

**Wayzata Local Board of Appeal and Equalization
Meeting Agenda
Wayzata City Hall Community Room, 600 Rice Street
TUESDAY, MAY 3, 2022
4:30 P.M.**

ZOOM INFORMATION

[Click here to join Zoom](#)

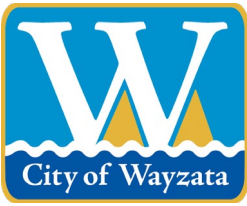
[Meeting ID: 861 5107 5668 Passcode: 912452](#)

Members of the public may watch and listen remotely by viewing the meeting on Channel 8, WCTV, and at the City's website at www.wayzata.org/WCTV.

Appeals will be heard in-person or by logging into the zoom call and raising your hand to comment. **When your name is called in the meeting, you will be seen and heard in our Council Chambers and the cable channel.** You will be asked to unmute and then you may begin your comment. All public comments must include your full name and address.

RECONVENE LOCAL BOARD OF APPEAL AND EQUALIZATION:

- **Reconvene Local Board of Appeal and Equalization Meeting (4:30 p.m.)**



Local Board of Appeal and Equalization Agenda Report

MEETING DATE: May 3, 2022	AGENDA ITEM: 1
TITLE: Reconvene of Local Board of Appeal and Equalization (4:30 p.m.)	
PREPARED BY: Kathy Leervig, City Clerk	
REVIEWED BY: Jeffrey Dahl, City Manager	

DISCUSSION OBJECTIVE:

The Mayor should open the continued meeting from April 19, 2022. The Board has 20 days from the original hearing date to take action on all appeals. Ultimately, the Board will need to take action, valuation change or no change, on all of all of the appeals received—see the attached information.

As a result of the amount of appeals received this year, staff will have additional updates and recommendations prior to the meeting.

BACKGROUND:

The property tax assessment process is composed of two major processes—valuation and tax rate. The valuation process, through the assessing of properties occurs during the beginning of the year. The tax rate/taxation process happens towards the end of the year when the City's budget is approved.

The Local Board of Appeal and Equalization (LBAE) process is the City's way to provide for a check and balance on the valuation process. Similarly, the City holds a Truth in Taxation hearing in December as the check and balance on the budget process. Staff continues to push out information regarding the process through its communication avenues.

City of Wayzata property owners received valuation notices in March and have been directed to contact the City's Commercial (Hennepin County) and Residential (Southwest Assessing) Assessors if they have questions or want to appeal their property value. Between mid-March and the April 19th LBAE Hearing, the City has received approximately 50 appeals, nearly five fold the normal rate. This increased amount of appeals is largely due to the nationwide trend of a hot housing market and residential values increasing by double digit percentages.

Of the 50 appeals, staff has grouped them into several different categories. Ultimately, the board will need to take action on all of them. Those categories are:

- Assessor & Property Owner Have Agreed to New Property Value
- Assessor Recommends No Change to Value
- Assessor Recommends Value Change, but Has Not Reached Owner to Discuss
- Assessor has Lowered Value Property Owner Disagrees and Wants a Lower Value
- No Action Required due to Withdrawal
- Assessor Still Researching

Attached is a spreadsheet summarizing the properties by status and supporting information of the appeals that have been evaluated. Both Hennepin County and Southwest Assessing are still in the evaluation process. Staff will likely have updated information on both Monday and Tuesday of next week prior to the meeting with the goal of reserving the majority of the meeting to discuss any valuations where there is still disagreement between the assessor and property owner.

ATTACHMENTS:

1. Wayzata LBAE Reconvene 2022 Memo_2022-04-27 HC Report
2. Board of Appeals - Final
3. Assessor Property Information
4. 543 Harrington Letter Leavenworth

HENNEPIN COUNTY

MINNESOTA

Memo

To: Jeffery Dahl, City Manager – City of Wayzata

From: Melody Devine, Senior Commercial Appraiser – Hennepin County

Date: April 27, 2022

Re: Commercial/Industrial/Apartment Appeals Calls and Reviews Summary for the Wayzata Local Board of Appeal and Equalization Reconvene Meeting on May 3rd, 2022

1/2/2022 Valuation Notices Calls and Reviews

There have been four commercial value notice calls (five parcels) and one apartment value notice call (two parcels) to date as of 4/27/2022. The following is a summary of the commercial and apartment value notice calls and reviews:

Commercial Value Notice Calls

06-117-22-24-0003 (305 Rice Street) – The property owner and Assessor's Office concurred on a reduction to the 2022 assessed value from \$516,000 to \$361,000 on this small, single-tenant office property on 3/31/2022. This value concurrence does not require a vote of approval by the board since it occurred prior to 10 days of the initial local board meeting.

05-117-22-24-0006 (1415 Wayzata Boulevard East) and 05-117-22-24-0005 (1515 Wayzata Boulevard East): The property owner is appealing the current assessed value on the 1415 Wayzata Blvd. E. property (Flagship Bank) only. However, we are including both PID's since both properties are physically connected and operate as one entity. The 2022 assessed value on the 1415 Wayzata Boulevard East property is \$1,575,000. The 2021 assessed value was the same and the owner may be filing a tax appeal on the 2021 value. The 2022 assessed value on the 1515 Wayzata Boulevard East property is \$2,739,000. The owner is not contesting this value. We have inspected this property and are currently working on our review. We will update the board at the meeting on 5/3/2022 on the status of this appeal.

06-117-22-14-0082 (135 Central Avenue North – Old National Bank): The Assessor's Office was contacted by a tax representative regarding an appeal of the 2022 assessed value on behalf of the property owner on 4/18/2022. We received a letter of authorization permitting us to discuss the property and proceed with our review on 4/25/2022. We have requested an inspection of the property and have not yet heard back from the tax representative. We will update the board at the meeting on 5/3/2022 on the status of this appeal.

HENNEPIN COUNTY

MINNESOTA

05-117-22-24-0013 (1325 Wayzata Boulevard East – Holiday Station): The Assessor's Office received a notice of appeal of the 2022 assessed value on this property by a tax representative on 4/13/2022. The letter had been received by the City of Wayzata by certified mail on 4/12/2022. This appeal is one of more than 30 Holiday Station properties being appealed in Hennepin County. The Assessor's Office is working with the tax representative on these appeals. We have requested an inspection of this property and have not yet received a date/time to do so by the representative. We will update the board at the meeting on 5/3/2022 on the status of this appeal.

Apartment Value Notice Calls

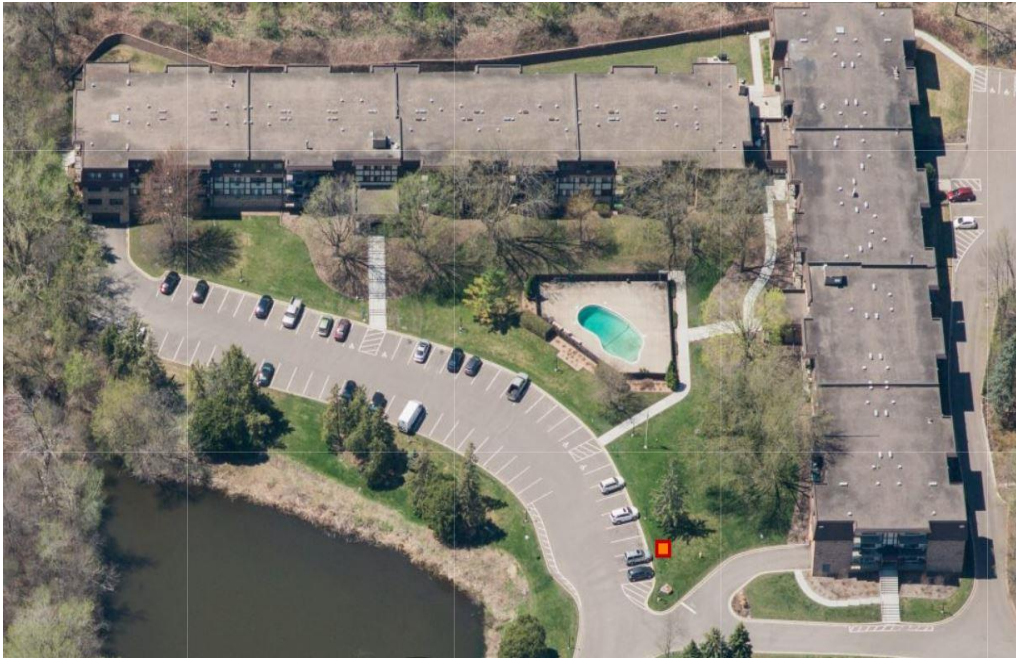
06-117-22-24-0030 (426 Rice Street East) and 06-117-22-24-0031 (217 Minnetonka Avenue South): This mixed-use commercial and apartment property (Maggie Manor) recently sold to the current owner on 3/31/2022 for \$2,000,000. The current assessed value totals \$1,606,000. Based on a review of the property and with consideration to the current sales price, we are recommending no change in value.

Resident Name	Address	Assessor & Property Owner Have Agreed to New Property Value	Assessor Recommends No Change to Value	Assessor Recommends Value Change, but Has Not Reached Owner to Discuss	Assessor has Lowered Value Property Owner Disagrees and Wants a Lower Value	No Action Required due to Withdrawal	Assessor Still Researching
Gabrielle Rev Liv Trust	215 Barry Ave S #309					X	
Sima Kazeminy	215 Barry Ave S #119					X	
Pat Broyles	212 Benton Ave N					X	
Laura & Wayne Lake	117 Edgewood Ct (Ferndale Ridge)	X					
Carol Alber	115 Edgewood Ct (Ferndale Ridge) & 401 Gardner St	X					
Betsy Driessen	114 Edgewood Ct (Ferndale Ridge)	X					
Bob Singer	143 Huntington Ave S	X					
Dick Swanson	547 Harrington Rd		X				
Margret Stankovsky (Attorney is Skip)	644 Indian Mound E		X				
Jon Halvorson	137 Central Ave S (Lot property)		X				
Hans & Carolyn Hagen	570 Harrington Rd		X				
Lisa Kinomoto	127 Edgewood Ct				X		
Don & Joann Leavenworth	543 Harrington Rd				X		
Gilles Stassart & Jaire Pouliot	660 Harmony Circle				X		
Roswitha Roberts	1615 Crosby Rd			X			
Tomas Shiek	215 Barry Ave S #113			X			
Fred & Cindy Richter	103 Edgewood Ct (Ferndale Ridge)			X			
Richard Morris	16013 Holdridge Rd W			X			
Lance Wallin	972 Shady Lane E			X			
Deborah McNally	308 Ferndale Rd			X			
Lisa & Travis Winkey	310 Ferndale Rd W			X			

Resident Name	Address	Assessor & Property Owner Have Agreed to New Property Value	Assessor Recommends No Change to Value	Assessor Recommends Value Change, but Has Not Reached Owner to Discuss	Assessor has Lowered Value Property Owner Disagrees and Wants a Lower Value	No Action Required due to Withdrawal	Assessor Still Researching
Kevin Liu	453 Waycliffe Dr N						X
Jessica Redmond	641 Harmony Circle						X
Charles Yancey	740 Park St E						X
Robert Reutiman Jr	305 Rice St						X
Kristin Koroloff	392 Margaret Circle						X
Dan Gustafson	1042 Circle Dr E						X
Lance Wallin	964 Shady Lane E						X
Nora and Chris Gondeck	121 Westwood Lane						X
Roberta Dressen	310 Peavey Rd						X
Gary Benson via JJ Furst	199 Lakeview Ave						X
Rich Demeules	425 Ferndale Woods						X
John Nolan	557 Harrington Rd						X
Stacy Ludwig	140 Highland Ln						X
Mary Lee Veit	350 Ferndale Rd N						X
Perry Ludwig	140 Highland Lane						X
Tom Threlkeld	353 Park St E						X
Chris Wilke	1840 Crosby Rd						X
Scott Mann	460 Carpenters Point						X
Ellen Peterson DeHaven	960 East Shady Lane						X
Paul Breckner	928 E Shady Lane						X
Matthew & Deanna Brinza	315 Park St E						X

Resident Name	Address	Assessor & Property Owner Have Agreed to New Property Value	Assessor Recommends No Change to Value	Assessor Recommends Value Change, but Has Not Reached Owner to Discuss	Assessor has Lowered Value Property Owner Disagrees and Wants a Lower Value	No Action Required due to Withdrawal	Assessor Still Researching
Commercial Name	Address						
Maggie Manor	426 Rice St E		X				
Maggie Manor	217 Minnetonka Ave S		X				
Old National Bank	135 Central Ave						X
Holiday Station	1325 Wayzata Blvd E						X
Flagship Bank Property	1415 Wayzata Blvd E						X
Wayzata Crossings	1515 Wayzata Blvd						X

Property Information



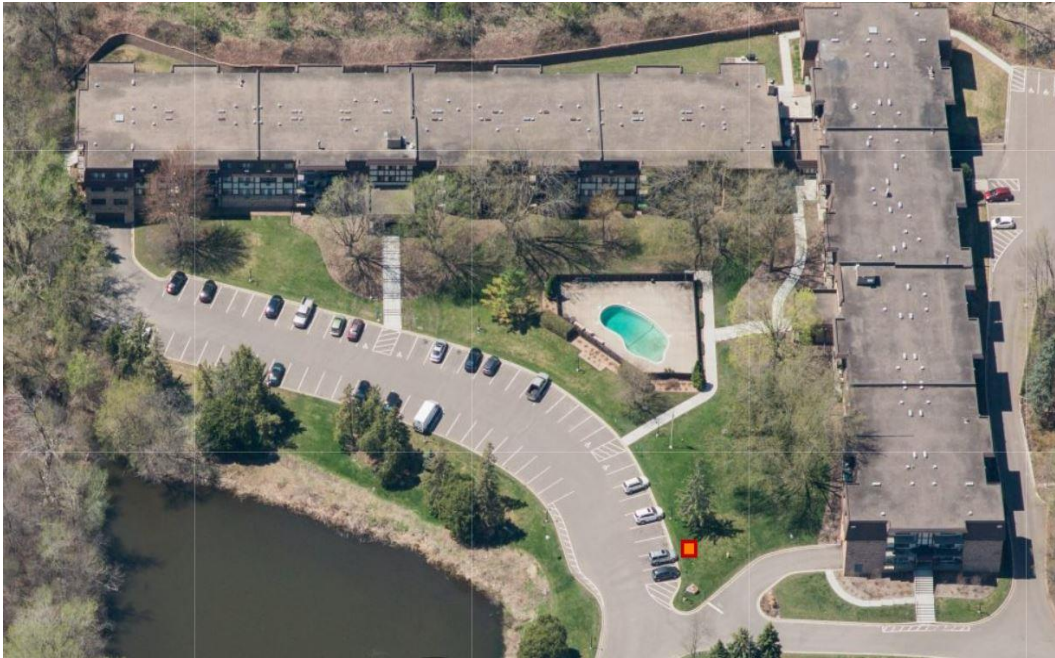
Condo

Name: GABRIELLE REV LIV TRUST	Address: 215 BARRY AVE S, UNIT 309
PID#: 06-117-22-23-0343	Land Size: Ground Floor Area: 1448 SQ FT Total Above Ground Area: 1448 SQ FT
	Use:

	2021	2022	Assessor Recommendation	Council Action
Land.	\$ 69,000	\$ 86,000	NO CHANGE	
Building	\$ 310,000	\$ 305,000		
Total	\$ 379,000	\$ 391,000		

Comments: Owner did not request to go to board. Sent notice of new 2022 value and letter was returned.

Property Information



Condo

Name: SIMA D KAZEMINY	Address: 215 BARRY AVE S, UNIT 119
PID#: 06-117-22-23-0053	Land Size: Ground Floor Area: 990 SQ FT Total Above Ground Area: 990 SQ FT
	Use:

	2021	2022	Assessor Recommendation	Council Action
Land.	\$ 60,000	\$ 75,000	NO CHANGE	
Building	\$ 206,000	\$ 211,000		
Total	\$ 266,000	\$ 286,000		

Comments: Owner did not request to go to board. Sent notice of new 2022 value and letter was returned.

Property Information

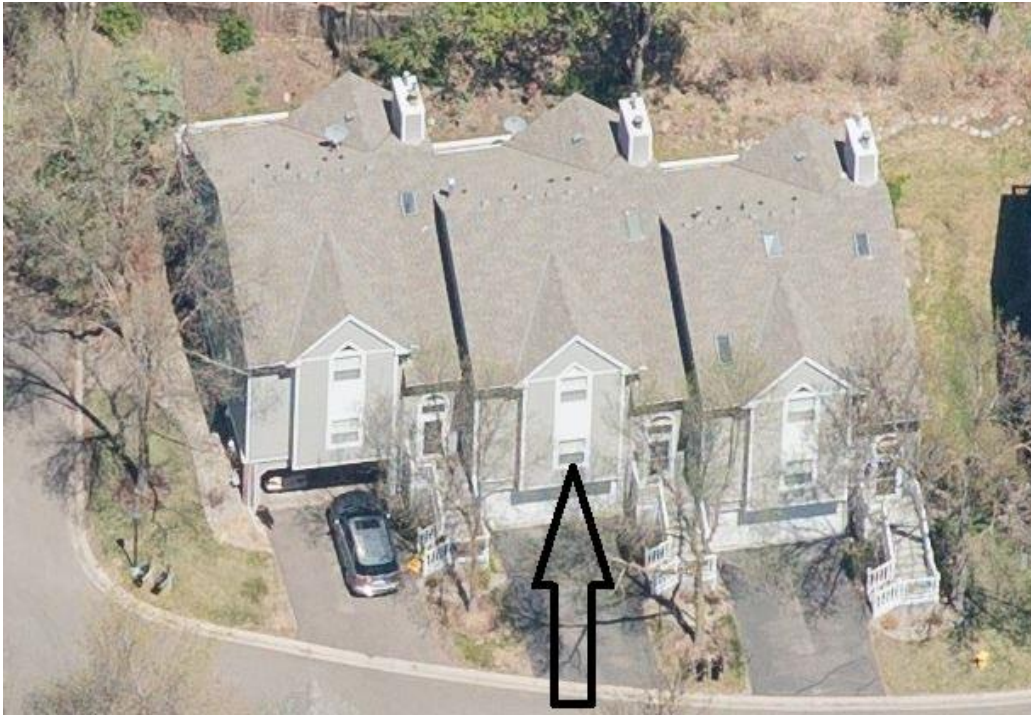


Name: PATRICIA J BROYLES	Address: 212 BENTON AVE N
PID#: 06-117-22-14-0065	Land Size: 8,357 SQ FT Ground Floor Area: 947 SQ FT Total Above Ground Area: 1578 SQ FT
	Use:

	2021	2022	Assessor Recommendation	Council Action
Land.	\$ 343,000	\$ 416,000	NO CHANGE	
Building	\$ 144,000	\$ 158,000		
Total	\$ 487,000	\$ 574,000		

Comments: Spoke with owner on 4/25/2022. She stated after attending the original board meeting, she now agrees with our value and does not want to pursue it further.

Property Information



Name: LORA LAKE	Address: 117 EDGEWOOD CT.
PID#: 06-117-22-23-0347	Land Size: Ground Floor Area: 974 Sq Ft Total Above Ground Area: 1848 Sq Ft
Comment:	Use:

	2021	2022	Assessor Recommendation	Council Action
Land.	\$ 299,000	\$ 333,000	\$ 333,000	
Building	\$ 313,000	\$ 381,000	\$ 342,000	
Total	\$ 612,000	\$ 714,000	\$675,000	

Comments: Spoke with owner – They agreed with recommendation.
Water infiltration into porch.

Property Information



Name: CAROL ALBERS	Address: 115 EDGEWOOD CT.
PID#: 06-117-22-23-0346	Land Size: Ground Floor Area: 976 Sq Ft Total Above Ground Area: 1850 Sq Ft
Comment:	Use:

	2021	2022	Assessor Recommendation	Council Action
Land.	\$ 319,000	\$ 355,000	\$ 355,000	
Building	\$ 352,000	\$ 424,000	\$ 382,000	
Total	\$ 671,000	\$ 779,000	\$737,000	

Comments: Spoke with owner – They agreed with recommendation.
Grade equalization with similar units.

Property Information



Name: ELIZABETH DRIESSEN TRUST	Address: 114 EDGEWOOD CT.
PID#: 06-117-22-23-0361	Land Size: Ground Floor Area: 1118 Sq Ft Total Above Ground Area: 1992 Sq Ft
Comment:	Use:

	2021	2022	Assessor Recommendation	Council Action
Land.	\$ 299,000	\$ 333,000	\$ 333,000	
Building	\$ 363,000	\$ 459,000	\$ 397,000	
Total	\$ 662,000	\$ 792,000	\$ 730,000	

Comments: Spoke with owner – They agreed with recommendation.
Grade equalization with similar units.

Property Information



Name: Jacqueline A Singer	Address: 143 Huntington Ave S
PID#: 06-117-22-41-0107	Land Size: 6,921 Sq Ft Ground Floor Area: 1,100 Sq Ft Total Above Ground Area: 2,164 Sq ft
Comment: Sold - 10/14/2020 \$999,000	Use:

	2021	2022	Assessor Recommendation	Council Action
Land.	\$ 274,000	\$ 410,000	\$ 410,000	
Building	\$ 697,000	\$ 860,000	\$ 668,000	
Total	\$ 991,000	\$ 1,270,000	\$ 1,098,000	

Comments: Review of property records. Had interior inspection in 2018 after seller completed house. Recommend reduction based on quality of home. Owner okay with value.

Property Information



Name: DICK SWANSON	Address: 547 HARRINGTON RD
PID#: 12-117-23-21-0010	Land Size: 96,925 Sq Ft Ground Floor Area: 2,430 Sq Ft Total Above Ground Area: 5,281 Sq Ft
Comment: 170 Effective Front Feet	Use: Lakeshore

	2021	2022	Assessor Recommendation	Council Action
Land.	\$ 3,998,000	\$ 5,496,000	NO CHANGE	
Building	\$ 327,000	\$ 418,000		
Total	\$ 4,325,000	\$ 5,914,000		

Comments: Seasonal classification. Very nice site with obsolete house.

Property Information



Name: MARGRET STANKOVSKY	Address: 644 INDIAN MOUND E
PID#: 06-117-22-31-0104	Land Size: Ground Floor Area: 1,252 SQ FT Total Above Ground Area: 2,504 SQ FT
Comment:	Use:

	2021	2022	Assessor Recommendation	Council Action
Land.	\$ 986,000	\$ 855,000	NO CHANGE	
Building	\$ 948,000	\$ 802,000		
Total	\$ 1,934,000	\$ 1,657,000		

Comments: Sold in 05/2021 for 1,675,000

Property Information



Name: JONATHAN HALVERSON	Address: 137 CENTRAL AVE S
PID#: 06-117-22-41-0067	Land Size: 11,928 SQ FT Ground Floor Area: Total Above Ground Area:
Comment: VACANT LAND	Use: RESIDENTIAL BUILDING LOT

	2021	2022	Assessor Recommendation	Council Action
Land.	\$ 301,000	\$ 451,000	No Change	
Building	\$ 0	\$ 0		
Total	\$ 301,000	\$ 451,000		

Comments: Building site minimum value in neighborhood for buildable site.

Property Information



Name: H T HAGEN JR & C G HAGEN	Address: 570 HARRINGTON RD
PID#: 12-117-23-13-0003	Land Size: 27,823 Sq Ft Ground Floor Area: 3,406 Sq Ft Total Above Ground Area: 3,406 Sq Ft
Comment: 120 EFF Front Feet	Use: Lake Shore

	2021	2022	Assessor Recommendation	Council Action
Land.	\$ 2,854,000	\$ 3,568,000	NO CHANGE	
Building	\$ 1,548,000	\$ 1,938,000		
Total	\$ 4,402,000	\$ 5,506,000		

Comments: Very tastefully constructed and decorated home. Site is small for the area but has a great view.

Property Information



Name: LISA KINOMOTO	Address: 127 EDGEWOOD CT.
PID#: 06-117-22-23-0335	Land Size: Ground Floor Area: 1086 Sq Ft Total Above Ground Area: 1952 Sq Ft
Comment:	Use:

	2021	2022	Assessor Recommendation	Council Action
Land.	\$ 319,000	\$ 355,000	\$ 355,000	
Building	\$ 324,000	\$ 386,000	\$ 359,000	
Total	\$ 643,000	\$ 741,000	\$ 714,000	

Comments: Property in nice but dated condition. Our recommendation is adjusted to reflect this. See sale on page 52 with a time adjusted sales price of \$722,500 and sale on page 53 with a time adjusted sales price of \$745,800. Owner spoke with me about the sale of 116 Edgewood Ct. that sold for \$620,000 on November 2021. This sale was an estate sale that sold as-is and is not considered by the state as an arms length transaction. Owner does not agree with our recommendation.

Property Information



Name: DONALD LEAVENWORTH	Address: 543 HARRINGTON RD
PID#: 12-117-23-21-0009	Land Size: 110,321 Sq Ft Ground Floor Area: 2,229 Sq Ft Total Above Ground Area: 4,151 Sq Ft
Comment: 100 Effective Front Feet	Use: Lakeshore

	2021	2022	Assessor Recommendation	Council Action
Land.	\$ 3,177,000	\$ 4,464,000	\$ 3,982,000	
Building	\$ 278,000	\$ 330,000	\$ 330,000	
Total	\$ 3,455,000	\$ 4,794,000	\$ 4,312,000	

Comments: L shaped parcel with two rental cottages and main home. Actual lakeshore is a drainage runoff area. Home sits about 30 feet above lakeshore portion. Lake in front of site is very shallow. Home is obsolete.

Property Information



Name: ROSWITHA ROBERTS	Address: 1615 CROSBY RD
PID#: 04-117-22-32-0021	Land Size: 15,329 Sq.ft Ground Floor Area: 1,018 Sq.ft Total Above Ground Area: 1761
Comment:	Use:

	2021	2022	Assessor Recommendation	Council Action
Land.	\$ 173,000	\$ 175,000	\$ 175,000	
Building	\$ 283,000	\$ 392,000	\$ 325,000	
Total	\$ 456,000	\$ 567,000	\$500,000	

Comments: Design problem, spiral staircase, steep stairs to loft, dated kitchen & bathrooms, need windows.

Property Information

Condo

Name: TOMAS J SHIEK	Address: 215 BARRY AVE S#113
PID#: 06-117-22-23-0047	Land Size: Condo Ground Floor Area: 724 Sq. Ft. Total Above Ground Area: 724 Sq. Ft.
Comment:	Use:

	2021	2022	Assessor Recommendation	Council Action
Land.	\$ 60,000	\$ 75,000	\$ 51,000	
Building	\$ 120,000	\$ 147,000	\$ 139,000	
Total	\$ 180,000	\$ 222,000	\$ 190,000	

Comments: Property characteristics were incorrectly entered.

Property Information



Name: FREDERICK RICHTER	Address: 103 EDGEWOOD CT.
PID#: 06-117-22-23-0353	Land Size: Ground Floor Area: 966 Sq Ft Total Above Ground Area: 1832 Sq Ft
Comment:	Use:

	2021	2022	Assessor Recommendation	Council Action
Land.	\$ 299,000	\$ 333,000	\$ 333,000	
Building	\$ 334,000	\$ 405,000	\$ 355,000	
Total	\$ 633,000	\$ 738,000	\$ 688,000	

Comments: Property has water stains and cracks in walls and ceilings in rooms.
Bathrooms are dated.

Property Information



Name: R J MORRIS & C S MORRIS	Address: 16013 HOLDRIDGE RD W
PID#: 05-117-22-41-0020	Land Size: 39,651 Sq. Ft. Ground Floor Area: 2,780 Sq Ft Total Above Ground Area: 2,780 Sq Ft
Comment:	Use:

	2021	2022	Assessor Recommendation	Council Action
Land.	\$ 260,000	\$ 263,000	\$ 263,000	
Building	\$ 549,000	\$ 570,000	\$ 554,000	
Total	\$ 809,000	\$ 833,000	\$ 817,000	

Comments: Physical inspection. Basement finish was overvalued.

Property Information

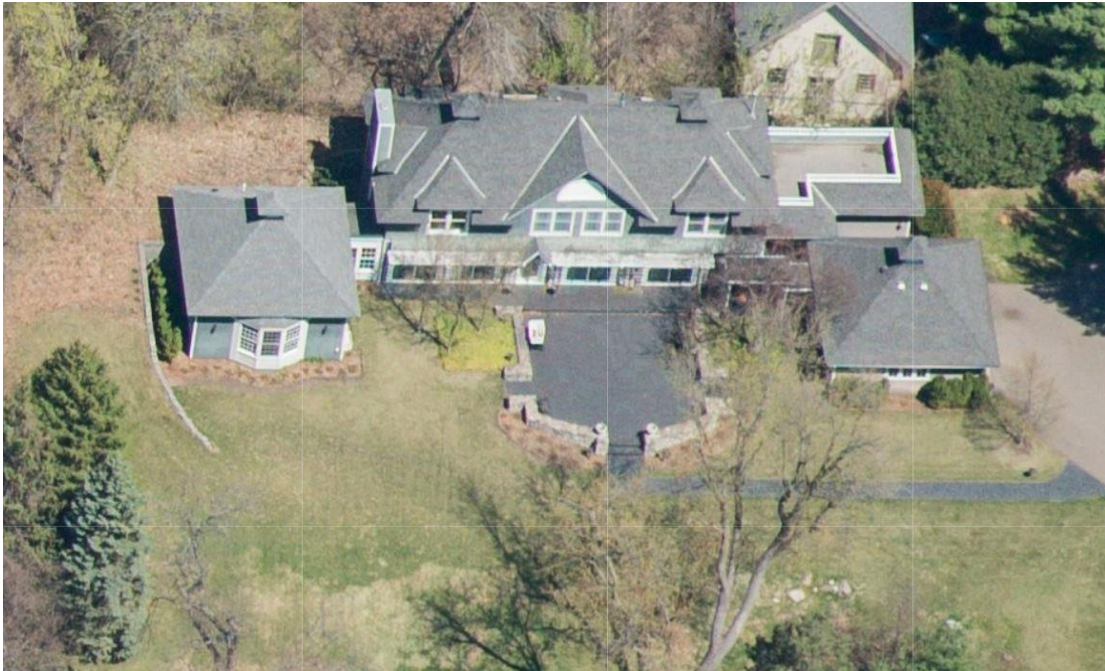


Name: LANCE WALLIN	Address: 972 SHADY LA E
PID#: 06-117-22-44-0010	Land Size: 40,229 Sq Ft Ground Floor Area: 4,111 Sq Ft Total Above Ground Area: 6,638 Sq Ft
Comment: 135 Effective Front Feet	Use: Lakeshore

	2021	2022	Assessor Recommendation	Council Action
Land.	\$ 2,667,000	\$ 3,870,000	\$ 3,870,000	
Building	\$ 673,000	\$ 977,000	\$ 314,000	
Total	\$ 3,340,000	\$ 4,847,000	\$ 4,184,000	

Comments: Extremely dated home that was added on to several times. Poor floor plan. Very nice site. Recommend reduction.

Property Information



Name: DEBORAH MCNALLY	Address: 308 FERNDAL RD W
PID#: 12-117-23-12-0032	Land Size: 1.95 ACRES Ground Floor Area: 2838 SQ FT Total Above Ground Area: 3982 SQ FT
	Use:

	2021	2022	Assessor Recommendation	Council Action
Land.	\$ 1,620,000	\$ 1,620,000	\$ 1,620,000	
Building	\$ 517,000	\$ 652,000	\$ 368,000	
Total	\$ 2,137,000	\$ 2,272,000	\$ 1,988,000	

Comments: Nice secluded site in one of the best Wayzata neighborhoods. Odd shaped lot with view restrictions across part of J shaped area which limits the building area to approximately the northern half of the lot. The home has no basement and has been added on to repeatedly. It has a poor floor plan and much physical deterioration.

Property Information



Name: GILLES STASSART & JAIME POULIOT	Address: 660 HARMONY CIR
PID#: 31-118-22-44-0050	Land Size: 15079 SQ FT Ground Floor Area: 1331 SQ FT Total Above Ground Area: 1331 SQ FT
	Use:

	2021	2022	Assessor Recommendation	Council Action
Land.	\$ 167,000	\$ 159,000	\$ 150,000	
Building	\$ 248,000	\$ 290,000	\$ 279,000	
Total	\$ 415,000	\$ 449,000	\$ 429,000	

Comments: Less finished basement than noted. Corner lot. Setback makes addition of second garage stall difficult.

Property Information



Name: LISA & TRAVIS WINKEY	Address: 310 FERNDAL RD W
PID#: 12-117-23-11-0004	Land Size: 300 EFF Ground Floor Area: 5000 SQ FT Total Above Ground Area: 9600 SQ FT
	Use:

	2021	2022	Assessor Recommendation	Council Action
Land.	\$ 6,584,000	\$ 8,229,000	\$ 8,229,000	
Building	\$ 2,300,000	\$ 2,711,000	\$ 1,925,000	
Total	\$ 8,884,000	\$ 10,940,000	\$ 10,154,000	

Comments: Home was built in 2001 and is all original except remodeled kitchen. Unique interior and exterior design may limit of potential buyers.

April 27, 2022

Mr. Rolf Erickson, Assessor

Via email: assessor84@comcast.net

City of Wayzata Council Members and Local Board of Review

Via email: kleervig@wayzata.org

Re: Proposed 2022 Valuation of 543 Harrington Road
Request for reconsideration

Dear Mr. Erickson and City of Wayzata Council Members / Local Board of Review,

We are the owners of the property located at 543 Harrington Road in Wayzata. The 2022 proposed valuation for this property for real estate taxes payable 2023 represented an increase of 38.76%. We feel this is an extraordinary increase for any one year and ask that the proposed valuation be reconsidered.

Mr. Erickson was kind enough to visit the property during which we expressed our concerns and voiced our request for reconsideration. We feel the following factors merit consideration in reviewing the proposed valuation.

Property characteristics:

The property identified as 543 Harrington is a highly irregular shape totaling 2.53 acres. The northern most part of the subject property is bisected by a driveway easement serving the properties identified as 535, 537 and 539 Harrington. Topography includes a precipitous drop off (approximately 40 feet in elevation) to roughly one-acre of low/wetland adjacent to the shoreline. The lake front is a sand bar. Water depth remains 3' for more than 100' off shore. Water depth concerns of this magnitude are not the case anywhere else along the shoreline. Neither the low/wetland nor the easement are usable land.

It is our position that a valuation increase of 38.76% is unreasonable, if not egregious. We love our home and are grateful for the opportunity to live here. We do feel the following factors merit further consideration:

- There are 22 tax parcels on the Harrington Road/Ramsey Road peninsula. The range in proposed 2022 valuation increases on Harrington/Ramsey Roads were between 8.56% and 46.35%.
- Only one property among the 22 properties was given a higher percentage increase in valuation than our property.
- Our property has become a supplemental storm water runoff collection point for Harrington Road over the last 40+ years as the number of homes has effectively doubled thereby affecting the impervious surface area and storm water runoff. Many years ago we installed a drain field and sump pump in an attempt to alleviate the extent of the flooding.

- There continues to be new construction at points that drain toward our property with larger impervious surface area that drain to our low land meadow further aggravating the extent to which the subject property serves as storm water collection for the street. Catch basins that were installed several years ago are regularly overrun by rain falls. It will be more so with the increased impervious surfaces recently constructed and currently under construction.
- Configuration, topography and the easement affect the usable land and corresponding land value. Additionally, the existence of the sand bar at this point of the shoreline precludes access for a sailboat or motor boat that draws more than 2.5 feet, as it cannot safely reach a dock at the property unless the dock extends out more than 150'.

Also of note:

- Valuations for four properties on Harrington received increases in excess of 35%. All four of these properties front on Brown's Bay. MCAP for City of Wayzata lakeshore properties was 22.63%.
- Proposed valuations for the three properties immediately across the street from our property, one of which includes lakeshore and all of which have high and dry land, experienced significantly lower increases - between 11.8% and 26.39%.

We appreciate that this is a challenging process for all. We understand that the proposed values will reflect an increase of some degree. We feel that the proposed 38.76% is excessive.

Thank you for your consideration.

Donald and Joann Leavenworth
543 Harrington Road
Wayzata, MN 55391