

1 Mrs. McCarthy made a motion, seconded by Mr. Plechash, to accept the evaluation of
2 1146 Hollybrooke Drive (PID #05-117-22-22-0056) with no change. There was no further
3 discussion. The motion carried 5/0.

4 Mr. Erickson said the property owner of 207 Benton Avenue had accepted the
5 revaluation.

6 Mr. Koch made a motion, seconded by Mr. Buchanan, to accept the revaluation of 207
7 Benton Avenue (PID #06-117-22-14-0067) for \$689,000. There was no further discussion. The
8 motion carried 5/0.

9 Mr. Erickson said that 117 Edgewood Court was in a great location within close
10 proximity to the lake, the beach, and the downtown area. Those properties were the lowest priced
11 homes in that area.

12 Mrs. McCarthy made a motion, seconded by Mr. Buchanan, to accept the evaluation of
13 117 Edgewood Court (PID #06-117-22-23-0347) with no change. There was no further
14 discussion. The motion carried 5/0.

15 Mr. Erickson had reviewed the property at 119 Edgewood Court and the property owner
16 had accepted the new evaluation. Mrs. McCarthy asked what justified a large reduction. Mr.
17 Erickson said there were dated aspects to the property. Mr. Plechash asked why the evaluations
18 for this property and the next were so different. Mr. Erickson said he had not entered the other
19 property so he could not recommend a change. Mrs. McCarthy asked why the valuations for 119
20 Edgewood Court and 107 Edgewood Court were not similar prior to the proposed change. Mr.
21 Erickson said there was an epidemic of homes being remodeled with no permit required. The
22 assessors were only able to get inside about 40% of the homes. Mayor Willcox asked about the
23 difference in land values. Mr. Erickson said he thought it was due to an end unit verses a middle
24 unit. Mr. Dahl added there were three variables including level of updates, size difference, and
25 end units verses middle units.

26 Mrs. McCarthy made a motion, seconded by Mr. Plechash, to accept the revaluation of
27 119 Edgewood Court (PID #06-117-22-23-0348) for \$595,000. There was no further discussion.
28 The motion carried 5/0.

29 Mr. Buchanan made a motion, seconded by Mrs. McCarthy, to accept the evaluation of
30 107 Edgewood Court (PID #06-117-22-23-0355) with no change. There was no further
31 discussion. The motion carried 5/0.

32 Mr. Erickson said he had looked at 114 Edgewood Court and it was one of the properties
33 that had been updated. Ms. Elizabeth Drizeen commented that she had purchased the property in
34 November, 2017. The property was updated and the middle unit of a four-unit building. She
35 believed that the condominium being built behind the townhomes was devaluing the location.
36 She also noted damage to her property due to water. She requested the Board to reduce the
37 evaluation until there was more proof to support the increase. Mr. Erickson responded that
38 whether or not the condominiums would have an impact was an unknown. Mayor Willcox asked
39 about the land value. Mr. Erickson responded all of the properties had a large increase in land
40 value. Mr. Buchanan asked if this unit was the most expensive. Mr. Erickson confirmed. Mr.
41 Buchanan thought that was inconsistent since it was a middle unit. Mrs. McCarthy talked about
42 the averages for the townhomes and was not supportive of the high evaluation. Mayor Willcox
43 commented that the land value was driving the increase. Mr. Erickson noted that the previous
44 sales of this property were driving the evaluation and that updated properties were going at a
45 premium. Mr. Koch talked about a price per square foot comparison and thought the property
46 owner probably overpaid. He was more comfortable with the evaluation being set at the same
47 number as the previous year. Mr. Plechash agreed. Mr. Earl Zent, Hennepin County Assessor,
48 said the price she paid was probably on the upper end for those properties; however, her property
49 now had some physical damage. He recommended setting the evaluation for 2019 in a partial
50 stage. Mr. Dahl asked for a clarification on a partial evaluation. Mr. Zent said the property
51 would be flagged in the system as a partial evaluation because physical changes were expected

1 during the following year. Then the property would be reassessed in 2020. Mr. Plechash
2 suggested reducing the evaluation to \$609,000. Mrs. McCarthy recommended applying the
3 partial status to the property.

4 Mr. Plechash made a motion, seconded by Mrs. McCarthy, to reduce the revaluation of
5 114 Edgewood Court (PID #06-117-22-23-0361) to \$609,000, with a partial status. There was no
6 further discussion. The motion carried 5/0.

7 Mr. Erickson said he was able to visit the property yesterday and recommended a
8 reduction to \$1,126,000.

9 Mr. Koch made a motion, seconded by Mrs. McCarthy, to accept the revaluation of 412
10 Rice Street E (PID #06-117-22-24-0026) for \$1,126,000. There was no further discussion. The
11 motion carried 5/0.

12 Mr. Erickson said that he had not been able to visit the property at 857 Lake Street N, but
13 the property owner believed there was an error in size. He said he would continue to attempt to
14 visit the property to measure, but could not make a recommendation without doing so.

15 Mrs. McCarthy made a motion, seconded by Mr. Buchanan, to accept the evaluation of
16 875 Lake Street N #319 (PID #06-117-22-41-0154) with no change. There was no further
17 discussion. The motion carried 5/0.

18 Mr. Erickson said the property owner at 460 Carpenters Point had accepted the change in
19 evaluation.

20 Mrs. McCarthy made a motion, seconded by Mr. Plechash, to accept the revaluation of
21 460 Carpenters Point (PID #08-117-22-21-0009) for \$1,985,000. There was no further
22 discussion. The motion carried 5/0.

23 Mr. Erickson said the property owners of 433 Bushaway Road had agreed to the change
24 in evaluation. He said he asked the Hennepin County supervisor of the lake area to help to ensure
25 the values were equalized for this new home.

26 Mr. Plechash made a motion, seconded by Mr. Koch, to accept the revaluation of 433
27 Bushaway Road (PID #08-117-22-22-0007) for \$8,104,000. There was no further discussion.
28 The motion carried 5/0.

29 Mr. Erickson said the property owner at 625 Locust Hills Drive had accepted the change
30 in evaluation.

31 Mr. Koch made a motion, seconded by Mr. Buchanan, to accept the revaluation of 625
32 Locust Hills Drive (PID #08-117-22-24-0009) for \$2,190,000. There was no further discussion.
33 The motion carried 5/0.

34 Mr. Erickson said he had not made contact with the property owners of 524, 530, and 522
35 Harrington Road. However, the homes were tear downs and the assessment was strictly land
36 value.

37 Mr. Koch made a motion, seconded by Mrs. McCarthy, to accept the revaluation of 524
38 and 530 Harrington Road (PID #12-117-23-12-0027) for \$1,216,000. There was no further
39 discussion. The motion carried 5/0.

40 Mrs. McCarthy made a motion, seconded by Mr. Plechash, to accept the revaluation of
41 522 Harrington Road (PID #12-117-23-12-0028) for \$2,225,000. There was no further
42 discussion. The motion carried 5/0.

43 Mrs. McCarthy commented that the assessors relied on various documents to support the
44 evaluations when they were unable to enter properties. She noted that 433 Bushaway Road had
45 extensive building plan submitted to the City so she was surprised by how far off the evaluation
46 was originally. She said it would be helpful to learn how the assessments were completed. Mr.
47 Erickson responded the more expensive the home, the more judgment was involved. The
48 assessor used size and cost to make a judgment call based on size of the home, personalization,
49 quality of materials, etc.

1 Mr. Erickson said the owner of 503 Holly Circle granted permission to look outside, but
2 not inside. The property was the lowest priced unit and was purchased in 2012 as a foreclosure.
3 The owner was a 100% disabled veteran.

4 Mr. Koch made a motion, seconded by Mrs. McCarthy, to accept the evaluation of 503
5 Holly Circle (PID #05-117-22-22-0024) with no change. There was no further discussion. The
6 motion carried 5/0.

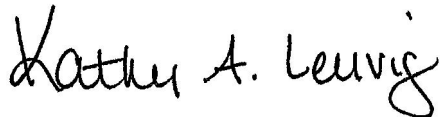
7 Mr. Dahl asked Mr. Zent to summarize the property owner's options. Mr. Zent explained
8 that each property would need to sign the list by May 22, 2019 to appeal to Hennepin County. He
9 talked about the different programs available such as the veteran's exclusion and income
10 qualified tax breaks. Mayor Willcox asked if an evaluation could increase when appealed to the
11 County. Mr. Zent answered that an evaluation could increase, decrease, or stay the same.

12
13 **AGENDA ITEM 4. Adjournment.**

14 Mrs. McCarthy made a motion, seconded by Mr. Koch, to adjourn the Board of Appeal and
15 Equalization. There was no further discussion. The motion carried 5/0.

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17 The meeting was adjourned at 6:48 p.m.

18
19 Respectfully submitted,
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21
22 Kathy Leervig
23 City Clerk

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25 Drafted by Sarah Peterson
26 *TimeSaver Off Site Secretarial, Inc.*