed on the original memo. We do not recommend any further reduction.

You will find a chart of the good sales of the Hollybrook townhomes, used for the January 2, 2019 assessment, on page 3 of this memo. The Overbee and Fleming homes are listed on the chart for comparison. The sales are not adjusted for time or characteristics and are meant to be used on a gross comparison of price per square foot of living space. I believe that the chart shows that both of these homes are valued fairly.

Finally, Elizabeth Driessen, 114 Edgewood Court, wishes to address the Board, page 12 of the original memo. She states that she paid too much for the property because she wanted to be in Wayzata. I believe that the Edgewood Court location is very good and that the homes are among the lowest priced with a location that close to the lake and downtown. The property sold twice in 2017. It first sold on 6/23/2017 for \$633,800 and then sold to Ms. Driessen on 10/31/2017 for \$680,000. The home was also remodeled before the first sale and it was not improved between the sales.

### Property Information



|                                |                                                                                     |
|--------------------------------|-------------------------------------------------------------------------------------|
| Name:<br>SAM & MICHELLE BONOMO | Address: 412 RICE ST E                                                              |
| PID#:<br>06-117-22-24-0026     | Land Size: .18 AC<br>Ground Floor Area: 2185 SF<br>Total Above Ground Area: 3651 SF |
| Comment:                       | Use: R                                                                              |

|          | 2018        | 2019        | Assessor<br>Recommendation | Council Action |
|----------|-------------|-------------|----------------------------|----------------|
| Land.    | \$400,000   | \$440,000   | \$ 440,000                 |                |
| Building | \$787,000   | \$792,000   | \$686,000                  |                |
| Total    | \$1,187,000 | \$1,232,000 | \$1,126,000                |                |

Comments: I was finally able to view the interior of the property on Monday, April 15<sup>th</sup>. The house was built in 2009 and is in good condition, but has dark hardwood cabinets in the kitchen and a few other minor dated features. I recommend that the property be reduced to \$1,126,000.

Hollybrook sales from 10/01/2017 to present

| Hollybrook sales from 10/01/2017 to present |                    |            |            |          |       |     | Bsmt.<br>Living<br>Area | Total<br>Living<br>Area SF | \$/SF<br>Living<br>Area |
|---------------------------------------------|--------------------|------------|------------|----------|-------|-----|-------------------------|----------------------------|-------------------------|
| PID#                                        | Address            | Sale Date  | Sale Price | Bedrooms | Baths | Gar |                         |                            |                         |
| 2 homes below are 2 story no basement       |                    |            |            |          |       |     |                         |                            |                         |
| 05-117-22-22-0007                           | 1118 Hollybrook Dr | 2/21/2018  | 351000     | 2        | 3     | 2   | 0                       | 1982                       | 177.0938                |
| 05-117-22-22-0008                           | 1116 Hollybrook Dr | 12/28/2018 | 320000     | 2        | 2     | 2   | 0                       | 1982                       | 161.4531                |
| Homes below 2 story w basement              |                    |            |            |          |       |     |                         |                            |                         |
| 05-117-22-22-0054                           | 1150 Hollybrook Dr | 3/30/2018  | 405000     | 2        | 4     | 2   | 948                     | 2883                       | 140.4787                |
| 05-117-22-22-0061                           | 1136 Hollybrook Dr | 6/28/2018  | 393700     | 3        | 4     | 2   | 910                     | 2816                       | 139.8082                |
| 05-117-22-22-0073                           | 1111 Hollybrook Dr | 9/4/2018   | 485000     | 3        | 4     | 2   | 632                     | 3376                       | 143.6611                |
| Mark Overbee's home 2 story w basement      |                    |            |            |          |       |     |                         |                            |                         |
| 07-117-22-22-0024                           | 503 Holly Cir      |            | 376000     | 3        | 3     | 2   | 742                     | 3168                       | 118.6869                |
| Thomas Fleming's home 1 story basement      |                    |            |            |          |       |     |                         |                            |                         |
| 07-117-22-22-0056                           | 1146 Hollybrook Dr |            | 384000     | 3        | 3     | 2   | 1161                    | 2613                       | 146.9575                |

The above sales are not adjusted for time of sale or any physical differences. They are all considered arm's length transactions. They are included to compare with the Overbee and Fleming properties on a gross basis without adjustments.

Mark Overbee's home is valued substantially lower, per square foot, than any of the properties sold for.

Thomas Fleming's home is valued between what the 2 story homes with no basements and the 2 story homes with basements sold for. His home is a 1 story basement home. There were no 1 story sales in time period used.