City of Wayzata

600 Rice Street

Wayzata, MN 55391-1734

MEMORANDUM

TO: Mayor and City Council

FROM: Heidi A. Nelson, City Manager
Don Uram, Administrative Services Director

DATE: April 1, 2015

RE: Local Board of Appeals and Equalization

Background

MN Statutes 274.01 Board of Appeal and Equalization describes the roles and responsibilities of the Board as to determine whether the taxable property in the City has been properly placed on the tax rolls and that the property has been properly valued by the assessor. The statue gives the Board the authority to review the valuation or classification of property whose owners feel that their property has not been properly valued and to make corrections as appropriate.

Residential Assessment

Included in the packet is a summary of the 2015 Assessment Growth for several lake area communities for both off-lake and on-lake properties. Also included is a 10-year history of growth for lakeshore properties. Growth for lakeshore properties over the last 10 years has ranged from a high of 18.1% in 05-06 to a low of a negative 11.8% in 11-12.

At this time, five property owners have requested that the Board review their values. These properties are:

- 146 Benton Avenue
- 190 Gleason Lake Road
- 403 Waycliffe Drive North
- 167 Bushaway Road
- 345 Lake Street West

Detailed information for each property is included in the packet. Residential Assessor Dan Distel will be present at the meeting to discuss each of these properties.

Commercial Assessment

Included in the packet is a summary of the 2015 Assessment for Commercial, Industrial, and Apartment properties. Chris Bennett, Hennepin County Senior Appraiser will be present at the meeting. Currently, Chris has received two phone calls from property owners. Neither is expected to attend the meeting.

At the conclusion of the meeting, the Local Board of Appeal and Equalization Certification Form for 2015 must be completed and submitted to the Department of Revenue.

274.01 BOARD OF APPEAL AND EQUALIZATION.

Subdivision 1. **Ordinary board; meetings, deadlines, grievances.** (a) The town board of a town, or the council or other governing body of a city, is the board of appeal and equalization except (1) in cities whose charters provide for a board of equalization or (2) in any city or town that has transferred its local board of review power and duties to the county board as provided in subdivision 3. The county assessor shall fix a day and time when the board or the board of equalization shall meet in the assessment districts of the county. Notwithstanding any law or city charter to the contrary, a city board of equalization shall be referred to as a board of appeal and equalization. On or before February 15 of each year the assessor shall give written notice of the time to the city or town clerk. Notwithstanding the provisions of any charter to the contrary, the meetings must be held between April 1 and May 31 each year. The clerk shall give published and posted notice of the meeting at least ten days before the date of the meeting.

The board shall meet either at a central location within the county or at the office of the clerk to review the assessment and classification of property in the town or city. No changes in valuation or classification which are intended to correct errors in judgment by the county assessor may be made by the county assessor after the board has adjourned in those cities or towns that hold a local board of review; however, corrections of errors that are merely clerical in nature or changes that extend homestead treatment to property are permitted after adjournment until the tax extension date for that assessment year. The changes must be fully documented and maintained in the assessor's office and must be available for review by any person. A copy of the changes made during this period in those cities or towns that hold a local board of review must be sent to the county board no later than December 31 of the assessment year.

(b) The board shall determine whether the taxable property in the town or city has been properly placed on the list and properly valued by the assessor. If real or personal property has been omitted, the board shall place it on the list with its market value, and correct the assessment so that each tract or lot of real property, and each article, parcel, or class of personal property, is entered on the assessment list at its market value. No assessment of the property of any person may be raised unless the person has been duly notified of the intent of the board to do so. On application of any person feeling aggrieved, the board shall review the assessment or classification, or both, and correct it as appears just. The board may not make an individual market value adjustment or classification change that would benefit the property if the owner or other person having control over the property has refused the assessor access to inspect the property and the interior of any buildings or structures as provided in section 273.20. A board member shall not participate in any actions of the board which result in market value adjustments or classification changes to property owned by the board member, the spouse, parent, stepparent, child, stepchild, grandparent, grandchild, brother, sister, uncle, aunt, nephew, or niece of a board member, or property in which a board member has a financial interest. The relationship may be by blood or marriage.

(c) A local board may reduce assessments upon petition of the taxpayer but the total reductions must not reduce the aggregate assessment made by the county assessor by more than one percent. If the total reductions would lower the aggregate assessments made by the county assessor by more than one percent, none of the adjustments may be made. The assessor shall correct any clerical errors or double assessments discovered by the board without regard to the one percent limitation.

(d) A local board does not have authority to grant an exemption or to order property removed from the tax rolls.

(e) A majority of the members may act at the meeting, and adjourn from day to day until they finish hearing the cases presented. The assessor shall attend and take part in the proceedings, but must not vote.

The county assessor, or an assistant delegated by the county assessor shall attend the meetings. The board shall list separately all omitted property added to the list by the board and all items of property increased or decreased, with the market value of each item of property, added or changed by the board. The county assessor shall enter all changes made by the board.

(f) Except as provided in subdivision 3, if a person fails to appear in person, by counsel, or by written communication before the board after being duly notified of the board's intent to raise the assessment of the property, or if a person feeling aggrieved by an assessment or classification fails to apply for a review of the assessment or classification, the person may not appear before the county board of appeal and equalization for a review. This paragraph does not apply if an assessment was made after the local board meeting, as provided in section 273.01, or if the person can establish not having received notice of market value at least five days before the local board meeting.

(g) The local board must complete its work and adjourn within 20 days from the time of convening stated in the notice of the clerk, unless a longer period is approved by the commissioner of revenue. No action taken after that date is valid. All complaints about an assessment or classification made after the meeting of the board must be heard and determined by the county board of equalization. A nonresident may, at any time, before the meeting of the board file written objections to an assessment or classification with the county assessor. The objections must be presented to the board at its meeting by the county assessor for its consideration.

Subd. 2. **Special board; duties delegated.** The governing body of a city may appoint a special board of review. The city may delegate to the special board of review all of the powers and duties in subdivision 1. The special board of review shall serve at the direction and discretion of the appointing body, subject to the restrictions imposed by law. The appointing body shall determine the number of members of the board, the compensation and expenses to be paid, and the term of office of each member. At least one member of the special board of review must be an appraiser, realtor, or other person familiar with property valuations in the assessment district.

Subd. 3. **Local board duties transferred to county.** The town board of any town or the governing body of any home rule charter or statutory city may transfer its powers and duties under subdivision 1 to the county board, and no longer perform the function of a local board. Before the town board or the governing body of a city transfers the powers and duties to the county board, the town board or city's governing body shall give public notice of the meeting at which the proposal for transfer is to be considered. The public notice shall follow the procedure contained in section 13D.04, subdivision 2. A transfer of duties as permitted under this subdivision must be communicated to the county assessor, in writing, before December 1 of any year to be effective for the following year's assessment. This transfer of duties to the county may either be permanent or for a specified number of years, provided that the transfer cannot be for less than three years. Its length must be stated in writing. A town or city may renew its option to transfer. The option to transfer duties under this subdivision is only available to a town or city whose assessment is done by the county.

History: *(2034) RL s 847; 1941 c 402 s 1; 1945 c 402 s 1; 1949 c 543 s 1; Ex1967 c 32 art 8 s 3; 1971 c 434 s 3; 1971 c 564 s 6; 1973 c 123 art 5 s 7; 1973 c 150 s 1; 1973 c 582 s 3; 1975 c 339 s 5; 1977 c 434 s 11; 1986 c 444; 1987 c 229 art 4 s 1; 1987 c 268 art 7 s 37; 1988 c 719 art 7 s 8; 1990 c 480 art 7 s 14; 1995 c 264 art 3 s 13; 1997 c 231 art 2 s 23; 1998 c 254 art 1 s 77; 1999 c 243 art 5 s 25; 1Sp2001 c 5 art 7 s 21; 2003 c 127 art 5 s 22; 1Sp2005 c 3 art 1 s 18; 2008 c 154 art 13 s 35; 2014 c 308 art 9 s 32,33; art 10 s 9*

2015 ASSESSMENT GROWTH

RESIDENTIAL PROPERTIES

CITY	OFF LAKE	ON LAKE
DEEPHAVEN	7.3%	10.0%
EXCELSIOR	8.1%	8.4%
GREENWOOD	-0.1%	3.3%
MINNETONKA	4.5%	8.7%
MINNETONKA BEACH	2.4%	3.0%
MINNETRISTA	0.2%	-0.3%
MOUND	1.5%	0.1%
ORONO	1.1%	3.7%
SHOREWOOD	6.1%	-0.1%
SPRING PARK	-6.4%	4.6%
TONKA BAY	0.2%	0.9%
WAYZATA	4.2%	6.2%
WOODLAND	6.0%	6.8%

RESIDENTIAL LAKESHORE PROPERTIES

JANUARY - JANUARY	05-06 Growth		06-07 Growth		07-08 Growth		08-09 Growth		09-10 Growth		10-11 Growth		11-12 Growth		12-13 Growth		13-14 Growth		14-15 Growth		Average Annual Growth (10 years)
DEEPHAVEN	16.0%	1	12.8%	3	-0.3%	4	-5.8%	5	-8.0%	3	-5.5%	5	-4.3%	8	-0.6%	7	7.7%	10	10.0%	8	2.2%
EXCELSIOR	30.5%	0	4.0%	2	0.7%	1	-6.3%	0	-6.3%	2	-0.6%	1	-2.0%	4	3.5%	2	15.0%	3	8.4%	3	4.7%
GREENWOOD	15.5%	5	10.2%	3	1.1%	5	-3.3%	8	-7.9%	3	-6.2%	2	-2.9%	8	-5.9%	10	10.5%	6	3.3%	8	1.4%
MINNETONKA	22.0%	2	10.5%	5	-0.4%	2	-7.5%	6	-14.5%	1	0.0%	2	-4.6%	4	1.0%	7	1.2%	9	8.7%	3	1.6%
MINNETONKA BEACH	12.6%	5	10.5%	5	-0.1%	5	-7.4%	1	-6.4%	5	-2.0%	3	-9.9%	6	-13.0%	4	27.8%	5	3.0%	7	1.5%
MINNETRISTA	19.4%	28	8.4%	25	-3.9%	18	-3.9%	15	-8.7%	8	-4.8%	14	-6.3%	9	-2.2%	12	2.7%	25	-0.3%	19	0.0%
MOUND	15.8%	47	16.2%	34	3.1%	29	-10.3%	11	-11.7%	29	-11.2%	25	-3.3%	21	-5.8%	51	5.3%	47	0.1%	29	-0.2%
ORONO	9.5%	49	9.8%	26	0.8%	27	-1.8%	19	-7.0%	16	-8.2%	18	-8.6%	25	-1.7%	33	2.4%	38	3.7%	37	-0.1%
SHOREWOOD	8.3%	18	5.3%	8	1.6%	5	-1.5%	10	-6.9%	8	-4.3%	10	-6.5%	10	-2.1%	21	9.0%	15	-0.1%	13	0.3%
SPRING PARK	8.6%	3	13.3%	2	2.8%	0	-10.5%	0	-6.0%	1	-8.2%	1	-12.7%	2	-2.4%	4	16.5%	5	4.6%	1	0.6%
TONKA BAY	16.2%	18	13.3%	12	1.3%	6	-3.1%	9	-6.7%	6	-4.9%	4	-7.0%	12	-4.1%	20	7.6%	15	0.9%	7	1.4%
WAYZATA	18.1%	4	5.6%	3	0.1%	3	-9.0%	2	-5.7%	1	-0.3%	3	-11.8%	1	-3.8%	3	0.7%	3	6.2%	2	0.0%
WOODLAND	7.1%	1	5.7%	3	-0.2%	1	-3.7%	1	-2.8%	0	-6.4%	2	-6.7%	1	-4.0%	3	3.0%	5	6.8%	5	-0.1%
AVG. % Change	15.4%	181	9.7%	131	0.5%	106	-5.7%	87	-7.6%	83	-4.8%	90	-6.7%	111	-3.2%	177	8.4%	186	4.3%	142	1.0%

Gary & Kelley Knight

146 Benton Ave, Wayzata, Mn
612-919-7983
gary@knightremodeling.com

3/25/2015

Dear Local Board of Appeal and Equalization,

We purchased our home at 146 Benton Ave, Wayzata in March of 2013 for $580,000.00. We learned shortly after we bought the home that there was a proposal/planned development being presented to the City and that meetings were scheduled to review and voice concerns/opinions.

Long story short, we were told (at one of the meetings...it was recorded) that there would be ample screening from the development including strategically placed Spruce and Pine trees as wells as deciduous varieties. As it turns out we have headlights shining in our house and little screening at best.

We don't feel our property has appreciated at all and have even put on hold a major remodel that we invested thousands of dollars in architectural fees.

Therefore we are appealing our evaluation of $661,000 based on the facts that our property has actually gone down in value due to the commercial development.

Warm regards,
Gary & Kelley Knight

Name	Address	PID	
Gary Knight	146 Benton Avenue	06-117-22-14-0048	
Assessors Values	**LAND**	**BUILDING**	**TOTAL**
2015	236,000	425,000	661,000
2014	221,000	405,000	626,000
2013	188,000	415,000	603,000
2012	195,000	408,000	603,000
Owner will be at the meeting ☐	Owner's rep will be at the meeting ☐	Owner's appeal by letter ☐	

Property Owners Concerns:

The owner has provided a letter to the local board of appeals, and will be present at the meeting to discuss his appeal.

He feels that his property is worth no more than what he paid for it, which was $580,000 in March of 2013.

The new development and driveway for the commercial property is affecting his value negatively.

		Before BOR meeting	After BOR meeting
Assessor & Owners	Have talked by phone: 3/20/15 & 3/25/15		
	Have had a meeting		
	Viewed the property: 3/25/15		

Assessors Comments:

The property increased 5.6% from 2014 to 2015, which is typical for the neighborhood. The owners purchased the property in March of 2013 for $580,000. The owner feels that is property has been affected the most and is wondering if there are other properties that are affected also.

ASSESSORS RECOMMENDED	LAND	BUILDING	TOTAL
BOARD ACTION			

Hennepin Interactive Maps

Property Map

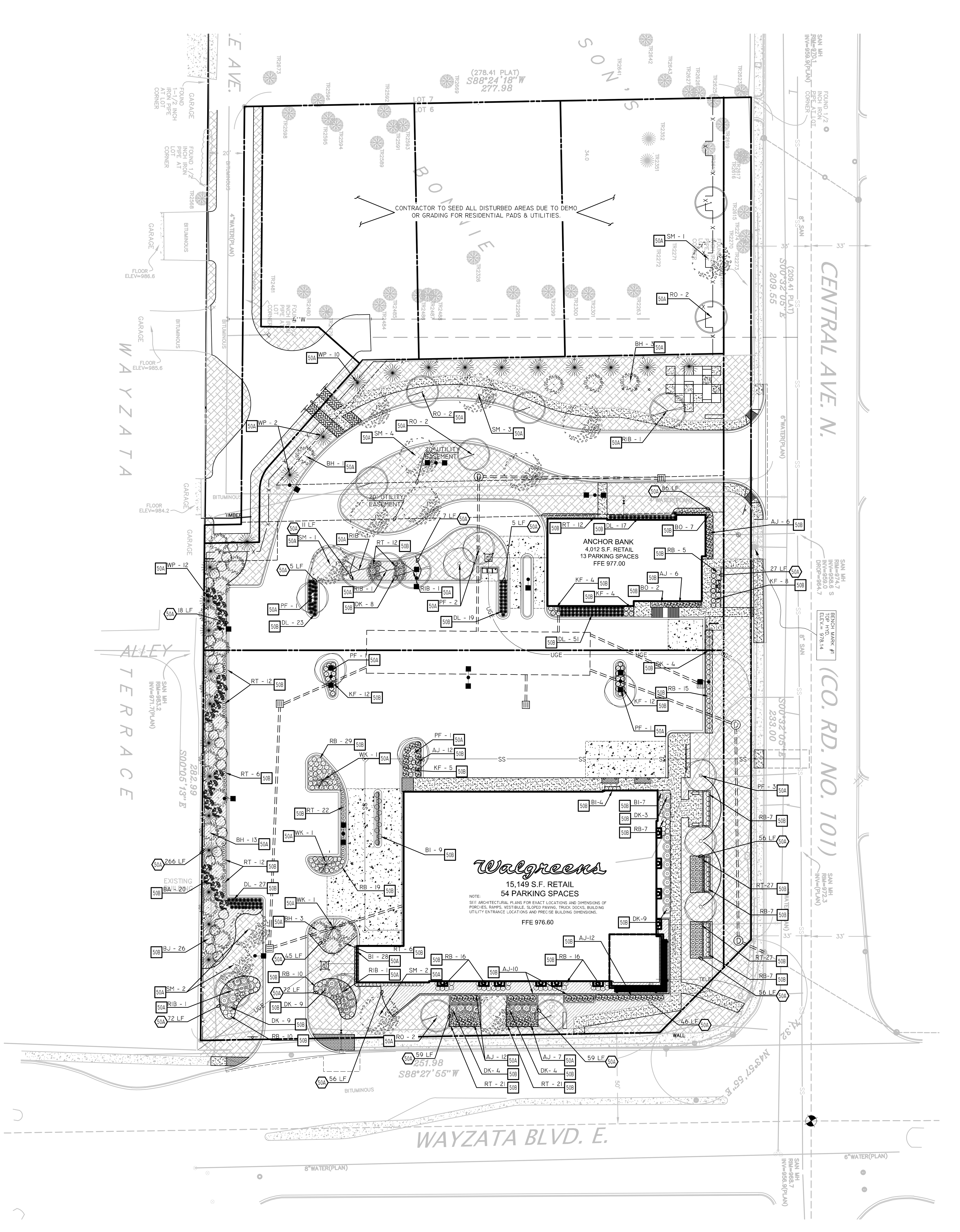
Parcel ID:	06-117-22-14-0048	**A-T-B:**	Torrens
Owner Name:	Gary Knight & Kelley Knight	**Market Total:**	$626,000
Parcel Address:	146 Benton Ave N Wayzata, MN 55391	**Tax Total:**	$8,723.28 (Payable: 2015)
Property Type:	Residential	**Sale Price:**	$580,000
Home-stead:	Homestead	**Sale Date:**	03/2013
Parcel Area:	0.19 acres 8,466 sq ft	**Sale Code:**	Warranty Deed

Map Scale: 1" ≈ 200 ft.

Print Date: 3/31/2015

N


MAR 24 2004

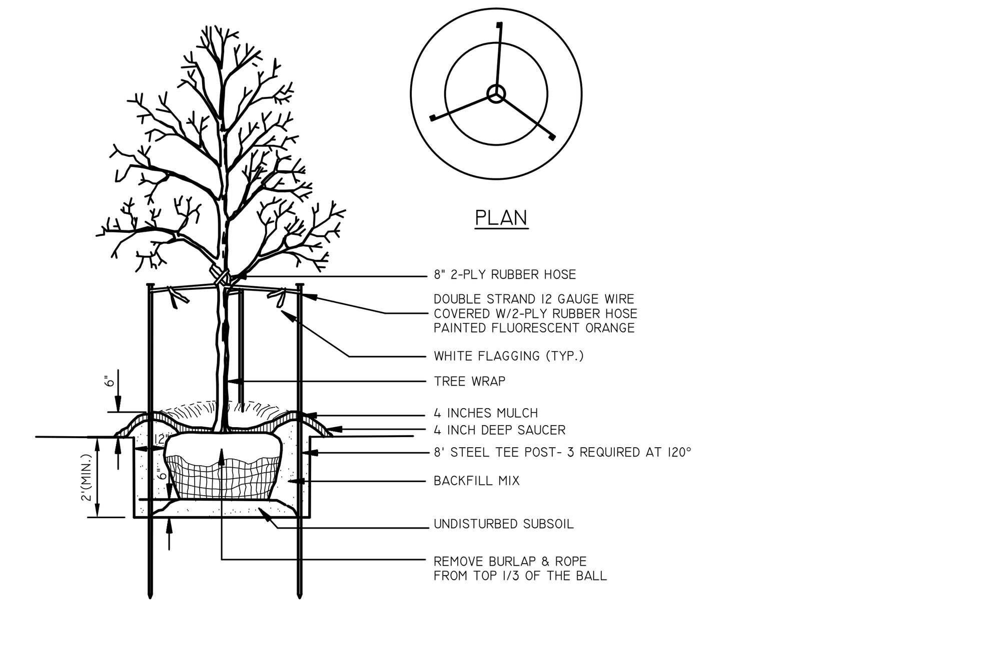


CALL BEFORE YOU DIG
1-651-454-0002
MINNESOTA ONE CALL SYSTEM

N

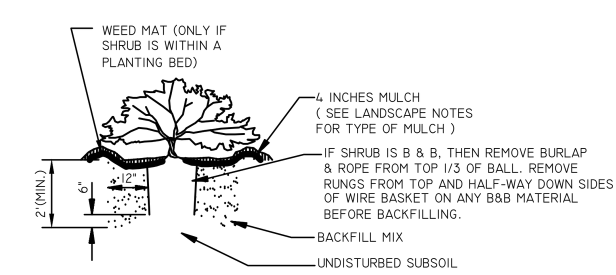
0 30' 45' 60'
SCALE IN FEET

SITE BENCHMARK #1
FIRE HYDRANT EAST OF PROPERTY LINE TOP NUT 978.14



NOTE: SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

TREE PLANTING 50A
N.T.S.



NOTE: THE ACCEPTED PLANTING DETAIL MUST BE ADHERED TO BY THE LANDSCAPE INSTALLER.

SHRUB PLANTING 50B
N.T.S.

TREES TO BE PRESERVED:
1 - 15" PINE
5 - 6" DECIDUOUS
4 - 8" DECIDUOUS
4 - 10" DECIDUOUS
9 - 12" DECIDUOUS
2 - 15" DECIDUOUS
3 - 18" DECIDUOUS
2 - 24" DECIDUOUS
1 - 8" DECIDUOUS (TWIN)
2 - 12" DECIDUOUS (TWIN)
36 TREES TOTAL

LEGEND

EXISTING

DENOTES FOUND MONUMENT	OHE — OVERHEAD ELECTRIC LINE
DENOTES SET MONUMENT	UGE — UNDERGROUND ELECTRIC LINE
WATER VALVES	UGT — TELEPHONE LINE
HYDRANT	_"W — WATER LINE
CATCH BASIN/STORM MH	SD — STORM SEWER LINE
SANITARY MANHOLE	SS — SANITARY SEWER LINE
CLEAN OUT	X — CHAINLINK FENCE
SIGN	CURB
UTILITY POLE	CONCRETE
LIGHT POLE	TREE
TELE/ELEC BOX	

LANDSCAPE NOTES

50A STEEL EDGING

LANDSCAPE DETAILS

50A TREE PLANTING
50B SHRUB PLANTING

PROPOSED

BOUNDARY LINE
RIGHT OF WAY LINE
4" SHREDDED HARDWOOD MULCHED AREA
4" TOPSOIL AND SODDED AREA

GENERAL LANDSCAPE NOTES

A. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE LANDSCAPE CONSTRUCTION BEGINS.

B. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING.

C. ALL LANDSCAPE MATERIALS SHALL BE IN COMPLIANCE WITH THE GRADES AND STANDARDS FOR NURSERY PLANTS, AND SHALL CONFORM TO Mn/DOT SPECIFICATIONS

D. ALL DISTURBED AREAS NOT SHOWN AS SOD ON THE LANDSCAPE PLAN SHALL BE AS FOLLOWS: FERTILIZERS: SHALL BE APPLIED PER MANUFACTURERS SPECIFICATIONS AND TILLED INTO THE TOPSOIL PRIOR TO PLACING SOD. MULCH: SHREDDED HARDWOOD MULCH 4" DEPTH SHALL CONFORM TO Mn/DOT SPECIFICATIONS 3882 TOPSOIL: 4" DEPTH THAT IS PULVERIZED, SCREENED AND FREE OF HEAVY CLAY, COURSE SAND, STONES, PLANTS, ROOTS, STICKS AND OTHER FOREIGN MATERIALS. SHALL MEET THE REQUIREMENTS OF Mn/DOT SPECIFICATIONS 3877 FOR SELECT TOPSOIL BORROW. SOD: SHALL CONFORM TO Mn/DOT SPECIFICATION 3878 (TYPE A LAWN) ALL SLOPES GREATER THAN 4:1 SHALL BE STAKED AS APPROPRIATE TO PREVENT SOD SLIPPAGE.

E. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND SIX INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SODDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY RELOCATED TREES SHALL BE MAINTAINED UNTIL SUCH POINT AS TREE IS RE-ESTABLISHED. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

F. MAINTAIN 5' MIN. HORIZONTAL SEPARATION BETWEEN TREE PLANTINGS AND ALL UTILITIES.

TREE LIST

SYB	KEY	QTY	COMMON NAME/ BOTANICAL NAME	ROOT	SIZE	REMARKS
	SM	13	SUGAR MAPLE ACER SACCHARUM	CONT.	2.5" CAL.	PLANT AS SHOWN
	WP	23	EASTERN WHITE PINE PINUS MONTICOLA	CONT.	MIN 6' TALL	PLANT AS SHOWN
	RO	8	NORTHERN RED OAK QUERCUS RUBRA	CONT.	2.5' CAL.	PLANT AS SHOWN
	RIB	5	RIVER BIRCH BETULA NIGRA	CONT.	2.5" CAL.	PLANT AS SHOWN
	PF	9	PRAIRIE FIRE CRABAPPLE MALUS "PRAIRE FIRE"	CONT.	1.5" CAL.	PLANT AS SHOWN
	WK	3	WINTER KING HAWTHORNE CRATAEGUS VIRIDIS 'WINTER KING'	CONT.	1.5" CAL.	PLANT AS SHOWN
	BH	20	BLACK HILLS SPRUCE PICEA GLAUCA	CONT.	1.5" CAL.	PLANT AS SHOWN
	BA	20	BRANDON'S ARBORVITAE THUJA OCCIDENTALIS	CONT.	12' X 8'	PLANT AS SHOWN
	BJ	22	BLUE POINT JUNIPER JUNIPERUS CHINENSIS 'BLUE POINT'	CONT.	12' X 8'	PLANT AS SHOWN
	-	1	PINE TREE TO BE PRESERVED	-	-	-
	-	35	DECIDUOUS TREE TO BE PRESERVED	-	-	-
		159				

SHRUB LIST

SYB	KEY	QTY	COMMON NAME/ BOTANICAL NAME	ROOT	SIZE	REMARKS
	AJ	66	ANDORRA COMPACTA JUNIPER JUNIPERUS 'ANDORA COMPACTA'	CONT.	3 GAL	PLANT AS SHOWN
	BO	9	BLUE OAT GRASS HELICTOTRICHON SEMPERVIRENS	CONT.	#2 POT	PLANT AS SHOWN
	KF	45	KARL FOERSTER - REED GRASS CALAMAGROSTIS X ACUTIFLORA	CONT.	1 GAL	PLANT AS SHOWN
	RB	146	ROYAL BURGUNDY BARBERRY BERBERIS THUNBERGII 'GENTRY'	CONT.	1 GAL	PLANT AS SHOWN
	RT	187	REDTWIG DOGWOOD CORNUS ALBA 'SIBIRICA'	CONT.	1 GAL	PLANT AS SHOWN
	DL	138	DAYLILIES HERMEROCALLIS	CONT.	1 GAL	PLANT AS SHOWN
	DK	49	DWARF KOREAN LILAC SYRINGA MEYERI 'PALIBIN'	CONT.	1 GAL	PLANT AS SHOWN
	BI	39	BOSTON IVY PARTHENOCISSUS TRICUSPIDATA	CONT.	1 GAL	PLANT AS SHOWN
		679				

GEI
Engineering Associates, Inc.
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS
2025 CENTRE POINTE BLVD., SUITE 210
MENDOTA HEIGHTS, MN 55120
(651)452-8960
(651)452-1149
REV-5

PRELIMINARY
NOT FOR
CONSTRUCTION

NO.	DATE	BY	REVISIONS
REV-5	1/15/14	TLC	CITY REVIEW COMMENTS
REV-4	11/13/13	TLC	CITY REVIEW COMMENTS
REV-3	10/1/13	TLC	CLIENT REVIEW COMMENTS
REV-2	09/09/13	TLC	RESUBMITTAL TO CITY
REV-1	07-12-13	TLC	PER INITIAL CITY COMMENTS

LANDSCAPE PLAN
FUTURE STORE □
WALGREENS
1055 WAYZATA BOULEVARD EAST
WAYZATA, MN 55391

CADD PLOT:
DRAWN BY: L. COOPER
DATE: 1/13/14
REVIEWED: A. CATCHPOOL

L-100

Name	Address	PID	
David Heil	190 Gleason Lake Rd	05-117-22-13-0014	
Assessors Values	**LAND**	**BUILDING**	**TOTAL**
2015	95,000	424,000	519,000
2014	82,000	323,000	405,000
2013	73,000	312,000	385,000
2012	75,000	294,000	369,000

Owner will be at the meeting ☐	Owner's rep will be at the meeting ☐	Owner's appeal by letter ☐

Property Owners Concerns:

The owner will not accept the increase on his property. The assessor also assigned a value of $50,000 for new improvements which have been made.

		Before BOR meeting	After BOR meeting
Assessor & Owners	Have talked by phone:		
	Have had a meeting: **Email only**		
	Viewed the property: NO		

Assessors Comments:

Mr. Heil purchased the property in November of 2012 for $406,000. Although there have been no permits issued to this property since the purchase, I believe the property has been improved by remodeling.

I have offered to view the property by appointment and recommend changed in the data and value. Mr. Heil has been out of town and will contact me when he returns.

ASSESSORS RECOMMENDED	LAND	BUILDING	TOTAL
BOARD ACTION			

Hennepin Interactive Maps

Property Map

Parcel ID:	05-117-22-13-0014	**A-T-B:**	Abstract
Owner Name:	D J Heil & D W Heil	**Market Total:**	$405,000
Parcel Address:	190 Gleason Lake Rd Wayzata, MN 55391	**Tax Total:**	$5,410.94 (Payable: 2015)
Property Type:	Residential	**Sale Price:**	$406,600
Home-stead:	Homestead	**Sale Date:**	11/2012
Parcel Area:	0.73 acres 31,680 sq ft	**Sale Code:**	Warranty Deed

Map Scale: 1" ≈ 200 ft.

Print Date: 3/31/2015

N


MAR 25 2004

To: Dan Distel, Assessor City of Wayzata

Date: 3/25/15

Same house … same street … same view of the pond. 323 recently sold for $500,000. I do not understand why 403 is valued at $639,000. Is it because we are in the shadow of the places across the street on Gleason Lake which always sell for considerably more?

Del Johnson

403 Waycliffe Dr No.

DEL M. JOHNSON
612 910 4415 mobile
deljohnson56@hotmail.com

4301 Carriage Lane Destin FL 32541

4527 Ocean View Dr Destin FL 32541
Rental
403 Waycliffe Dr No Wayzata MN 55391
Summer

323 Waycliffe Dr N, Wayzata, MN 55391

3 beds 2 baths 3,455 sqft

Sold: $500,000

Sold on 11/19/14

Freshly appointed Waycliffe townhome now available! Beautiful pond and fountain views. 3-car heated garage. Two fireplaces, custom finishes, wet bar. Wonderful storage and built-ins.

I AM OUT OF TOWN
AND CANNOT ATTEND
THE MEETING ON
APRIL 7th.

Name	Address	PID	
Del Johnson	403 Waycliffe	05-117-22-21-0052	
Assessors Values	LAND	BUILDING	TOTAL
2015			639,000
2014			602,000

Owner will be at the meeting ☐	Owner's rep will be at the meeting ☐	Owner's appeal by letter ☐

Property Owners Concerns:

See enclosed letter.

		Before BOR meeting	After BOR meeting
Assessor & Owners	Have talked by phone: **Left message 3/31**		
	Have had a meeting:		
	Viewed the property:		

Assessors Comments:

I tried calling Mr. Johnson on March 31, 2015 after receiving his letter. I left a message, asking if he would like to be included on the roster for the board of appeals meeting. I have not reviewed the issue yet but any change at this time must come from the board. Being on the roster would preserve his right to go on to the county board of appeal should that be needed.

ASSESSORS RECOMMENDED	LAND	BUILDING	TOTAL
BOARD ACTION			

Hennepin Interactive Maps

Property Map

Parcel ID:	05-117-22-21-0052	A-T-B:	Torrens
Owner Name:	The Johnson Family Rev Lv Tr	Market Total:	$602,000
Parcel Address:	403 Waycliffe North Wayzata, MN 55391	Tax Total:	$8,157.72 (Payable: 2015)
Property Type:	Seasonal-Residential Rec	Sale Price:	$650,000
Home-stead:	Non-Homestead	Sale Date:	08/2003
Parcel Area:	0.21 acres 9,095 sq ft	Sale Code:	Warranty Deed

Map Scale: 1" ≈ 200 ft.

Print Date: 3/31/2015

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This map is a compilation of data from various sources and is furnished "AS IS" with no representation or warranty expressed or implied, including fitness of any particular purpose, merchantability, or the accuracy and completeness of the information shown.

Think Green!


2004 3 24

Don Uram

From:	Jeff Rotsch <jjrotsch@gmail.com>
Sent:	Wednesday, April 01, 2015 1:03 PM
To:	Don Uram
Cc:	Chris Rotsch
Subject:	ESTIMATED MARKET VALUE APPEAL

PROPERTY ADDRESS- 167 Bushaway Rd.
PROPERTY ID 05-117-22 31 0011
CURRENT PROPERTY ESTIMATED MARKET VALUE $574,000

Local Board of Appeal-

I just got off the phone with Dan Distel. Unfortunately, our forwarded mail just arrived, so I was unable to get to Dan the required ten days before the April 7th Board of Appeals meeting. He suggested I write an email explaining our rationale for an appeal to the estimated market value of $574,000.The property was purchased on auction at Auction.com and was closed on a few months ago on January 9,2015.The auction ran for a number of days and had about a dozen bids, with the Bushaway LLC being the highest bid. The purchase price was $465,000 plus an Auction.com commission of $23,250. The house is in a state of disrepair, as it has two leaking skylights plus a sun porch with rotted window sashes/casements. There are probably other issues that need attention but the house has been "mothballed" since this past Fall with no heat, light or water running. Once we are able to turn on the electricity, gas, and water, we will know the entire extent of repair required.

I would appeal to you to give a estimated market value that is consistent with the value, which I believe is less than the Certificate of Real Estate Value.

Thank you for your consideration and please let me know if you need any additional information.

Sincerely,

Bushaway LLC

Contact- Jeff Rotsch 612-868-1590 C

Name	Address	PID	
Jeffrey Rotsch	167 Bushaway Road	05-117-22-31-0011	
Assessors Values	**LAND**	**BUILDING**	**TOTAL**
2015	381,000	193,000	574,000
2014	381,000	193,000	574,000
2013	335,000	163,000	498,000
2012	350,000	193,000	543,000

Owner will be at the meeting ☐	Owner's rep will be at the meeting ☐	Owner's appeal by letter ☐

Property Owners Concerns:

Owner bought at auction, didn't get the opportunity to look inside the house because it was occupied by renters. Home has many problems and the services have been off for awhile. Paid $488,250 in January 2015. Feels that the property value should be what he paid. This proerty is a neighboring property to his home.

Owner got notice late.

		Before BOR meeting	After BOR meeting
Assessor & Owners	Have talked by phone: Florida	1-Apr-15	
	Have had a meeting:		
	Viewed the property:		

Assessors Comments:

Auctions are not normal in sales transactions and may not reflect an accurate price. However, the property has been for sale on and off since 2008. The last listing was October 2011 for $475,000. The market has gotten better since 2011 but the house certainly hasn't.

ASSESSORS RECOMMENDED	LAND	BUILDING	TOTAL
BOARD ACTION			

Hennepin Interactive Maps

Property Map

Parcel ID:	05-117-22-31-0011	**A-T-B:**	Torrens
Owner Name:	Bushaway Road Llc	**Market Total:**	$574,000
Parcel Address:	167 Bushaway Rd Wayzata, MN 55391	**Tax Total:**	$8,996.34 (Payable: 2015)
Property Type:	Residential	**Sale Price:**	$488,250
Home-stead:	Non-Homestead	**Sale Date:**	01/2015
Parcel Area:	1.46 acres 63,674 sq ft	**Sale Code:**	

Map Scale: 1" ≈ 200 ft.

Print Date: 4/1/2015

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This map is a compilation of data from various sources and is furnished "AS IS" with no representation or warranty expressed or implied, including fitness of any particular purpose, merchantability, or the accuracy and completeness of the information shown.

Think Green!


MAR 25 2004

Name	Address	PID	
Gary Orris/Susan Bennett	345 Lake St W	01-117-23-14-0036	
Assessors Values	**LAND**	**BUILDING**	**TOTAL**
2015	300,000	412,000	712,000
2014	260,000	298,000	558,000
2013	260,000	298,000	558,000
2012	260,000	321,000	581,000

Owner will be at the meeting: **X**	Owner's rep will be at the meeting ☐	Owner's appeal by letter ☐

Property Owners Concerns:

The assessor has valued the property at $712,000. for 2015. Property was purchased in September of 2013 for $522,000. A building permit was issued in December of 2013 for interior remodeling. They feel the value is excessive and not equal to other properties in the development.

		Before BOR meeting	After BOR meeting
Assessor & Owners	Have talked by phone: 4/1/15		
	Have had a meeting: 4/1/15		
	Viewed the property: 4/1/15		

Assessors Comments:

I met with Susan Bennett on 4/1/15 and brought all files in the development for her review. In my opinion, I think the property is well equalized with others and is not excessively valued. A building permit was issued on 12/26/13 for interior remodeling at a value of $150,000. I have assessed an improvement amount of $114,000 for 2015. When we met I went over how the value was calculated and showed her the calculation of many other homes in her neighborhood.

ASSESSORS RECOMMENDED	LAND	BUILDING	TOTAL
No change			
BOARD ACTION			

Hennepin Interactive Maps

Property Map

Parcel ID:	01-117-23-14-0036	**A-T-B:**	Torrens
Owner Name:	Gary Orris & Susan Bennett	**Market Total:**	$558,000
Parcel Address:	345 Lake St W Wayzata, MN 55391	**Tax Total:**	$7,626.52 (Payable: 2015)
Property Type:	Townhouse	**Sale Price:**	$522,000
Home-stead:	Homestead	**Sale Date:**	09/2013
Parcel Area:	0.18 acres 7,861 sq ft	**Sale Code:**	Warranty Deed

Map Scale: 1" ≈ 200 ft.

Print Date: 4/2/2015

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Think Green!


345
MAR 24 2004

Recapitulation of the 1-2-2015 Wayzata Commercial/Industrial/Apartment Assessments

APARTMENTS

A's- Except for the Promenade Units, there is only 1 A property in Wayzata. Maggie Manor is a new 6 unit complex at 110 Grand Avenue S. The value increased 9.69% to $188,667 per unit.

B's- The two B's are Gleason Lake (+24.16% to $81,078 per unit) and Wayzata Woods (+10.18% to $78,435 per unit)

C's- Increases ranged from 0% to 15.82%. Most of the increases were in the mid-single digit range. Two of the Lindahl properties went down approximately 6%. The C property values range from $58,500 per unit to $80,833.

The 4-plex values were unchanged and they range from $88,250 per unit to $91,000.

COMMERCIAL

Although the commercial assessment was mostly flat, there were a few properties that had significant increases. Most are retail properties on Wayzata Boulevard and the increases are mostly pro forma based.

Wayzata Executive Park +16.08%
1907 Wayzata Blvd E/PID#05-117-22-13-0034

Holiday Convenience Store +28.2%
1325 Wayzata Blvd E/PID#05-117-22-24-0013

Punch Pizza (Wayzata Blvd) +11.91%
1313 Wayzata Blvd E/PID#05-117-22-24-0014

1300 Wayzata Blvd (retail strip) +15.59%
1310 Wayzata Blvd E/PID#05-117-22-31-0004

Alshouse Office +16.57%
1120 Wayzata Blvd E/PID#05-117-22-32-0076

Alshouse Retail +20.03%
1200 Wayzata Blvd E/PID#05-117-22-32-0077

Pennhurst Laundry +23.87%
1042 Wayzata Blvd E/PID#06-117-22-41-0019

Wayzata Village Shopping Center +12.73%
812 Lake Street E/PID#06-117-22-42-0044

SALES

06-117-22-14-0080/935 Wayzata Boulevard E

Sold 10/17/2013 for $1,150,000. This was a tired 12,386 square foot 1979 office building that was gutted by the buyer and is being converted to medical. Just over 50% of the building has been built out for Ness Plastic Surgery. The basement level is complete. Approximately 70% of the 1st floor and 30% of the 2nd floor has yet to be built out. The 1-2-2014 AEMV was $1,150,000. For 1-2-2015, the AEMV was increased to $2,000,000 and that figure includes an $850,000 improvement amount.

06-117-22-24-0095/222 Minnetonka Avenue S

Sold 11/14/2013 for $875,000. This is the Lori Line property that was gutted after sale and the interior and exterior completely re-built. The 1-2-2014 AEMV was $833,000. For 1-2-2015, the AEMV was increased to $996,000 and that figure includes a $163,000 improvement amount.

NEW CONSTRUCTION

The Promenade value, excluding the residential condominiums, went from $84,043,000 to $116,151,000. The North Block is complete and the Superior Block is complete except for some retail build out by Lund's. The West Block is 70% complete and the Plaza Block retail is 70% complete. Kevin Wynn has the details on the Plaza Block residential condominiums.

The other improvements were-

Ness Medical Office- $850,000 improvement

Lori Line- $163,000 improvement

Boatworks- $1,000,000 improvement

MINNESOTA · REVENUE

Local Board of Appeal and Equalization Certification Form for 2015

The Local Board of Appeal and Equalization (LBAE) **must complete and sign** this form for each meeting of the local board. Since all local boards are required to comply with the training and quorum requirements, **this form must be completed even if no appeals are heard.** At the end of each LBAE meeting, the county assessor or authorized city assessor takes possession of the completed form.

Section 1 – Complete the following information at the beginning of the meeting.

County name	Jurisdiction name (indicate city or town)
Hennepin	Wayzata

Meeting (circle one): convened or reconvened	Date	Time	
	April 7	5:30	☐ a.m. ☒ p.m.

Township/City Board Members

List **all voting members** of the LBAE and check "Present" or "Absent" for **each one** to indicate which members were in attendance. For each **voting member present**, check "Yes" or "No" indicating if the member has completed the training required under Minnesota Statutes, Section 274.014 within the last four years. **All voting members present at the meeting must sign this form.** By signing this form, you certify that you attended the LBAE meeting. You are also certifying that no board member participated in actions concerning the valuation or classification of a property owned by the board member, the board member's spouse, parent, stepparent, child, stepchild, grandparent, grandchild, brother, sister, uncle aunt, nephew, or niece of a board member, or any property in which the board member has a financial interest (the relationships may be by blood or marriage).

Print names of all *voting* members	Title	Attendance	Training certified	Signature (for those in attendance only)
Ken Willcox	Mayor	☐ Present ☐ Absent	☐ Yes ☐ No	X
Bridget Anderson	Council	☐ Present ☐ Absent	☐ Yes ☐ No	X
Andrew Mullin	Council	☐ Present ☐ Absent	☐ Yes ☐ No	X
Johanna McCarthy	Council	☐ Present ☐ Absent	☐ Yes ☐ No	X
Steven Tyacke	Council	☐ Present ☐ Absent	☐ Yes ☐ No	X
		☐ Present ☐ Absent	☐ Yes ☐ No	X
		☐ Present ☐ Absent	☐ Yes ☐ No	X

Assessment Personnel

Must be completed by the county assessor (or an assistant delegated by the county assessor) or authorized city assessor present at the meeting.

Local assessor information

Does this jurisdiction have a local assessor? ☒ Yes ☐ No
If yes, was the local assessor present? ☐ Yes ☐ No

Local assessor name	License no.
Dan Distel	

Other assessment personnel present
Please list additional names on back of this form.

Name	Title

County assessor (or delegate) / authorized city assessor information

Name	Title	License no.

County assessor (or delegate) / authorized city assessor certification
By signing below, I certify I was present at the meeting and (please check one):
☐ A quorum was present and a training certified member was present; or
☐ I took over the meeting and changed it to an open book format because:
  ☐ A quorum was not present, and/or
  ☐ A trained member was not present.

County assessor (or delegate) / authorized city assessor signature

X

Board member acknowledges loss of LBAE for this and following assessment year (due to reason checked above).

X

Section 2 – Complete the following information at the end of the meeting.

Meeting (circle one): recessed or adjourned	Time	
		☐ a.m. ☐ p.m.

Scheduling for Reconvene Meeting (if needed)

The LBAE **must resolve all issues before the meeting is adjourned.** If issues are unresolved, the board should recess until the next meeting. The LBAE must complete and sign a LBAE Certification Form for each reconvene meeting. The date and time for the reconvene meeting must be determined before the initial meeting is recessed. **Once the LBAE has adjourned it cannot reconvene.**

Date for reconvene meeting	Time	
		☐ a.m. ☐ p.m.