

**WAYZATA LOCAL BOARD OF APPEAL AND EQUALIZATION HEARING
MEETING MINUTES
APRIL 19, 2023**

AGENDA ITEM 1. Reconvene.

Mayor Mouton reconvened the Local Board of Appeal and Equalization (LBAE) hearing at 6:00 p.m.

AGENDA ITEM 2. Roll Call.

Council Members present: Mouton, Iverson, MacDonald, Plechash, and Parkhill. Also present: City Manager Dahl, Clerk Leervig, and City Attorney Schelzel. Michael Smerdon, Melody Devine, Shane Larsen, and Teresa Cornellison Hennepin County Assessor's Office.

AGENDA ITEM 3. Local Board of Appeal and Equalization Hearing.

City Manager Dahl gave an overview of the process for the meeting and explained that staff from Hennepin County were present for this meeting that could go through details of the individual appeals. He shared the purpose for the LBAE and what the Board can and cannot do. He explained that the City has received at least 131 appeals and noted that action needed to be taken by April 23, 2023.

Mayor Mouton stated that the LBAE will begin with the commercial appeals: 317 Wayzata Boulevard; 110 Grand Avenue S.

Hennepin County Assessor Devine reviewed the appeal for the Martinson Dental property located at 317 Wayzata Boulevard and reviewed her inspection of the second floor and the basement. She explained that she had recommended a value reduction to the property based on this inspection and reanalysis which was accepted by the property owner. She asked the Board to vote to affirm the reduction in value from \$1,547,000 to \$1,281,000.

Mayor Mouton asked for a motion. Mr. Plechash made a motion, seconded by Ms. MacDonald, to affirm the reduction in value for property located at 317 Wayzata Boulevard, from \$1,547,000 to \$1,281,000. The motion carried 5/0.

Hennepin County Appraiser Cornellison gave her review of the low income apartment, Maggie Manor, located at 110 Grand Avenue South. She reviewed details from her analysis and explained that she was recommending that the current market value be sustained at \$1,999,000 which equates to approximately \$333,167/unit.

Mayor Mouton asked for a motion. Ms. Iverson made a motion, seconded by Mr. Parkhill, to approve sustaining the current assessed valuation for 110 Grand Avenue South at the recommended \$1,999,000. The motion carried 5/0.

Mayor Mouton moved the discussion onto the residential property appeal changes where the assessor and the property owners disagree:

Robert Mueffelman, 172 Birch Lane West, distributed handouts of information and explained that the proposed increase is for 22% or \$243,000 which he feels is excessive. He shared comparable properties that he feels show that this should be much lower. He reviewed the comparable properties that he was given by the County Assessor and why he disagreed with their use for his property assessment.

1 Hennepin County Assessor Smerdon explained that when they set the market value
2 they use sales and not other assessed values. He stated that he would agree with some of
3 the comps shared by Mr. Mueffelmann and reviewed the other properties that he had
4 included and explained that based on this information they are recommending no change
5 in the proposed assessed value.

6 Mr. Plechash asked if Mr. Mueffelmann had a recommended assessed value.

7 Mr. Mueffelmann stated that he would need time to review all the other 2020 comps
8 that the County used, but right now would propose 11% which would be an increase of
9 \$123,000. He reviewed the details that he felt were unique to his lot as compared the those
10 used by the County.

11 Mr. Plechash noted that one of the comps used by Mr. Mueffelmann had a different
12 sales price than what was shared. He explained that he knew it had sold for \$2.5 million
13 because it was his neighbor.

14 Mr. Mueffelmann stated that he had gotten his information from the County
15 website.

16 Mr. Parkhill asked if this could still be appealed to the County.

17 Mayor Mouton explained that if the LBAE accepts the assessor's recommendation,
18 Mr. Mueffelmann has the opportunity to go and appeal his case to the County.

19 Ms. MacDonald noted that she feels the value proposed by the County seems a bit
20 high, but does not agree with the property owners proposed 11% and would be comfortable
21 somewhere between the County's amount of 22% and the property owners amount of 11%.

22 Mr. Plechash stated that he believes Mr. Mueffelmann has made a case for some
23 degree of an adjustment and agreed that some sort of middle ground for this property would
24 make sense.

25 Mayor Mouton suggested a 5% increase for the property which would bring it to
26 \$1,301,500.

27 Mayor Mouton asked for a motion. Ms. MacDonald made a motion, seconded by
28 Mr. Parkhill to reassess and increase the value of 172 Birch Lane West, by 5%, which
29 makes the brings to original value from \$1,370,000 to \$1,301,500. The motion carried
30 unanimously.

31 Mayor Mouton asked for a motion. Mr. Parkhill made a motion, seconded by Mr.
32 Plechash, to approve the recommended assessments for 1545 Hollybrook Road from
33 \$819,100 to \$728,000. The motion carried unanimously.

34 Jim Zimmermann, 1549 Hollybrook Road , stated that he is a new property owner
35 in the City and feels the assessment in this case is wildly out of line. He stated that it was
36 built in the 1980s and is 1,729 sq. ft. and noted that the smallest comp he could find was
37 2,220 sq. ft. He stated that he thought a mistake had been made because he did not think
38 anyone would believe the value had gone up 49% since he bought it. He stated that he had
39 not gotten a 'sweetheart' deal on this property when he purchased it as has been implied.
40 He stated that after he submitted his comps, the proposed valuation from the County moved
41 from \$711,000 to \$598,000 but noted that he still believed there was no support for that
42 valuation. He stated that he does not feel the comps presented by the County support an
43 assessed value of \$598,000.

44 Mayor Mouton asked if her understanding was correct that this property was
45 purchased in June/July of 2022 for \$478,000.

1 Mr. Smerdon explained that part of the reason that this was valued at \$711,000 was
2 when they were reviewing these they noticed many issues and site adjustments were
3 inconsistent. He stated that they did what they could with the information that they had.
4 He stated that he believed that they got about 6 appeals from here and they all received
5 reductions. He explained that because Mr. Zimmermann was a renter before-hand, he had
6 partial interest in this property prior to its purchase. He stated that they were told that the
7 rent he paid was applied to the sales price, so the sales price was not at market rate. He
8 read aloud the agent remarks that they were given.

9 Mr. Zimmermann stated that the County is welcome to speak to his agent, and
10 explained that he never intended to buy the property and they threw him that price. He
11 stated that what he paid was \$7,000 more than the Zillow appraisal price. He stated that
12 there was no rent going towards the purchase and reiterated that it was something thrown
13 in by the seller with the hope that he would buy it. He reiterated that there was no
14 'sweetheart' deal for the purchase of his property or that rent went towards the purchase
15 price.

16 Mr. Smerdon stated that he was not saying that there was a sweetheart deal and was
17 just staying the facts, as they know them.

18 Mayor Mouton asked if there were sales prices for the surrounding units.

19 Mr. Smerdon reviewed sales prices for the surrounding units.

20 Ms. Iverson asked about the differences between 1545 Hollybrook Road and this
21 property.

22 Shane, a representative from the County, stated that 1545 is larger and is an end
23 unit and had a significant remodel.

24 Mr. Plechash stated that he would be comfortable going with the number
25 recommended by Mr. Zimmermann.

26 Ms. MacDonald stated that she would also be comfortable with that approach.
27

28 Mayor Mouton asked for a motion. Mr. Plechash made a motion, seconded by Mr. Parkhill,
29 to approve the re-assessed value for 1549 Hollybrook Road to change from \$711,500 to
30 \$478,000. The motion carried unanimously.
31

32 Mayor Mouton asked for a motion. Ms. MacDonald made a motion, seconded by Mr.
33 Plechash, to approve the recommended total value for 161 Benton Avenue N from
34 \$864,400 to \$804,100. The motion carried unanimously.
35

36 Mayor Mouton asked for a motion. Mr. Parkhill made a motion, seconded by Mr. Plechash,
37 to approve the recommended total value for 517 Wayzata Boulevard E from \$514,600 to
38 \$499,700; 527 Rice Street E from \$1,095,900 to \$1,079,200; 325 Wise Avenue S retain
39 the original value of \$1,380,500; and 1058 Circle Drive East from \$1,580,600 to
40 \$1,503,800. The motion carried unanimously.
41

42 Jeff Nelson, 1037 Lake Street East, explained that he had given City Clerk Leervig
43 information regarding their home that he believes was shared with the Council. He
44 reviewed information related to the home price. He noted that they had an inspection done
45 following closing on their home and found many things that would not have passed an
46 inspection if it would have been conducted prior to the sale. He stated that he understands

1 the value of the land has increased, but questioned the value of the home. He stated that
2 he is requesting that the City reduce the taxable value to a price that would reflect a 2%
3 reduction from the height of the market at the time of purchase.

4 Mr. Smerdon stated that he cannot disagree with anything stated by Mr. Nelson and
5 would agree that the house definitely has some issues. He explained that at the end of the
6 day, it comes down to sales and noted that the County uses a linear timeframe from January
7 to January for their assessments.

8 Ms. Iverson stated that she would recommend making an adjustment to \$1.4 million
9 which is what they paid for the property.

10 Mayor Mouton asked for clarification on when the sale of this property occurred.

11 Mr. Smerdon clarified that it was sold in May of 2022.

12
13 Mayor Mouton asked for a motion. Ms. Iverson made a motion, seconded by Ms.
14 MacDonald, to approve an adjusted value for 1037 Lake Street East from \$1,464,200 to
15 \$1,400,000. The motion carried unanimously.

16 Scott Mann, 460 Carpenters Point, distributed information to the Council and noted
17 that he had come to this hearing last year because they had attempted to raise the value by
18 30% and now this year they are proposing another 25% increase. He explained that it was
19 getting to the point where they would get taxed out of the City if this continues. He stated
20 that every home in Locust Hills increased between 10-40%. He reviewed sales prices for
21 properties in their neighborhood that have sold over the last 2 years and stated that he
22 disagreed with the valuation given to his property.

23 Mr. Smerdon reviewed comparable sales and prices that he used to make his
24 recommendation.

25 Mr. Parkhill referenced 1640 Locust Hill and noted that it sold for \$629/sq. ft. and
26 asked about the differences between that home and Mr. Mann's and asked if they would
27 be comparable homes.

28 Mr. Smerdon stated that they are very similar but noted that he did not know the
29 exact differences.

30 Mr. Parkhill stated that they appear to be comparable and would suggest a valuation
31 of \$2,742,000 based on the square footage calculation.

32 Ms. Iverson asked Mr. Mann what he would suggest. Mr. Mann explained that he
33 had recommended \$2.5 million.

34 Ms. Iverson stated that she would be comfortable moving forward with the \$2.5
35 million as suggested by Mr. Mann based on the properties listed as well as the square foot
36 cost for the property.

37 Mayor Mouton noted that this is a premier neighborhood and prices are going up.
38 She stated that she is not sure that she would agree with the rationale of valuing the property
39 at \$2.5 million.

40 Mr. Smerdon stated that there is a pending sale in the neighborhood which cannot
41 be used for this analysis, but is significantly over the current assessed value.

42 Ms. Iverson stated that she can support the valuation of \$2.7 million suggested by
43 Mr. Parkhill.

44

1 Mayor Mouton asked for a motion. Mr. Plechash made a motion, seconded by Mr. Parkhill,
2 to approve a valuation from \$2,808,500 to \$2,700,000 for 460 Carpenters Point. The
3 motion carried unanimously.

4 Mayor Mouton asked for a motion. Mr. Plechash made a motion, seconded by Ms.
5 MacDonald, to approve the recommended valuation from \$2,305,000 to \$2,043,800 for
6 property located at 390 Ferndale Road West. The motion carried unanimously.

7
8 Mayor Mouton noted that the City had received written input regarding properties
9 located at 152 and 153 Huntington Avenue South because the property owner was not able
10 to attend tonight's meeting.

11 Ms. Iverson asked about the land value from 2022 to 2023 and why there was such
12 a large change.

13 Mr. Smerdon explained that there were 3 sales in the neighborhood that indicated
14 that land values needed to come up.

15 Ms. Iverson stated that at first blush, to her, it seems like the increase in land value
16 is a bit high.

17 Mr. Parkhill stated that 152 Huntington Avenue S stated that this is the smallest lot
18 in the neighborhood at .17 acres. He noted that it has obviously been grandfathered in
19 because it is not a buildable lot.

20 Mayor Mouton asked how the assessors take this information into account.

21 Mr. Smerdon stated that the size of the lot will matter, but the base is whether it is
22 something that they can build on and then everything over that adds a little bit of value.
23 He stated that in this case, the lot would still be buildable, even if it is non-conforming.

24 Mr. Dahl stated that he believes that this lot is buildable even though it would be
25 considered on the small side.

26 Mayor Mouton asked what the property owner was proposing for a valuation.

27 Mr. Parkhill stated that the e-mail stated that he is proposing \$700,000 or less.

28 Mr. Smerdon stated that the property owner feels that 152 Huntington Avenue
29 South should be between \$450,000 and \$500,000 based on a dollar per square foot analysis.
30 He noted that he doesn't like this approach to be used unless there are very comparable
31 homes nor does it take into account the location.

32 Ms. MacDonald stated that she is comfortable sticking with the assessors
33 recommendation for Huntington Avenue South.

34
35 Mayor Mouton asked for a motion. Ms. MacDonald made a motion, seconded by Mr.
36 Plechash, to accept the assessor's recommendation for a valuation from \$795,600 to
37 \$676,300 for 152 Huntington Avenue South. The motion carried unanimously.

38
39 Mr. Smerdon reviewed comparable sales information for 153 Huntington Avenue
40 South.

41
42 Mayor Mouton asked for a motion. Ms. MacDonald made a motion, seconded by Ms.
43 Iverson, to accept the assessor's recommendation for a valuation from \$1,775,700 to
44 \$1,681,500 for property located at 153 Huntington Avenue South. The motion carried
45 unanimously.

1 Mayor Mouton noted that for the next portion of discussion it will be around
2 properties where the assessor has left messages, but the property owner had not responded.

3 Mr. Smerdon suggested that the residents in the audience be allowed a chance to
4 speak even if they are here for a different segment of the discussion.

5 Allen Phoner, 306 Reno Street, explained that his wife is Kristin Hiller. He
6 reviewed their property value in 2020, 2021, 2022, and now in 2023 and explained that
7 equates to over a 60% increase. He stated that Mr. Smerdon came out and looked through
8 their property and noted that they had revised it down a bit, but it is still a 20% increase
9 over 2022. He stated that they are a remodel project and not a tear down/rebuild and noted
10 that they have been working on it for over 10 years. He stated that they are currently at
11 about 2,200 square feet of finished space with 2 bedrooms and 2.5 baths and also have
12 power lines running through the backyard. He stated that they were hoping to get their
13 value looked at closer to \$875,000.

14 Mr. Smerdon stated that this is definitely a more modest build but noted that this
15 also reflects the nature of the neighborhood. He stated that based on his inspection, he did
16 recommend reducing the value and believes it is supported.

17 Mr. Plechash asked how much time and money Mr. Phoner felt it would take to
18 complete the work on the home.

19 Mr. Phoner stated that to finish above the garage and other details, it would
20 probably take \$20,000-\$30,000.

21 Mayor Mouton suggested that they consider reducing the valuation to \$950,000.

22 Ms. Iverson stated that this is a tough meeting for her because she has gotten a lot
23 of calls from people who live in this neighborhood expressing concern that they were going
24 to be taxed out and would not be able to live here anymore. She stated that she understands
25 Mr. Smerdon's rationale for his recommendations, but finds it very difficult.

26 Kristin Hiller, 306 Reno Street, stated that they have done a lot of the work on their
27 home themselves and the dollar figure her husband gave for completion reflected them
28 doing the work themselves when they have the time. She stated that they do not want to
29 have to move or be pushed out and would appreciate it if the valuation could come down
30 and expressed concern that they would end up in this same position next year fighting this
31 same situation. She stated that they love their community and do not want to move and
32 explained that they had built this home to be their forever home where they want to raise
33 their daughter. She explained that it was going to come to a point where they have to make
34 a decision though, because she does not want to just live to put money into the house
35 without being able to do other things as well. She stated that she understands that this is a
36 neighborhood that people want to be in, but with the big houses going up, she feels like
37 they are being penalized. She stated that they would appreciate anything that the City can
38 do for them in this situation.

39 Mr. Parkhill noted that if the house is not done, that is not what people are interested
40 in buying because it is not ready. He stated that he feels that until that work is finished it
41 will probably have a depressed value.

42
43 Mayor Mouton asked for a motion. Mr. Plechash made a motion, Ms. MacDonald
44 seconded, to approve the assessed valuation from \$1,332,400 to \$900,000 for property
45 located at 306 Reno Street. The motion carried unanimously.

1 Michael Schreder, 1630 Locust Hills Place, explained that they had purchased the
2 house in 2013 for \$1,565,000 and have had modest property tax increases up until about
3 2022 when it was valued at \$1,837,000. He stated that there was a 9% hike last year which
4 brought it up to \$2,060,000 and this year it went up 21.5% to \$2,520,000. He noted that
5 their home is the smallest in Locust Hills with just 2,316 sq. ft. above ground with a total
6 of 3,937 sq. ft. total. He stated that they had not made any improvements to the house in
7 the 10 years that they have lived there other than enclosing an existing deck in 2017 in
8 order to make a three season room which cost \$85,000. He stated that he would like to see
9 his home valued at \$2,280,000 and noted that Zillow had his home value at \$2,265,000
10 earlier today.

11 Mayor Mouton stated that Zillow valuations have been brought up a few times by
12 the residents and asked Mr. Smerdon to address Zillow versus what is done for an
13 assessment.

14 Mr. Smerdon stated that he has no idea how Zillow calculates value and noted that
15 there are certain times that they appear to be fairly accurate and others where they will
16 value a house that no longer exists. He noted that they have gotten better and more accurate
17 since they first started about 10 years ago. He stated that he would say Zillow is something
18 that can give people a base or something to start at, but knows that they sometimes use
19 questionable comps for the properties. He noted that for this individual they have not had
20 a chance to go through the house which is a prerequisite but explained that Mr. Schreder
21 has the right to go to the County board with his appeal.

22 Mayor Mouton asked Mr. Schreder to contact the County Board to get on their list
23 for appeal.

24 Mr. Smerdon explained that the County Board meets on June 12, 2023.
25

26 Mayor Mouton asked for a motion. Mr. Parkhill made a motion, seconded by Ms.
27 Macdonald, to affirm the original assessment of \$2,502,400 for 1630 Locust Hills Place
28 and approve sending this to the County Board to preserve Mr. Schreder's right to appeal
29 the assessment. The motion carried unanimously.
30

31 Mayor Mouton asked for a motion. Mr. Parkhill made a motion, Ms. Iverson seconded,
32 affirming the recommended total value of properties located at:

33 624 Park Street East – recommended total value from \$651,100 to \$642,700;
34 295 Grace Point Court – recommended total value from \$1,044,100 to \$869,900;
35 297 Grace Point Court – recommended total value from \$1,101,300 to \$909,000;
36 294 Grace Point Court – recommended total value from \$1,163,800 to \$937,000;
37 296 Grace Point Court – recommended total value from \$1,056,800 to \$889,100;
38 420 Rice Street East – recommended total value from \$1,258,400 to \$1,238,200;
39 615 Rice Street East – recommended total value from \$939,700 to \$845,900;
40 875 Lake Street North #212 – recommended total value from \$1,191,800 to \$1,006,700;
41 875 Lake Street North #215 – recommended total value from \$736,000 to \$680,700;
42 875 Lake Street North #220 – recommended total value from \$1,887,200 to \$1,837,700;
43 1604 Holdridge Terrace – recommended total value from \$534,800 to \$499,000;
44 119 Edgewood Court – recommended total value from \$779,300 to \$758,000. The motion
45 carried unanimously.
46

1 Mayor Mouton asked for a motion. Mr. Plechash made a motion, seconded by Mr. Parkhill,
2 to affirm the recommended total value with no change on the following properties:

3 1083 Circle Drive East – recommended total value of \$277,100 (no change);
4 247 Central Avenue South – recommended total value from \$745,700 to \$494,300;
5 257 Central Avenue South – recommended total value from \$634,600 to \$487,500;
6 309 Wise Avenue South – recommended total value from \$670,700 to \$443,800;
7 309 Ramsey Road – recommended total value from \$6,901,100 to \$6,397,300;
8 528 Wayzata Boulevard – recommended total value from \$954,800 to \$791,900;
9 207 Walker Avenue South – recommended total value \$2,346,400 (no change);
10 131 Huntington Avenue South – recommended total value from \$662,700 to \$555,800;
11 960 Shady Lane East – recommended total value from \$3,669,400 to \$3,076,600;
12 341 Ramsey Road – recommended total value from \$2,703,500 to \$2,703,500;
13 557 Harrington Road – recommended total value from \$9,696,200 to \$8,937,500.

14 The motion carried unanimously.

15 Mr. Smerdon noted that the home located at 936 Shady Lane East has a heritage
16 preservation easement on it but noted that he has not sure what that meant.

17 Mayor Mouton noted that it was the only house in the City that had this type of
18 easement.

19 Mr. Smerdon stated that from the research he has done it appears to be possible for
20 the easement to be removed and asked if that was correct.

21 Mayor Mouton stated that staff would have to research that issue.
22

23 Mayor Mouton asked for a motion. Ms. Iverson made a motion, seconded by Ms.
24 MacDonald, to affirm the recommended total value of \$3,174,700 for property located at
25 936 East Shady Lane. The motion carried unanimously.
26

27 Mayor Mouton asked for a motion. Ms. MacDonald made a motion, Mr. Plechash
28 seconded, to affirm the County assessor's revised valuations for the following properties:

29 205 Ferndale Road South - recommended total value from \$1,330,600 to \$1,096,100;
30 178 Westwood Lane South – recommended total value from \$1,546,600 to \$1,426,300;
31 532 Ferndale Road West – recommended total value from \$7,667,000 to \$7,667,000;
32 600 Hillside Drive West – recommended total value from \$1,267,100 to \$997,600;
33 128 Peavey Lane – recommended total value from \$1,056,400 to \$850,000;
34 382 Bovey Road – recommended total value from \$2,365,800 to \$2,200,000;
35 494 Bovey Road – recommended total value from \$2,860,400 to \$2,592,800;
36 414 Pond Ridge Circle – recommended total value from \$366,200 to \$320,600;
37 436 Pond Ridge Circle – recommended total value from \$358,400 to \$332,100;
38 438 Pond Ridge Circle – recommended total value from \$367,100 to \$352,000;
39 1450 Eastman Lane – recommended total value from \$5,969,400 to \$5,133,600;
40 1320 LaSalle Street – recommended total value from \$1,197,200 to \$985,000;
41 1350 LaSalle Street – recommended total value from \$2,291,100 to \$1,922,000;
42 309 Hampton Street South – recommended total value from \$1,005,100 to \$896,400;
43 16400 Holdridge Road West – recommended total value from \$991,800 to \$770,000;
44 16013 Holdridge Road West – recommended total value from \$967,600 to \$830,000;
45 16500 Holdridge Road West – recommended total value from \$785,600 to \$785,600;
46 1705 Holdridge Circle – recommended total value from \$890,900 to \$742,700;

1 1601 Holdridge Circle – recommended total value from \$847,400 to \$758,500;
 2 264 Bushaway Road – recommended total value from \$2,602,500 to \$2,488,700;
 3 607 Gardner Street East – recommended total value from \$690,100 to \$665,000;
 4 628 Beaver Dam Street East – recommended total value from \$480,400 to \$425,000;
 5 720 Wayzata Boulevard East – recommended total value from \$510,000 to \$417,900;
 6 134 Broadway Avenue North – recommended total value from \$625,600 to \$583,000;
 7 251 Glenbrook Road North – recommended total value from \$1,908,700 to \$1,608,600;
 8 205 Berry Avenue South #101– recommended total value from \$283,300 to \$267,000;
 9 127 Edgewood Court – recommended total value from \$731,600 to \$715,000;
 10 124 Edgewood Court – recommended total value from \$839,100 to \$752,000;
 11 115 Edgewood Court – recommended total value from \$771,600 to \$747,000;
 12 292 Grace Point Court – recommended total value from \$1,154,900 to \$941,200;
 13 507 Rice Street East – recommended total value from \$837,200 to \$762,000;
 14 429 Rice Street East – recommended total value from \$866,300 to \$730,900;
 15 161 Huntington Avenue South – recommended total value from \$779,200 to \$670,700;
 16 127 Central Avenue South – recommended total value from \$962,000 to \$861,300;
 17 126 Circle Drive A South – recommended total value from \$1,303,500 to \$992,300;
 18 291 Grace Point Court – recommended total value from \$964,300 to \$784,400;
 19 401 Ferndale Road – recommended total value from \$3,015,800 to \$2,702,500;
 20 218 Bushaway Road – recommended total value from \$2,812,200 to \$2,045,000;
 21 258 Bushaway Road – recommended total value from \$2,529,000 to \$2,398,000;
 22 1321 LaSalle Street – recommended total value from \$3,156,100 to \$2,774,300;
 23 137 Central Avenue South – recommended total value from \$1,077,200 to \$851,300;
 24 147 Central Avenue South – recommended total value from \$686,900 to \$506,100;
 25 138 Circle A Drive South – recommended total value from \$1,972,200 to \$1,553,100;
 26 137 Huntington Avenue South – recommended total value from \$847,900 to \$669,600;
 27 875 Lake Street North #204 – recommended total value \$1,847,000 (no change);
 28 875 Lake Street North #214 – recommended total value from \$1,633,000 to \$1,410,700;
 29 875 Lake Street North #216 – recommended total value from \$963,300 to \$918,700;
 30 875 Lake Street North #301 – recommended total value from \$1,582,900 to \$1,300,700;
 31 875 Lake Street North #319 – recommended total value from \$933,700 to \$815,700;
 32 875 Lake Street North #412 – recommended total value from \$1,837,700 to \$1,586,700;
 33 754 Widsten Circle – recommended total value from \$1,412,000 to \$1,311,200;
 34 956 Shady Lane East – recommended total value from \$5,355,700 to \$4,677,100;
 35 1053 Lake Street East – recommended total value from \$2,126,300 to \$1,939,300;
 36 1610 Locust Hills Place – recommended total value from \$2,898,200 to \$2,585,000;
 37 148 Ridgeview Lane East – recommended total value from \$460,400 to \$430,000.
 38 The motion carried unanimously.

39
 40 Mayor Mouton explained that Ms. Iverson would recuse herself from taking a vote
 41 on her own property located at 220 Central Avenue South.

42
 43 Mayor Mouton asked for a motion. Mr. Parkhill made a motion, Mr. Plechash seconded,
 44 to affirm the County Assessor’s evaluation for 220 Central Avenue South – recommended
 45 total value from \$1,137,200 to \$959,900. The motion carried 4-0-1 (Ms. Iverson recused
 46 herself from the vote).

1
2 Mayor Mouton asked for a motion. Ms. MacDonald made a motion, Ms. Iverson seconded,
3 affirming the recommended value of no change for the following properties because the
4 County Assessor was unable to inspect the property and preserving the property owner's
5 right to appeal to the County:

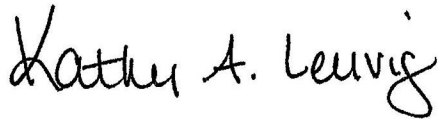
6 215 Ferndale Road South – recommended total value \$2,120,900;
7 480 Highcroft Road – recommended total value \$1,689,800;
8 168 Benton Avenue North – recommended total value \$763,900;
9 399 Gardner Street East – recommended total value \$191,500;
10 164 Huntington Avenue south – recommended total value \$1,108,800;
11 875 Lake Street North #409 – recommended total value \$2,629,200;
12 499 Bovey Road – recommended total value \$2,003,200;
13 515 Holly Circle – recommended total value \$506,600;
14 337 Reno Street – recommended total value \$950,700;
15 401 Bushaway Road – recommended total value \$6,357,100;
16 316 Walker Avenue North – recommended total value \$814,200;
17 213 Walker Avenue South – recommended total value \$2,324,400;
18 143 Huntington Avenue South – recommended total value \$1,303,600;
19 875 Lake Street North #402 – recommended total value \$1,653,900;
20 1620 Locust Hills Place – recommended total value \$2,307,000;
21 312 Hampton Street South – recommended total value \$1,023,800;
22 307 Hampton Street – recommended total value \$935,500;
23 1413 Holdridge Lane – recommended total value \$470,800;
24 649 Park Street East – recommended total value \$752,000;
25 815 Park Street East – recommended total value \$717,600;
26 312 Berry Avenue North – recommended total value \$894,400;
27 540 Indian Mound #2B – recommended total value \$1,451,900;
28 972 Shady Lane – recommended total value \$4,673,600;
29 964 Shady Lane – recommended total value \$4,565,100;
30 1136 Holly Brook Drive – recommended total value \$572,700;
31 1330 LaSalle Street – recommended total value \$965,900;
32 821 Park Street – recommended total value \$1,243,400;
33 240 Minnetonka Avenue South #302 – recommended total value \$3,042,400;
34 630 Indian Mound East #1B - recommended total value \$2,790,600;
35 290 Ridgeview Drive East – recommended total value \$529,300;
36 214 Berry Avenue South – recommended total value \$2,338,700;
37 605 Locust Hills Drive – recommended total value \$3,363,800;
38 262 Bushaway Road – recommended total value \$3,131,000;
39 118 Babcock Lane – recommended total value \$808,800.

40
41 Mayor Mouton expressed her appreciation to the staff from the County Assessor's office
42 for their support for what has turned out to be a tricky year. She stated that they have been
43 able to handle a lot in a very short period of time. She passed along some feedback from
44 a citizen who did not get a reduction in their valuation. She explained that this individual
45 agreed with the rationale behind the County's evaluation and noted that this individual was
46 grateful and very complementary on their professionalism and communication.

AGENDA ITEM 4. Adjournment.

There being no further business, Mayor Mouton asked for a motion to adjourn. Mr. Plechash made a motion, seconded by Mr. Parkhill to adjourn. Mayor Mouton adjourned the meeting at 8:50 p.m.

Respectfully submitted,

A handwritten signature in black ink that reads "Kathy A. Leervig". The signature is written in a cursive, flowing style.

Kathy Leervig
City Clerk

Drafted by Kayla Rokosz
TimeSaver Off Site Secretarial, Inc.