

MEDINA CITY COUNCIL BOARD OF APPEAL AND EQUALIZATION
MINUTES OF APRIL 14, 2010

The City Council of Medina, Minnesota met in session for the Local Board of Appeals and Equalization meeting on April 14, 2010 at 6:30 p.m. at the Medina City Hall. Mayor Crosby presided.

Members present: Weir, Crosby, Siitari

Members absent: Johnson, Smith

Also present: City Administrator Chad Adams; City Assessor Rolf Erickson, Southwest Assessing; Mike Carroll, Southwest Assessing; LuAnn Hagen, Representative of the Hennepin County Assessor's Office

Mayor Crosby provided an overview of the purpose of the Board of Appeals and the meeting process. He stated attendees have the option go to the County Board of Equalization if they do not agree with the City's decision this evening and referenced the timing and option of appealing in tax court. He explained that this evening's session is based on past year assessments and transactions between October 1, 2008 and September 30, 2009. He stated that tonight's session is to discuss market values and not taxes. He added that changes in Green Acres laws have been existent the last few years and residents should pay close attention to the deadlines that may affect them as property tax payers.

Erickson provided a brief summary of the Green Acres law changes, primarily in reference to non-productive land status and how property tax payers can drop out now if eligible to avoid paying back taxes.

Russel Berman, 2595 Keller Road

Berman stated his value changed from \$1,100,000 to \$1,068,000 and requested consideration at \$950,000. Adams clarified the value changed from \$1,200,000 to \$1,143,000. Berman explained the size of his house and provided some comparisons to neighboring properties that are being sold at lower values. The Council discussed the submitted application and the applicant's requested value reduction. Weir moved, Siitari seconded, to reduce the valuation to \$1,100,000. **Unanimous approval.**

Dale Considine, 2265 Chestnut Road

Considine stated her value changed from \$906,000 to \$826,000 and requested consideration at \$550,000 or \$500,000. Adams clarified her valued changed from \$826,000 to \$696,000. She stated she received two appraisals and submitted them into the official record of the City. The Council discussed the submitted application and the applicant's requested value reduction. **No action was taken.**

John Beasley, 2998 Lakeshore Avenue

Beasley stated his value changed from \$380,000 to \$365,000 and requested consideration at \$325,000. Beasley submitted some information that explained some comparables in

Medina and Independence. The Council discussed the submitted application and the applicant's requested value reduction. Weir moved, Siitari seconded, to reduce the valuation to \$355,000. **Unanimous approval.**

Jim Driscoll, 880 Navajo Road

Driscoll stated his value changed from \$904,000 to \$819,000. He added his neighbors have larger homes at similar values and requested a reduction. The Council discussed the submitted application and the applicant's requested value reduction. Weir moved, Siitari seconded, to reduce the valuation to \$810,000. **Unanimous approval.**

Dan Kuhlmann, 871 Meander Court N.

Kuhlmann stated his value changed from \$211,800 to \$201,000. Erickson stated he paid \$230,000 for the property in 2007. The Council discussed the submitted application and the applicant's requested value reduction. Weir moved, Siitari seconded, to reduce the valuation to \$197,000. **Unanimous approval.**

Mike August, 3052 Lakeshore Avenue

August stated his value changed from \$356,000 to \$339,000 and requested consideration at \$290,000. Adams clarified the value changed from \$339,000 to \$320,000. August submitted a letter outlining some other comparable examples of valuations. The Council discussed the submitted application and the applicant's requested value reduction. Weir moved, Siitari seconded, to reduce the valuation to \$312,000. **Unanimous approval.**

John Lunseth, 2192 Medina Road

Adams explained that Lunseth had submitted an application that stated the value of the property changed from \$687,000 to \$640,000 with a request for a reduction to \$546,000. Adams stated the application included a letter and an appraisal. The Council discussed the submitted application and the applicant's requested value reduction. Weir moved, Siitari seconded, to reduce the valuation to \$632,000. **Unanimous approval.**

Adjournment

Weir moved, seconded by Siitari, to adjourn at 8:18 p.m. **Motion passed unanimously.**

T.M. Crosby, Jr., Mayor

Attest:

Chad M. Adams, City Administrator-Clerk