WAYZATA LOCAL BOARD OF APPEAL AND EQUALIZATION HEARING
MEETING MINUTES
APRIL 18, 2024

<u>AGENDA ITEM 1. Call to Order.</u>
Mayor Mouton called the meeting to order at 5:30 p.m. Mayor Mouton shared the multiple options for joining remotely and submitting comments or questions.

<u>AGENDA ITEM 2. Pledge of Allegiance.</u>

<u>AGENDA ITEM 3. Roll Call.</u>
Board Members present: Mouton, Iverson, MacDonald, Parkhill. Also present: City Manager Dahl, City Clerk Leervig, City Attorney Schelzel, Michael Smerdon, Shane Larsen, and Melody Devine, Hennepin County Assessor's Office.

Board Member absent: Plechash

<u>AGENDA ITEM 4. Board of Appeal and Equalization Hearing.</u>
City Manager Dahl gave an overview of the Board of Appeal and Equalization hearing process and explained the goals of the meeting. He shared an overview of the current market trends for the City and the County.

Michael Smerdon, Hennepin County Assessor's Office, introduced himself and read aloud a portion of the Local Board of Appeal and Equalization Handbook relating to the Boards actions.

Melody Devine, Hennepin County Assessor's Office, stated that they had received calls about for 1 apartment building:

- Highcroft Manor, 101 Peavey Lane – following inspection there was agreement for a reduction in value to $6,193,000

Mayor Mouton asked for a motion. Mr. Parkhill made a motion, seconded by Ms. Iverson, to Approve the Assessors Recommendation to a reduction on value for 101 Peavey Lane to $6,193,000, as outlined. Motion carried 4/0.

Ms. Devine read aloud the appeals from 4 commercial properties and explained the recommended actions:

- 1325 Wayzata Boulevard

Mayor Mouton asked for a motion. Ms. MacDonald made a motion, seconded by Mr. Parkhill, to Sustain the Existing value of $1,889,000 as outlined. Motion carried 4/0.

- 201 Lake Street E
- 305 Lake Street E
- 315 Lake Street E

Mayor Mouton asked for a motion. Ms. Iverson made a motion, seconded by Ms. MacDonald to Sustain the Existing Value in order for the County to Continue Discussion with the Property Owner, as follows: 201 Lake Street E - $7,609,000; 305 Lake Street E - $15,050,000; 315 Lake Street E - $16,960,000. Motion carried 4/0.

Ms. Devine noted that there are two additional properties that had just come to their attention within the last day that were in need of administrative corrections:

- 294 Grove Lane E (Boatworks)
- 1000 Eastman Lane (Wayzata Yacht Club)

Mayor Mouton asked for a motion. Mr. Parkhill made a motion, seconded by Ms. MacDonald to Approve the Administrative Change to Remove the Contiguous Indicator from Subrecord 3, for property located at 294 Grove Lane E, as outlined. Motion carried 4/0.

Ms. MacDonald made a motion, seconded by Ms. Iverson, to Approve the Administrative Change to Remove the Contiguous Indicator from Subrecord 1 for property located at 1000 Eastman Lane, as outlined. Motion carried 4/0.

Mr. Smerdon read aloud the address of the properties that had appealed which had resulted in an agreement between the assessors and the property owners, and shared details related to each property:

Mayor Mouton asked for a motion. Ms. Iverson made a motion, seconded by Mr. Parkhill, to Accept the Assessor's Single Family Recommendation of $562,000 for 176 Babcock Lane W. Motion carried 4/0.

Mayor Mouton asked for a motion. Mr. Parkhill made a motion, seconded by Ms. Iverson, to Accept the Assessor's Single Family Recommendation of $2,233,000 for 382 Bovey Road. Motion carried 4/0.

Mayor Mouton asked for a motion. Ms. Iverson made a motion, seconded by Ms. MacDonald, to Accept the Assessor's Single-Family Recommendation of $3,211,000 for 736 Widsten Circle. Motion carried 4/0.

Mayor Mouton asked for a motion. Ms. MacDonald made a motion, seconded by Mr. Parkhill, to Accept the Assessor's Single-Family Recommendation of $1,731,000 for 121 Westwood Lane S. Motion carried 4/0.

Mayor Mouton asked for a motion. Ms. Iverson made a motion, seconded by Ms. MacDonald, to Accept the Assessor's Single-Family Recommendation of $5,726,000 for 621 Ferndale Road W. Motion carried 4/0.

Mayor Mouton asked for a motion. Ms. MacDonald made a motion, seconded by Mr. Parkhill, to Accept the Assessor's Single-Family Recommendation of $1,631,900 for 101 Ferndale Road S. Motion carried 4/0.

Mayor Mouton asked for a motion. Ms. Iverson made a motion, seconded by Ms. MacDonald, to Accept the Assessor's Single-Family Recommendation of $1,128,000 for 305 Lacher Street. Motion carried 4/0.

Mayor Mouton asked for a motion. Ms. MacDonald made a motion, seconded by Mr. Parkhill, to Accept the Assessor's Single-Family Recommendation of $1,368,000 for 310 Peavey Road. Motion carried 4/0.

Mayor Mouton asked for a motion. Mr. Parkhill, made a motion, seconded by Ms. MacDonald, to Accept the Assessor's Single-Family Recommendation of $690,400 for 145 Peavey Lane. Motion carried 4/0.

Mayor Mouton asked for a motion. Ms. Iverson made a motion, seconded by Ms. MacDonald, to Accept the Assessor's Duplex Recommendation of $704,000 for 1220 LaSalle. Motion carried 4/0.

Mayor Mouton asked for a motion. Ms. Iverson made a motion, seconded by Mr. Parkhill, to Accept the Assessor's Single Family Recommendation of $2,900,000 for 1610 Locust Hills Place. Motion carried 4/0.

Mayor Mouton asked for a motion. Ms. MacDonald made a motion, seconded by Mr. Parkhill, to Accept the Assessor's Single-Family Recommendation of $3,254,000 for 1590 Locust Hills Circle. Motion carried 4/0.

Mayor Mouton asked for a motion. Ms. MacDonald made a motion, seconded by Mr. Parkhill, to Accept the Assessor's Single-Family Recommendation of $3,033,000 for 1630 Locust Hills Place. Motion carried 4/0.

Scott Mann, 460 Carpenters Point, explained that there was a group of them that had a representative here on their behalf and asked that the Board allow that individual to make an introductory statement.

Mayor Mouton noted that for the Locust Hills properties that were here to appeal, the Board would be happy to hear their appeal, but could not make a decision regarding their properties if they have not had an inspection by the County Assessors office.

Mr. Mann stated that the information shared by City Manager Dahl was that Wayzata's overall increase was 3.6% and his home increased by over 30% and noted that everyone within Locust Hills was highly increased. He explained that the value of his home had gone up in value over 70% in three years. He noted that he had an appraisal on his home come in at $3,280,000, which he still feels is a bit high.

Mayor Mouton asked if Mr. Mann had been in contact with the County Assessors office. Mr. Mann confirmed that he had but didn't feel it did anyone and explained that the home hasn't changed and the valuation was increased because they use one home in the neighborhood for the valuation which was why he hired a separate appraiser to take a look.

Mr. Smerdon explained that he had gone through this property last year so he did not think he needed to go through it, but noted that there are a bunch of properties in the neighborhood that he has never been in. He stated that for their evaluation, they use more than one home and explained that they had used the same 3 homes that are listed in the appraisal that Mr. Mann had submitted.

Mr. Mann stated that that the appraiser that he hired had a lesser value than what the County had come up with.

Mr. Smerdon explained that an appraisal is an opinion on value and no two appraisers would have the exact same value.

Mayor Mouton asked when the private appraisal was conducted and what the difference was between that value and the County's valuation. Mr. Mann explained that it had been conducted on April 6, 2024, and had a value of $3,280,000.

Mayor Mouton noted that the County's recommendation valuation was $3,398,300.

Ms. Iverson referenced 460 Carpenters documentation for the increased in land value and home value and asked Mr. Smerdon why the home value had increased that much and if Mr. Mann had made improvements to the property. Mr. Smerdon stated that Mr. Mann, to knowledge, had not made improvements to the property and explained that the valuations are based on macro-economic trends related to average sale price in this neighborhood which is what is behind this increase in value.

Mr. Parkhill stated that he understands that Mr. Smerdon had just received the documentation on the private appraisal that Mr. Mann had done, but asked if there may have been different assumptions made between to two entities, because they are $120,000 apart. Mr. Smerdon stated that he could take a look at what he had done.

Mayor Mouton asked if Mr. Mann was contending that the value of his property was the amount given by his private appraisal. Mr. Mann explained that he thought it was worth less than that amount, but would accept that valuation.

Mr. Smerdon asked to make a few clarifying comments and noted that the client listed on the appraisal was Mr. Mann and not a bank, the property on the main floor is 2,355 square feet.

Ms. MacDonald explained that she would be comfortable splitting the difference between the County's assessed value and the private assessed valuation.

Mr. Parkhill stated that he would support moving forward with the appraised value that was presented by Mr. Mann.

Ms. Iverson stated that she would also support Mr. Parkhill's suggestion.

Mayor Mouton asked if this appraisal was being seen for the first time today. Mr. Smerdon confirmed that this was the first time he had seen this information.

Mayor Mouton stated that because Mr. Smerdon had only had 5-10 minutes to review the information presented by Mr. Mann, she was leaning in the direction of the suggestion made by Ms. MacDonald to split the difference. She stated that she was very uncomfortable with the idea of reviewing this information on the spot and not prior to the meeting.

Mr. Dahl stated that the valuation if they chose to split the difference would be $3,339,150.

Mr. Mann stated that when he told the assessor that he was going to get an appraisal done, he told him not to do it, which was why he had not presented this information to him prior to the meeting.

Mr. Smerdon clarified that his comment, for every home owner, is that they can do that if that is what they feel they need to do, but he did not want the homeowner to feel compelled to go spend $500 - $1,500 in order to get an appraisal done.

Mr. Mann explained that when the taxes are going up $10,000, he thinks most people would spend $500 for that.

Mr. Smerdon stated that this decision is a personal choice for the homeowner and would never say that he would not look at their information or take it into account.

Mayor Mouton asked what would happen with the Board were not in agreement since there are only 4 members present this evening.

City Attorney Schelzel stated that he believes it would just go onto the County with the value they had proposed be assessed, but explained that he would encourage the Council to seek consensus among the Board for their decision.

Mr. Smerdon explained that total values are supposed to be rounded to the nearest $100, so if they were considering splitting the value, it would actually be $3,339,100. He reminded the Board that they are supposed to be deciding on market value and not the change in value because he felt that was a very important distinction.

Mayor Mouton stated that, based on that criteria, she was leaning towards going with the assessor's recommendation and reserving the right for the property owner to go before the County with their documentation and evidence and allow the process to move forward.

Mayor Mouton asked for a motion. Ms. MacDonald made a motion, seconded by Mr. Parkhill, to Approve a New Value for 460 Carpenters Point of $3,339,100. Motion carried 4/0.

Ms. Leervig noted that Ravi Bandi, 1429 Holdridge Circle, had just contacted them today so they need time to allow for an inspection by the County.

Mayor Mouton noted that the Board will pass this along to the County and reserve their right to appeal.

Mr. Dahl stated that there are quite a few where the inspection has not taken place yet and suggested that the Board decide whether they would just pass those along to the County or if the Board would reconvene in order to make a decision.

Mayor Mouton stated that she would recommend that this type all go to the County and that the Board not reconvene because property owners have had a month to address this.

City Attorney Schelzel asked if Mr. Smerdon would recommend that the Board vote to affirm the County's recommendation on those types of properties which reserves the right for property owners to appeal to the County.

Mr. Smerdon confirmed that would be the correct procedural way to move forward.

City Attorney Schelzel clarified to the Board that for the properties that either need an inspection of the assessor needs more information they can vote to affirm the assessor's recommendation and noted that this would reserve the right for them to appeal to the County.

Mayor Mouton stated on the list she has in front of her the property at 510 Locust Hills Drive did not have a notation and asked if it needed an inspection. Mr. Smerdon stated that he had gone through that property and left a voicemail for the property owner earlier today. He explained that he was recommended the valuation be changed to $3,450,000.

Mayor Mouton asked about property at 1340 LaSalle Street. Mr. Smerdon stated that it did not need to be inspected and stated that the are proposing a small change because it had originally had a shed that was contributing value that should not have been.

Mayor Mouton asked about 425 Carpenters Point and noted that it appears as though it was but that Mr. Smerdon had not had time to review the information. Mr. Smerdon stated that was correct.

Mayor Mouton asked about 501 Bushaway Road and the two adjacent. Mr. Smerdon stated that the owner is present but he had not a chance to speak to them or look at the property.

Mayor Mouton reiterated that if the properties need an inspection, the Board cannot make a decision on them. She stated that if there was someone here representing the group, they would be welcome to come and speak in generalities, but suggested that it may be better for them to share their thoughts with the County because they are the only ones who would be able to make a decision on these.

Elizabeth Oleg, 425 Carpenters Point, explained that she was here representing: 430 Carpenters Point; 420 Carpenters Point; 520 Locust Hills Drive; 560 Locust Hills Drive; and 415 Carpenters Point. She stated that their property values have gone up exorbitantly in the last three years and on average have gone up 60% in that time frame. She explained that they had moved in 10 years ago when they built their home and noted that they have not made any improvements to their property. She noted that there are 47 homes in the neighborhood and these proposed increased valuations are increasing their tax responsibility a great deal as compared to other neighborhoods in the City. She stated that the neighborhood wants to pay their fair share but does not want to begin taking on the responsibility of other homeowners when the value those properties are assessed aren't matching what their market value seems to be. She explained that she was basing this on a list of sales from 2021-2023 and the tax valuation is significantly lower than the sales price or market value. She stated that she views this as a shift in tax responsibility to other homeowners.

Mayor Mouton asked for a specific example of the scenario she was describing. Ms. Olig gave the example of 217 Walker Avenue S which had a sales price of $2,629,000 in March of 2023 and the tax assessed value was $2,034,000.

Mayor Mouton asked if Ms. Olig had an example like this for the Locust Hills neighborhood. Ms. Olig stated that she has an example that goes the other direction from her neighborhood.

Mayor Mouton stated that this is all good information for them to have but reiterated that there were discussions that really need to take place with the County Assessor prior to the hearing.

Ms. Olig explained that she felt like this was a City issue and agreed that she will be able to work with the assessor on the value of her own property, but felt it should be represented throughout the City in order for it to be fair.

Mayor Mouton stated that the Board/Council represents the entire City and the property tax burden over the last 3 years has been felt by every property type and every property owner. She stated that she did not believe that it was targeting Locust Hills. She asked if Mr. Smerdon would be able to comment on the example given for 217 Walker

Avenue South. Mr. Smerdon stated that market value is determined based on the analysis of the market and not the exact sales price. He stated that no matter where you look there will be examples of properties that are assessed at less than the sales price and may also find some that are assessed are more than their sales price. He explained that when they set the assessment, they use a sales ratio which is judged by the Department of Revenue, and with that they target 95% every year. He noted that it was the assessed value divided by the sales price and is broken up between on lake, off lake, condos, townhomes, which are all analyzed differently.

Ms. Olig shared the example from her neighbor for property that in July 2022 had a sales price of $3,100,000 at 1615 Locust Hills Trail and the current tax assessed value for next year is $3,600,000, which means in 18 months the value has gone up by $500,000 according to Mr. Smerdon.

Mr. Smerdon stated that this property saw a similar increase as everyone else did in that timeframe based on the comparable sales in the neighborhood. He noted that the examples given by Ms. Olig does not necessarily point out that there is anything wrong.

Ms. Olig shared some current listings from Zillow that are pending or recently sold and explained that if you compare the tax assessed value as of January 1, 2024, some are as much as $2,000,000 different. She noted that some of the properties may not have sold so she would concede that they may not get the listed price, but felt that it would be closer to that price that what the tax assessed value would be.

Mayor Mouton asked Mr. Smerdon what the County’s cut-off was for assessed values. Mr. Smerdon explained that the sales study that the Department of Revenue uses are for sales that go through September of 2023 so anything that has happened since then would be used to analyze next year’s values.

Mayor Mouton asked if the County was following what people were willing to pay for homes. Mr. Smerdon agreed and stated that you could almost consider them historians because they are not trying to predict what a property will sell for but instead analyze what actually happened and using that to determine the value.

Ms. Olig stated that she has one more piece of anecdotal information and clarified that she was not here representing these people. She explained that her home backs up to Bushaway and the home behind her is 433 Bushaway it was a vacant lot in August of 2015 that sold for $3,200,000 and in December of 2014 there was vacant land across the lake that is also lake property. She referenced 366 Ferndale Road and noted that both properties she referenced are between 2.1 to 2.3 acres in size that also sold for around $3,000,000. She explained that today, the land assessed value for these properties has one at $4,700,000 and the other is $8,000,000. She stated that the Bushaway property had the land assessed value of $8,000,000 with a total assessed value of $12,000,000. She stated that Ferndale property had a total value of $7,400,000. She noted that she is sure both homes are beautiful but noted that the land value for the sale of their lot were both around the same price point around the same period of time and now have almost a $3,000,000 spread on just the land value alone.

Mayor Mouton noted that these properties were on opposite ends of town with opposite characteristics.

Ms. Olig stated that at the time of purchase, buyers deemed them to be similar in value.

Mayor Mouton noted that she was referring to something that happened almost 9 years ago. She stated that the Board was here to discuss values for the upcoming year and cannot look back 8 or 9 years ago. She reiterated that she feels everyone in the City can agreed that their property values have drastically changed partially because of the City's popularity and desirability.

Ms. Olig clarified that she was not trying to argue that there has been a significant increase within the City as a whole, but explained that it did not feel like the share of value was being treated equitably among the residents.

Mayor Mouton explained that she would take umbrage with that statement because every single homeowner pays an equal percentage based on their value, feels the same pain, and possibly more. She clarified that every property within the community pays the same percentage share of their property value to the City. She stated that the Locust Hills neighborhood, because of market conditions, has changed in terms of valuations. She stated that it may be correct and it also may require some adjustment, but because they do not yet have all the information, the Board cannot make that decision tonight.

Ms. Olig stated that she understood that but felt that the Board had asked for some of the facts and for her to substantiate her position which was what she had tried to do. She expressed her appreciation for the Board listening to her comments and asked that they consider evaluating the overall assessment process.

Ms. Iverson stated that over the last few years they have had many people attend this hearing and there have been many little pockets within the community are going through the same thing that Ms. Olig had described. She noted that her neighborhood has gone through a transformation and have had increased of 70% year after year and thinks that many in the community are paying a high percentage year after year. She stated that a Mayor Mouton alluded to, Wayzata has become a destination and someplace people want to live and the result is that is driving some of the people out of the community because of what is happening. She noted that she either had a magic wand or was smart enough to find a way to change that, but the market drives where people want to live and what they are willing to spend. She stated that she has lived in Wayzata for 25 years and from her perspective, this has been very painful to watch to have conversations with people that want to live here and not be driven out by the taxes. She noted that there is a process for the residents to go through with the County and encouraged them to be prepared to speak their case and present their evidence. She reiterated that what they are describing is happening everywhere in the City and she feels their pain.

Marisa Erickson, 1340 LaSalle Street, stated that she really appreciated what Ms. Iverson just stated and was essentially what she had wanted to say as well. She stated that she spoke with Mr. Smerdon yesterday which she appreciated. She explained that their home is very old and was built in 1913 and her children are the fifth generation to live there and reiterated that she really just wanted to say the things that Ms. Iverson had just shared.

Mayor Mouton asked if Ms. Erickson was able to have her property inspected by the County. Ms. Erickson stated that Mr. Smerdon had come out yesterday. She stated that many of the older homes like hers are just being sold and torn down. She stated that the tax increase last year had them going from around $6,000 to $13,000 which was a lot for them. She stated that she appreciated the information that Mr. Smerdon was able to share with her, but along with Ms. Iverson, she wanted to say that it is just a lot for them.

She stated that when the assessed value went over $1,000,000 that was a really big shock for them.

Mayor Mouton noted that her property value has gone down from last year and was mostly based on the land value. She stated that Mr. Smerdon was recommending it be dropped to $1,084,000.

Mayor Mouton asked for a motion. Mr. Parkhill made a motion, seconded by Ms. Iverson, to Accept the Assessor's Single Family Recommendation of $1,084,000 for 1340 LaSalle Street. Motion carried 4/0.

Tim Hayden, 1620 Locust Hills Place, stated that he appreciated the explanation from Mayor Mouton that they will have the opportunity address this with the County. He stated that he had intended to speak for other members of the Locust Hills neighborhood, but felt that Ms. Iverson did a good job explaining that other neighborhoods had gone through a similar catharsis. He stated that their neighborhood does not feel like they have been targeted, but that they are bearing the brunt of recent movement. He stated that his home has increased 90% over the last 3 years. He stated that their neighborhood just wanted to voice their opinion that they would like to know when this will stop and noted that they understand that there are transactions that have taken place in the neighborhood but cautioned that there are differences, for example, some lots sell for $400,000 and others for $800,000, or houses that have a view of the lake and others that are on a cul-de-sac near the train tracks and are .4 miles from the lake. He stated that he felt that there was definitely a disparity in the quality of the houses built, lot sizes, and the cache of how they move toward the lake and that they should look at more than the sales prices of a few homes in the neighborhood. He asked that it be looked at on an individual house basis and not just sales within the neighborhood. He stated that the land values last year increased by about 42% and are increased another 29% this year which makes it feel like there is not a real discernment about which properties are on top of the hill that can see the lake and the ones that are closer to McGinty. He noted that he had purchased his home for $1,500,000 3 years ago and have done some work, but now the home is valued at $2,900,000. He stated that he was hopeful that he will be able to work with Mr. Smerdon and the County but reiterated that he believes there is kind of a general feeling that the Locust Hills neighborhood is kind of under attack and it would be nice to know where it will stop.

Mayor Mouton assured Mr. Hayden that Locust Hills was not under attack and appreciated that he was willing to work with the County Assessor's office. She encouraged him to help the County understand the neighborhood, its intricacies, and the nuances of the various homes. She noted that she had argued her assessed value last year and asked Mr. Smerdon how many people the County had worked with. Mr. Smerdon stated that he did not have an exact number but would say it would be close to half of the assessments for this year. She assured Mr. Hayden that the Board understands that this has been difficult year after year. She noted that just 19% of the taxes that are paid in go to the City. She stated that the Board understands the impact this has on residents, but noted that they also do not have control over how much people are willing to pay to come to the City which is one of the factors that is driving these increases.

Mr. Smerdon clarified that it was the main driving factor. He noted that the more homes he has gone into within Locust Hills, the more differences he has seen which is why some people have gotten deductions. He clarified that the more homes that they can get into means the more they can build their mental and actual databases with that information. He stated that Mr. Hayden had referenced properties being closer to McGinty than the lake and explained that they do take that into consideration and the values are different as they move further north. He stated that for all the people that will end up going to the County Board, he encouraged them to follow the directions on their County notice in order to sign up because it does not happen automatically.

Chuck Rescorla, 540 Locust Hills Drive, stated that Mr. Smerdon had come out and looked at his home last year and this year and had a nice talk about valuations. He stated that he had not heard back from him after the inspection so he wasn't sure what that meant. He stated that he brought a list with him tonight that shows all of the properties within the City that were sold within the last 12 months and noted that he had also submitted that to Mr. Smerdon. He explained that the point he wanted to make was that in the City, there is a wide range of homes, home sizes, and lot sizes. He noted that in the home sales information he brought, the average price per square foot, excluding lake homes, was $524/square foot. He noted that his assessed valuation this year went up 21% which would put their home as selling at $600/square foot which he did not feel was where it ought to be. He explained that their assessed value for this year is $3,101,100 and using the average price of $524/square foot would bring their valuation to $2,716,000. He noted that he had shared all this information with Mr. Smerdon already but also wanted to bring it to the Board's attention. He noted that on one of the earlier slides for homes that had completed the appeal process to change their valuation, there was another home from the Locust Hills neighborhood that ended up with an adjusted valuation of $2,900,000 and is a much larger home than his home and also has a brick exterior compared to his which has shingle siding and yet his home was assessed at $3,101,100 which he felt was not equitable.

Mr. Smerdon stated that the home he was referencing is larger, but has a unique interior that he did not believe would appeal to the public. He explained that appraisals are part art and part science. He stated that after inspecting that home, he felt it deserved a reduction based on its lack of general appeal to the market.

Mr. Rescorla stated that he has a bit of a problem with what he was hearing is that there were 3 home that were sold in their neighborhood over the last year or so that were around $3,500,000 and at least two of them were extensively remodeled recently. He stated that his point is that how recently a home has been redecorated and refinished effects the valuation of the home. He stated that they have been in their home for 15 years and have not done anything in that time so he did not agree with them essentially asking that their home be put on par with a recently renovated home. He stated that he feels the comparison he was making with the data on the home that had a reduction in value to $2,900,000 was much more valid. He stated that he was very hard pressed to see a valuation on his home at $3,101,100.

John Fleischhacker, 501 Bushaway Road, stated that there are 3 lots adjacent to one another and noted that two of them are vacant. He noted that when the County came through and redid Bushaway, their property was the only one that ended up flooding because the road was higher than their property which means for the following year they worked to change the elevation of their property in order to accommodate the road elevation. He stated that during the road elevation changes, the power company came and ended up putting all of their transformers and connection boxes directly in front of one of their adjacent lots which makes it completely unbuildable because there is no way to access it from Bushaway Road. He explained that he would like to speak with Mr. Smerdon about the valuation for that type of property.

Mr. Smerdon explained that he would give him a call soon.

Mr. Fleischhacker stated that he would also e-mail Mr. Smerdon some additional information.

Mayor Mouton reiterated that statement made earlier by Mr. Smerdon that residents make sure that they register with the County so they are prepared to hear their case. She asked staff if the motion needed to include the addresses as well as the assessed value.

Mr. Dahl stated that he felt the more clarity that could be provided, the better.

Mr. Schelzel agreed and stated that the Board's action would be to affirm the County Assessor's recommendation of assessed values for certain properties that still need either inspections or time to review and consider materials that were submitted. He noted that he would recommend that they list out each property as well as the assessor's recommended value.

Mayor Mouton asked if there was an assessed value for Mr. Fleischhacker's property at 501 Bushaway Road and the 2 adjacent parcels.

Mr. Smerdon stated that 501 Bushaway Road would be $16,431,100; 523 Bushaway Road would be $4,553,100; and 500 Bushaway Road would be $2,204,300.

Mayor Mouton asked for an assessed valuation for 540 Locust Hills Drive.

Mr. Smerdon stated that 540 Locust Hills Drive would be $3,101,100.

Ms. Leervig noted that there is one other new property that was just brought to them tonight for 521-527 Broadway Avenue.

Mr. Smerdon stated that is an apartment and noted that the official address they have on file is 525 Broadway Avenue and the assessed valuation is $1,224,000.

Mayor Mouton asked for a motion. Ms. Iverson made a motion, seconded by Mr. Parkhill, to Affirm the Assessor's Single Family Recommendation of a reduction to $3,450,000 for 510 Locust Hills Drive. Motion carried 4/0.

Mayor Mouton asked for a motion. Mr. Parkhill made a motion, seconded by Ms. Iverson, to Affirm the Assessor's Valuation Recommendations as follows:

- 425 Carpenters Point - $3,573,900
- 550 Locust Hills Drive - $3,640,000
- 1620 Locust Hills Place - $2,897,700
- 450 Carpenters Point - $3,502,800
- 430 Carpenters Point - $3,217,400
- 605 Locust Hills Drive - $3,537,000
- 585 Locust Hills Drive - $3,901,800
- 420 Carpenters Point - $3,287,300
- 415 Carpenters Point - $3,272,400
- 520 Locust Hills Drive - $3,907,500
- 560 Locust Hills Drive - $3,641,300
- 405 Carpenters Point - $3,301,300
- 1429 Holdridge Circle – $692,100

- 501 Bushaway Road - $16,431,100
- 523 Bushaway Road - $4,553,100
- 500 Bushaway Road - $2,204,300
- 540 Locust Hills Drive - $3,101,100
- 525 Broadway Avenue - $1,224,000

Motion carried 4/0.

Mayor Mouton clarified that the actions the Board was taking tonight preserves the right for residents to undertake the appeals process with the County and also to continue to work with the Assessor's Office. She reiterated her encouragement for residents to contact the County to get registered for the appeal process. She asked when the County would hear the appeals. Mr. Smerdon stated that it was scheduled for June 17, 2024 but asked that they contact the County by May 22, 2024 so they have time to work on those items prior to the meeting.

AGENDA ITEM 12. Recess.

There being no further business, Mayor Mouton asked for a motion to recess. Ms. MacDonald made a motion, seconded by Ms. Iverson to adjourn the Local Board of Appeals and Equalization. Mayor Mouton recessed the meeting at 7:45 p.m.

Respectfully submitted,

Kathy A. Leervig

Kathy Leervig
City Clerk

Drafted by Kayla Rokosz
TimeSaver Off Site Secretarial, Inc.