



MINUTES
BOARD OF REVIEW CITY COUNCIL MEETING
April 1, 2014

CALL TO ORDER

The meeting was called to order at 6:04 pm.

Present: Mayor: Tim Hultmann; Council: Kurt Kaminski, Tom Skjaret, Donny Chillstrom, and Liz Olson

Staff Present: City Administrator: Scott Weske; City Assessor: Rolf Erickson, Southwest Assessing; and City Clerk: Jeanette Moeller

Absent: None

APPROVE AGENDA

A motion was made by Olson, seconded by Skjaret, to approve the Agenda as presented. Ayes: all.

BOARD OF REVIEW PRESENTATION

Annually the City Council meets as the Local Board of Appeal and Equalization (Board of Review) to hear objections made by property owners regarding the property class and/or market value of their property. The property owner is responsible for presenting evidence to the Board as to why the value determined by the City Assessor is not fair and equitable. The Board has the authority to decrease, sustain, or increase the market value.

City Assessor Rolf Erickson provided an overview of market value trends impacting Long Lake property values, and noted that a representative of the Hennepin County Assessor's office was in attendance to address further questions that may arise.

Susan Handley, 1276 Tealwood Place

Ms. Handley reported that the unit neighboring her property is identical to hers and decreased in value by \$11,000, while the valuation of both hers and another neighbor's units increased. She indicated that she'd purchased the property in 2008 and the Assessor's proposed value of \$371,000 represents a \$37,000 increase in valuation. All Tealwood units received new siding and new roofing over the past two year period. Interior improvements unique to her unit have consisted of a kitchen remodel project. Ms. Handley stated that the neighboring property which had reduced in value has made similar improvements as well.

Assessor Erickson discussed a comparable sale of a unit in the Tealwood complex back in January and noted their valuation of that unit, 1274 Tealwood Place, of \$327,000 was close to the actual sale price of \$325,000. He stated that a sale price being close to a property's valuation is an indicator that values imposed are appropriate; however, he would not have a feeling whether a correction is required on the valuation of the 1276 Tealwood unit without more detailed review.

Council members discussed the renovations made to the unit and were in agreement the \$37,000 increase in valuation may have been overly steep.

Tom and Lori Provost, 1266 Tealwood Place – Represented by Susan Handley

Ms. Handley stated that similar to her property, the Provosts unit had increased in value \$39,000 above their purchase price, and also similarly, had completed limited remodeling work.

City Assessor Erickson indicated that the remodeling work was more significant than that in Ms. Handley's unit, and therefore, he would not recommend any change in value.

Ms. Handley noted that remodeling work in their unit was completed out of necessity due to bad mold and water damage.

Assessor Erickson stated that if the Council votes to leave the value unchanged, the property owner is welcome to pursue their appeal at the County Board meeting.

A motion was made by Skjaret, seconded by Chillstrom, to approve a change in valuation of the property at 1276 Tealwood Place from \$371,000 to \$340,000. Ayes: all.

A motion was made by Chillstrom, seconded by Kaminski, to leave the valuation unchanged for the property at 1266 Tealwood Place. Ayes: all.

Kenneth and Michelle Flannery, 195 Orchard Circle

City Assessor Erickson reported that the valuation of this property at \$391,000 reflected the house having a finished basement; however, upon review it was discovered that the basement is unfinished at this time. Assessor Erickson recommended the value of the property be reduced to \$358,000.

A motion was made by Skjaret, seconded by Chillstrom, to approve a change in valuation of the property at 195 Orchard Circle from \$391,000 to \$358,000, consistent with the City Assessor's recommendation. Ayes: all.

ADJOURN

A motion was made by Chillstrom, seconded by Kaminski, to adjourn the meeting. Ayes: all. The meeting was adjourned at 6:32 pm.

Respectfully submitted,

Jeanette Moeller
City Clerk