

**WAYZATA LOCAL BOARD OF APPEAL AND EQUALIZATION HEARING
MEETING MINUTES
APRIL 17, 2025**

AGENDA ITEM 1. Call to Order.

Mayor Mullin called the meeting to order at 5:30 p.m. Mayor Mullin shared the multiple options for joining remotely and submitting comments or questions.

AGENDA ITEM 2. Pledge of Allegiance.

AGENDA ITEM 3. Roll Call.

Board Members present: Mullin, Plechash, Parkhill, MacDonald, and Sorensen. Also present: City Manager Dahl, City Clerk Leervig, City Attorney Schelzel, Michael Smerdon, Shane Larsen, and Melody Devine, Hennepin County Assessor's Office.

AGENDA ITEM 4. Board of Appeal and Equalization Hearing.

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.

Shane Larson, Hennepin County Assessor's Office, noted that overall the net increase was about 5% for the City, with residential single-family increasing by about 7.5%, residential condos increasing by 3.4%, townhomes rising by 7.4%, duplex/triplex rising by 7.3% and twin homes increasing by 5.7%.

Melody Devine, Hennepin County Assessor's Office, explained that for the commercial market, apartments had gross growth was 2.5%, net growth of 1.9%, but noted that this did not include the improvement value of \$1,525,000. She noted that for commercial properties, the gross growth was 3.5% and the net growth of 1%, without the improvement value of \$14,890,000. She stated that retail properties had a decrease of .2%.

Mr. Dahl reviewed the notification process and explained that many of the appeals tonight had already been discussed and agreed upon, but because they were done within the last 10 days, they still needed to have action taken by the Board tonight.

Mayor Mullin read a statement in recognition that property valuations and taxes are a significant matter for the residents and commercial property owners and officially opened the hearing.

- 308 Walker Avenue S (PID 06-117-22-31-0019) - following inspection, there was agreement for a reduction in value to \$4,340,000.

Mayor Mullin asked for a motion. Mr. Parkhill made a motion, seconded by Mr. Plechash, to Approve the Assessor's Recommendation to a reduction in value for 308 Walker Avenue S to \$4,340,000, as outlined. Motion carried 5/0.

- 1415 Wayzata Blvd E (PID 05-117-22-24-0009)/1515 Wayzata Blvd E (PID 05-117-22-24-0005)/1411 Wayzata Blvd E (PID 05-117-22-24-0058) - following inspection, there was agreement for a reduction in value to \$935,000 for the parcel at 1415 Wayzata Blvd E.

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2 Mayor Mullin asked for a motion. Mr. Sorensen made a motion, seconded by Ms.
3 MacDonald, to Approve the Assessor's Recommendation to a reduction in value for 1415
4 Wayzata Blvd E to \$935,000, and sustain the values for 1515 Wayzata Blvd E and 1411
5 Wayzata Blvd E, as outlined. Motion carried 5/0.

- 6
7 • 200 Lake Street E (PID 06-117-22-32-0029) - contacted the County today and
8 indicated that they wanted to formally appeal their assessment.
9

10 Ms. Devine explained that this was a complicated property and suggested that the Board
11 sustain the current assessment value of \$9,897,000 and move the appeal to the County
12 Board level.
13

14 Mayor Mullin asked for a motion. Ms. MacDonald made a motion, seconded by Mr.
15 Parkhill, to Sustain the Assessor's Recommendation for a valuation of \$9,897,000 and
16 move the appeal to the Hennepin County Board. Motion carried 5/0.
17

- 18 • 607 Gardner Street E (PID 06-117-22-12-0032) - following inspection, there was
19 agreement for a reduction in value to \$765,300
20

21 Mayor Mullin asked for a motion. Mr. Sorensen made a motion, seconded by Mr. Plechash,
22 to Approve the Assessor's Recommendation to a reduction in value for 607 Gardner Street
23 E to \$765,300, as outlined. Motion carried 5/0.
24

- 25 • 494 Bovey Road (PID 01-117-23-43-0020) - following inspection, there was
26 agreement for a reduction in value to \$2,967,800
27

28 Mayor Mullin asked for a motion. Ms. MacDonald made a motion, seconded by Mr.
29 Plechash, to Approve the Assessor's Recommendation to a reduction in value for 494
30 Bovey Road to \$2,967,800, as outlined. Motion carried 5/0.
31

- 32 • 176 Babcock Lane W (PID 01-117-23-11-0015) - following inspection, there was
33 agreement for a reduction in value to \$635,000
34

35 Mayor Mullin asked for a motion. Mr. Sorensen made a motion, seconded by Mr. Plechash,
36 to Approve the Assessor's Recommendation to a reduction in value for 176 Babcock Lane
37 W to \$635,000, as outlined. Motion carried 5/0.
38

- 39 • 242 Glenbrook Road N (PID 06-117-22-14-0032) - following inspection, there was
40 agreement for a reduction in value to \$741,800
41

42 Mayor Mullin asked for a motion. Mr. Parkhill made a motion, seconded by Ms.
43 MacDonald, to Approve the Assessor's Recommendation to a reduction in value for 242
44 Glenbrook Road N to \$741,800, as outlined. Motion carried 5/0.
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- 1 • 1107 LaSalle Street (PID 05-117-22-32-0051) - following inspection, there was
2 agreement to sustain the value at \$991,500.

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4 Mayor Mullin asked for a motion. Ms. MacDonald made a motion, seconded by Mr.
5 Sorensen, to Approve the Assessor's Recommendation and sustain the value for 1107
6 LaSalle Street at \$991,500, as outlined. Motion carried 5/0.

- 7
8 • 117 Edgewood Court (PID 06-117-22-23-0347) - following inspection, there was
9 agreement for a reduction in value to \$695,000

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11 Mayor Mullin asked for a motion. Mr. Plechash made a motion, seconded by Ms.
12 MacDonald, to Approve the Assessor's Recommendation to a reduction in value for 117
13 Edgewood Court to \$695,000, as outlined. Motion carried 5/0.

- 14
15 • 527 Rice Street E (PID 06-117-22-24-0085) - following inspection, there was
16 agreement for a reduction in value to \$1,110,000

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18 Mayor Mullin asked for a motion. Mr. Parkhill made a motion, seconded by Mr. Sorensen,
19 to Approve the Assessor's Recommendation to a reduction in value for 527 Rice Street E
20 to \$1,110,000, as outlined. Motion carried 5/0.

- 21
22 • 128 Peavey Lane (PID 01-117-23-41-0033) - following inspection, there was
23 agreement for a reduction in value to \$1,075,000

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25 Mayor Mullin asked for a motion. Mr. Plechash made a motion, seconded by Ms.
26 MacDonald, to Approve the Assessor's Recommendation to a reduction in value for 128
27 Peavey Lane to \$1,075,000, as outlined. Motion carried 5/0.

- 28
29 • 265 Benton Avenue N (PID 06-117-22-14-0072) - following an exterior inspection
30 and discussion with the owner, there was agreement to sustain the value at \$600,700

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32 Mayor Mullin asked for a motion. Mr. Sorensen made a motion, seconded by Mr. Parkhill,
33 to Approve the Assessor's Recommendation to sustain the value at 265 Benton Avenue N
34 to \$600,700, as outlined. Motion carried 5/0.

- 35
36 • 450 Hillside Drive W (PID 01-117-23-32-0022) - following a discussion with the
37 property owner, there was agreement to sustain the value at \$885,900

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39 Mayor Mullin asked for a motion. Ms. MacDonald made a motion, seconded by Mr.
40 Parkhill, to Approve the Assessor's Recommendation to sustain the value for 450 Hillside
41 Drive W to \$885,900, as outlined. Motion carried 5/0.

42
43 Mayor Mullin explained that the next few appeals had property owners who were present
44 tonight.

- 45
46 • 545 Indian Mound E (PID 06-117-22-24-0146)

1
2 Mr. Larsen explained that he had spoken to the property owner's son, Josh, who had shared
3 some analysis with him that he felt was not the proper way to analyze a townhome property
4 and was contending that the property value should be around \$1,700,000. He noted that,
5 to him, it did not make sense that the valuation would be \$500,000 less than the purchase
6 price and about \$1,000,000 less than the most recent sale. He explained that he had been
7 through this home right after it was built and was selling in the range of \$2,200,000 and
8 noted that the most recent unit sold for \$2,760,000, which indicates an increase in the
9 market since the original purchase in 2022.

10 Mr. Chu thanked Mr. Larsen for speaking to his son and stated that the valuation
11 from 2024 to 2025 was \$250,000 less, and asked why there was that devaluation.

12 Mr. Larsen stated that there was some townhome sales activity on Rice Street that
13 showed that they had been a bit high in their valuation. He noted that the sale that had
14 occurred in 2024 for \$2,760,000 indicated that they were low for the townhomes on Walker
15 and Indian Mound, which was why they had come back up.

16 Mr. Chu explained that there were 7 units in 3 buildings, and he was in a building
17 that had 3 units, which meant he only had 2 walls with windows, and the other 2 buildings
18 only had 2 units in them, so they had 3 walls with windows. He noted that he also felt he
19 was a bit closer to the sidewalk than the other units, which means he has to have his blinds
20 pulled on the first floor. He stated that he was also at the beginning of the shared driveway
21 that they all use, and he felt this should also enter into this valuation. He stated that his
22 unit was 223 sq. ft. smaller than the other units and explained that he had done some
23 calculations on the average price per square foot and believed that his valuation should be
24 \$175,000 less than his current value.

25 Mr. Larsen asked if Mr. Chu was referencing the square footage of the lot size or
26 the structure.

27 Mr. Chu stated that he was referencing the square footage of the living space.

28 Mr. Larsen stated that he understood that Mr. Chu's unit was a bit different from
29 being on the corner, but referenced a recent sales comp that also only had 2 sides. He
30 explained that Mr. Chu's unit was a different style from the others, but that had been taken
31 into consideration. He stated that the reduction recommended by Mr. Chu would bring it
32 very near to the sales price from 2022 and explained that, in his opinion, the assessed value
33 the County was proposing was correct.

34 Mr. Plechash asked if Mr. Larsen had the assessed values of the other homes in this
35 stretch.

36 Mr. Larsen gave a brief review of the assessed home values in the area of Mr. Chu's
37 unit and noted that Mr. Chu's was the lowest value in the townhome development.

38 Mr. Plechash asked if Mr. Larsen had the value, per square foot, for each of the
39 homes.

40 Mr. Larsen stated that he did not have that information readily available.

41 Mr. Plechash explained that he was trying to get a per-square-foot comparison of
42 their values.

43 Mr. Larsen went through the square footage for the other units in this development.

44 Mr. Plechash stated that by doing some quick mathematical estimates, they appear
45 to be in roughly the same value per square foot as Mr. Chu's unit.

1 Ms. MacDonald asked which property had recently sold and was being used as a
2 comp.

3 Mr. Larsen stated that the property at 207 Walker Avenue had recently sold for
4 \$2,760,000 in May of 2024 and had been originally purchased 4 months before Mr. Chu's
5 property for \$2,096,000, which was a 30% increase from March 2022 to May 2025.

6 Mayor Mullin stated that he felt Mr. Chu had made some valuable arguments about
7 the uniqueness of the site, the location of the road, and the impacts that could negatively
8 impact the value could potentially justify a reduction. He suggested that they reduce their
9 valuation by 2%, or \$50,000.

10 Mr. Parkhill explained that he had calculated the square footage and noted that the
11 3rd unit was 3,300 sq. ft., which came out to \$768/sq. ft. and the other 3,300 sq. ft. unit was
12 \$772/sq. ft. He stated that in his view, the ones along Walker seemed to have better
13 visibility, nicer and shared walls with one other unit. He noted that he felt that Mr. Chu's
14 unit was on the back alley side of the development and explained that he could see an even
15 larger reduction than what Mayor Mullin had recommended.

16 Mr. Dahl noted that the properties along Walker also look out at a wooded hill area.

17 Mr. Parkhill stated that he felt that they should take at least \$100,000 off the
18 valuation price, which would be 4%.

19 Ms. MacDonald stated that she would support Mr. Parkhill's recommendation.

20 Mr. Sorensen stated that he also felt a reduction in that range would make sense.

21 Mr. Plechash stated that he agreed that where Mr. Chu's unit was located was less
22 appealing than the others along the street, and felt it should have a comparatively lesser
23 value than the others and would support Mr. Parkhill's recommendation of a 4% reduction.
24

25 Mayor Mullin asked for a motion. Mr. Parkhill made a motion, seconded by Ms.
26 MacDonald, to challenge Hennepin County's position and reduce the valuation for 545
27 Indian Mound E to \$2,350,200, as discussed. Motion carried 5/0.
28

- 29 • 353 Ferndale Road S (PID 01-117-23-41-0034)

30
31 Mr. Larsen explained that he had inspected this property and observed less than modern
32 updating and layout of the property. He noted that they had recommended a 2.6%
33 reduction.

34 Mr. Plechash asked if Mr. Larsen had connected with the homeowner after the
35 reduction.

36 Mr. Larsen stated that they had spoken to the property owner over the phone and
37 noted that they had felt it should be a bit lower, but ultimately agreed to the proposed
38 reduction.
39

40 Mayor Mullin asked for a motion. Mr. Plechash made a motion, seconded by Mr. Parkhill,
41 to Affirm the Assessor's Recommendation to a reduction in value for 350 Ferndale Road S
42 to \$2,698,000, as outlined. Motion carried 5/0.
43

- 44 • 438 Waycliffe N (PID 05-117-22-21-0034) - following inspection, there was
45 agreement to sustain the valuation at \$1,424,600
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1 Mayor Mullin asked for a motion. Mr. Sorensen made a motion, seconded by Mr. Plechash,
2 to Affirm the Assessor's Recommendation to sustain the value for 438 Waycliffe N at
3 \$1,424,000, as outlined. Motion carried 5/0.

- 4
- 5 • 824 Park Street E (PID 06-117-22-13-0087) - following inspection and comp
6 review, there were no changes found, so the assessed value remained at \$1,170,200
- 7

8 Mayor Mullin asked for a motion. Mr. Plechash made a motion, seconded by Ms.
9 MacDonald, to Affirm the Assessor's Recommendation to sustain the value for 824 Park
10 Street East at \$1,170,200, as outlined. Motion carried 5/0.

- 11
- 12 • 217 Byrondale Avenue North (PID 06-117-22-14-0092) - following inspection and
13 comps review, there were no changes found, so the assessed value remained at
14 \$1,261,600
- 15

16 Mayor Mullin asked for a motion. Mr. Plechash made a motion, seconded by Ms.
17 MacDonald, to Affirm the Assessor's Recommendation to sustain the value for 217
18 Byrondale Avenue North to \$1,261,000, as outlined. Motion carried 5/0.

- 19
- 20 • 549 Harrington Road (PID 12-117-23-24-0002)
- 21

22 Mr. Larsen explained that this was a call that came in within the 10-day window and noted
23 that they had called them and left a voicemail, but there had not been any contact from
24 them. He explained that they had added them to the roster to keep their appeal options
25 open.

26 Mr. Sorensen asked about the square footage of this home.

27 Mr. Dahl stated that, according to the information included in the packet, it has a
28 total finished square footage amount of 12,406 sq. ft.

29 Ms. MacDonald asked for a reminder about the breakdown between the building
30 and the land.

31 Mr. Larsen noted that the land was valued at about \$8,500,000, and the building
32 was valued at about \$6,400,000.

33

34 Mayor Mullin asked for a motion. Ms. MacDonald made a motion, seconded by Mr.
35 Parkhill, to preserve the property owner's right to appeal the Assessor's Recommendation
36 in value for 549 Harrington Road to \$14,975,000, as outlined. Motion carried 5/0.

- 37
- 38 • 118 Babcock Lane W (PID 01-117-23-11-0009)
- 39

40 Mr. Larsen noted that this was another property owner who had called within the 10-day
41 window. He called and left them a voicemail but had not heard back, so he had added them
42 to the roster to keep their appeal options open.

43

44 Mayor Mullin asked for a motion. Mr. Sorensen made a motion, seconded by Ms.
45 MacDonald, to preserve the property owner's right to appeal the Assessor's

1 Recommendation in value for 118 Babcock Lane W to \$736,200, as outlined. Motion
2 carried 5/0.

- 3
- 4 • 131 Huntington Avenue South (PID 06-117-22-41-0032)
- 5

6 Mr. Larsen stated that this was a situation where they had been playing phone tag but had
7 not been able to connect. He explained that he wanted to add her to this list to keep her
8 appeal option open.

9
10 Mayor Mullin asked for a motion. Mr. Parkhill made a motion, seconded by Ms.
11 MacDonald, to preserve the property owner's right to appeal the Assessor's
12 Recommendation in value for 131 Huntington Avenue South to \$612,900, as outlined.
13 Motion carried 5/0.

14
15 Mr. Larsen noted that two additional property owners had called him earlier today and
16 would like to get those added to the roster as well.

- 17
- 18 • 530 Broadway Avenue North (PID 06-117-22-12-0015)
- 19

20 Mayor Mullin asked for a motion. Mr. Parkhill made a motion, seconded by Ms.
21 MacDonald, to preserve the property owner's right to appeal the Assessor's
22 Recommendation in value for 530 Brandywine Avenue North. Motion carried 5/0.

- 23
- 24 • 453 Highcroft Road (PID 01-117-23-43-0017)
- 25

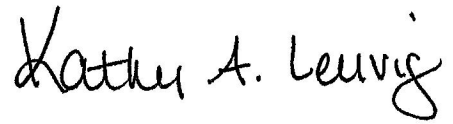
26 Mayor Mullin asked for a motion. Mr. Plechash made a motion, seconded by Ms.
27 MacDonald, to preserve the property owner's right to appeal the Assessor's
28 Recommendation in value for 452 Highcroft Road. Motion carried 5/0.

29
30 Mayor Mullin stated that the Hennepin County Board of Appeal and Equalization would
31 meet on June 16, 2025, and all requests or appointments for that meeting should be received
32 by May 21, 2025. He outlined options for requesting an appointment at that meeting,
33 including calling them at 612-348-7050 or emailing them at
34 countyvalueappeal@hennepin.us.

35
36 **AGENDA ITEM 12. Recess.**

37 There being no further business, Mayor Mullin asked for a motion to close the hearing.
38 Ms. MacDonald made a motion, seconded by Mr. Sorensen, to adjourn the Local Board of
39 Appeals and Equalization. Mayor Mullin adjourned the meeting at 6:43 p.m.

1 Respectfully submitted,
2

A handwritten signature in black ink that reads "Kathy A. Leervig". The signature is written in a cursive style with a large, stylized 'K' and a clear 'A'.

3
4 Kathy Leervig
5 City Clerk

6
7 Drafted by Kayla Rokosz
8 *TimeSaver Off Site Secretarial, Inc.*