

Addenda
Local Board of Appeal and Equalization
Meeting of April 11, 2022

Updates to the Agenda

Updates have been made to the lists of properties on the agenda. A revised agenda is attached, which reflects the following changes:

- Section 4A – Numbers 21 through 73 have been added
- Section 4B – Numbers 11 through 20 have been added
- Section 4C – Numbers 4 through 6 have been added



14600 Minnetonka Blvd. | Minnetonka, MN 55345 | 952-939-8200 | minnetonkamn.gov

TO: City Council

FROM: Colin Schmidt, City Assessor

DATE: April 11, 2022

SUBJECT: Change Memo for the April 11, 2022 Local Board of Appeal and Equalization meeting

2022 Minnetonka Local Board of Appeal and Equalization

Section 4A – added numbers 21-73

Section 4B – added numbers 11-20

Section 4C – added numbers 4-6

Agenda

2022 Minnetonka Local Board of Appeal and Equalization

Monday, April 11, 2022

6:00 p.m.

Council Chambers

1. Call to Order.
2. Roll Call: Schack – Wilburn – Calvert – Schaeppi – Coakley – Kirk – Wiersum
3. Introductory Report.
4. Appeals to the board of review:
 - A. Valuation changes being brought by the City Assessor to the Local Board of Appeal and Equalization for action:

	Petitioner	2021 Estimated Market Value	2022 Estimated Market Value	2022 Assessors' Recommendation
1)	Scott Edmundson Lana Edmundson 16004 Dawn Dr Minnetonka, MN 55345 PID 29-117-22-44-0012	\$352,600	\$560,400	\$543,000
2)	Ashley Burgess 2143 Sheridan Hills Rd Wayzata, MN 55391 09-117-22-21-0013	\$472,000	\$651,000	\$550,000
3)	Patrick Clint Cindy Clint 2967 Tonka Tr Wayzata, MN 55391 PID 17-117-22-11-0027	\$766,100	\$931,600	\$850,000
4)	Philip Mason Monica Mason 625 City View Dr Minnetonka, MN 55305 PID 02-117-22-22-0065	\$783,700	\$887,100	\$865,000
5)	John Louwers Claire Louwers 15000 Woodruff Rd Wayzata, MN 55391 PID 09-117-22-13-0035	\$430,200	\$573,600	\$565,000
6)	Jeffrey Norman Benjamin Peck 5157 Dominick Dr Minnetonka, MN 55343 PID 26-117-22-31-0029	\$884,300	\$1,144,600	\$1,050,000

	Petitioner	2021 Estimated Market Value	2022 Estimated Market Value	2022 Assessors' Recommendation
7)	Hugh Allan Joanne Allan 16528 Hidden Valley Rd Minnetonka, MN 55345 PID 20-117-22-12-0012	\$451,800	\$524,600	\$495,000
8)	MSP Hutchins LLC 17809 Hutchins Dr Minnetonka, MN 55345 PID 30-117-22-41-0042	\$1,566,000	\$1,600,000	\$1,495,000
9)	Mark Dillon Cecelia Dillon 3411 Fairlawn Dr Minnetonka, MN 55345 PID 17-117-22-42-0051	\$365,800	\$434,400	\$415,000
10)	Jon Stone Linda Stone 1892 Yorkshire Ave S Minnetonka, MN 55305 PID 01-117-22-43-0060	\$729,400	\$834,300	\$776,000
11)	Zachary Kaplan Marissa Kaplan 11674 Cedar Pass Minnetonka, MN 55305 PID 11-117-22-43-0056	\$790,000	\$952,200	\$885,000
12)	James Field Martha Kudak 2630 Abbey Hill Dr Minnetonka, MN 55305 PID 10-117-22-41-0045	\$535,500	\$631,100	\$600,000
13)	David Hovde Victoria Hovde 16614 Meadowbrook La Wayzata, MN 55391 PID 08-117-22-43-0038	\$469,900	\$536,000	\$505,000
14)	Andrew Ward Stephanie Ward 5217 Westmill Rd Minnetonka, MN 55345 PID 29-117-22-34-0001	\$524,600	\$596,500	\$555,000
15)	Stuart Nelson Sara Nelson 14910 McGinty Rd W Wayzata, MN 55391 PID 09-117-22-43-0018	\$581,100	\$687,100	\$655,000
16)	Daniel Zenk Emmy Zenk 2426 Bantas Point La Wayzata, MN 55391 PID 08-117-22-13-0030	\$564,300	\$721,600	\$660,000

	Petitioner	2021 Estimated Market Value	2022 Estimated Market Value	2022 Assessors' Recommendation
17)	Brandon Bolduc Jennifer Bolduc 16608 Meadowbrook La Wayzata, MN 55391 PID 08-117-22-43-0037	\$567,400	\$694,200	\$610,000
18)	Darrin Grove Maria Requiron 19010 Old Excelsior Blvd Minnetonka, MN 55345 PID 30-117-22-32-0046	\$724,600	\$812,400	\$740,000
19)	Nicklas Galanos Ursula Galanos 2650 Oakland Rd Minnetonka, MN 55305 PID 10-117-22-31-0013	\$790,900	\$920,600	\$885,000
20)	Woodhill LLC 4323 Woodhill Rd Minnetonka, MN 55345 PID 22-117-22-32-0076	\$465,300	\$518,800	\$495,000
21)	Kevin Shearer Katherine Shearer 3622 Farmington Rd Minnetonka, MN 55305 PID 15-117-22-44-0062	\$474,900	\$560,500	\$530,000
22)	Stephen Roberts Genevieve Roberts 5418 Mayview Rd Minnetonka, MN 55345 PID 34-117-22-21-0004	\$555,200	\$649,800	\$610,000
23)	Ronald Buchanan Lois Ebnet 3033 Chase Dr Minnetonka, MN 55305 PID 15-117-22-12-0012	\$590,100	\$721,700	\$675,000
24)	Logan Reed Kelsey Kiefer 4721 Deerwood Dr Minnetonka, MN 55343 PID 27-117-22-12-0016	\$279,400	\$411,100	\$390,000
25)	Brian Weitz Kara Bancroft 15849 Woodgate Rd N Minnetonka, MN 55345 PID 28-117-22-32-0064	\$444,400	\$517,400	\$475,000
26)	Mark Johnson Robin Johnson 4803 Chantrey Pl Minnetonka, MN 55345 PID 28-117-22-21-0028	\$684,900	\$786,500	\$750,000

	Petitioner	2021 Estimated Market Value	2022 Estimated Market Value	2022 Assessor's Recommendation
27)	Rotherick Tan Yen Peng Lim 18934 Radford St Minnetonka, MN 55345 PID 31-117-22-32-0002	\$466,300	\$539,300	\$530,000
28)	Joan Nicol Hoium 2921 Bay St Wayzata, MN 55391 PID 17-117-22-22-0017	\$244,900	\$427,400	\$395,000
29)	Travis Michels Carrie Michels 12713 Twelve Oaks Dr Minnetonka, MN 55305 PID 11-117-22-33-0018	\$446,200	\$553,100	\$500,000
30)	Michael Oreck Susan Oreck 2091 Sherwood La Minnetonka, MN 55305 PID 11-117-22-22-0303	\$602,000	\$655,600	\$625,000
31)	Steven Leventhal 11209 Fetterly Rd W Minnetonka, MN 55305 PID 11-117-22-14-0038	\$587,300	\$663,300	\$645,000
32)	Lawrence Covin Rita Covin 2298 Sherwood Ct Minnetonka, MN 55305 PID 11-117-22-22-0249	\$331,400	\$359,200	\$350,000
33)	David Hoffman Rachael Hoffman 14317 McGinty Rd W Wayzata, MN 55391 PID 15-117-22-23-0035	\$703,900	\$887,000	\$840,000
34)	Lisa Lockwood 5113 Baker Rd Minnetonka, MN 55343 PID 27-117-22-41-0040	\$824,200	\$1,037,200	\$885,000
35)	Michael Paddock Amber Paddock 15612 Willowood Dr Minnetonka, MN 55345 PID 33-117-22-32-0011	\$532,600	\$700,400	\$685,000
36)	Robert Antonovich 17420 Bay La Wayzata, MN 553991 PID 17-117-22-22-0023	\$322,900	\$435,100	\$420,000

	Petitioner	2021 Estimated Market Value	2022 Estimated Market Value	2022 Assessors' Recommendation
37)	Gerald Rosovitz Carol Rosovitz 5833 Whited Ave Minnetonka, MN 55345 PID 33-117-22-31-0033	\$376,300	\$440,400	\$425,000
38)	Stephen Shanesy Renee Shanesy 2643 Snowmass Cir Minnetonka, MN 55305 PID 11-117-22-44-0015	\$818,400	\$940,800	\$900,000
39)	Brooks Lambert Angela Lambert 12001 Golden Acre Dr Minnetonka, MN 55305 PID 11-117-22-31-0056	\$360,200	\$455,800	\$435,000
40)	Brian Heijerman Sarah Jarrett 12825 Greenwood Tr Minnetonka, MN 55343 PID 22-117-22-44-0033	\$388,200	\$562,600	\$535,000
41)	Michael Noble Kristi Noble 5937 Fairwood Dr Minnetonka, MN 55345 PID 33-117-22-32-0052	\$455,800	\$601,800	\$580,000
42)	Janie Fink 3325 Creekview Ter Minnetonka, MN 55305 PID 15-117-22-13-0055	\$680,100	\$792,000	\$777,000
43)	Peggy Kaplan 5592 Bristol La Minnetonka, MN 55343 PID 35-117-22-21-0047	\$710,800	\$803,200	\$760,000
44)	Jay Sachetti Rebecca Sachetti 5926 Lone Lake Loop Minnetonka, MN 55343 PID 35-117-22-42-0101	\$565,300	\$696,700	\$635,000
45)	Richard Bruce Deanna Bruce 3310 Hazelwood West Wayzata, MN 55391 PID 15-117-22-23-0019	\$700,700	\$966,000	\$900,000
46)	Jeffrey Noyes 14618 Oakwood Rd Minnetonka, MN 55345 PID 21-117-22-14-0004	\$414,500	\$498,600	\$450,000

	Petitioner	2021 Estimated Market Value	2022 Estimated Market Value	2022 Assessors' Recommendation
47)	Veta Segal 12830 April La Minnetonka, MN 55305 PID 15-117-22-11-0029	\$460,000	\$541,500	\$480,000
48)	Jill Miyamoto 17208 Millwood Rd Minnetonka, MN 55345 PID 29-117-22-33-0006	\$493,600	\$564,800	\$545,000
49)	Michael Flower Jillian Flower 5559 Bristol La Minnetonka, MN 55343 PID 35-117-22-21-0038	\$656,900	\$814,000	\$790,000
50)	Daniel Mord Cynthia Mord 3108 Minnehaha Ct Wayzata, MN 55391 PID 16-117-22-11-0014	\$574,100	\$815,700	\$735,000
51)	James Hiller Joan Hiller 5638 Glen Ave Minnetonka, MN 55345 PID 33-117-22-13-0036	\$450,000	\$546,700	\$445,000
52)	Joshua Pettersen Kristen Stevens 17014 Patricia La Minnetonka, MN 55345 PID 29-117-22-34-0048	\$500,100	\$584,500	\$575,000
53)	David Saarela Stephanie Neitz 17003 Sherwood Rd Minnetonka, MN 55345 PID 29-117-22-34-0073	\$451,700	\$589,900	\$570,000
54)	Hale Lira Christina Lira 5025 Dominick Spur Minnetonka, MN 55343 PID 26-117-22-31-0004	\$322,400	\$382,200	\$375,000
55)	Stuart Remick Clara Remick 18213 Hermitage Way Minnetonka, MN 55345 PID 30-117-22-13-0022	\$554,200	\$590,300	\$567,000
56)	Duncan Malloch Kathleen Malloch 12701 Junction Rd Minnetonka, MN 55343 PID 23-117-22-33-0004	\$381,900	\$407,400	\$390,000

	Petitioner	2021 Estimated Market Value	2022 Estimated Market Value	2022 Assessors' Recommendation
57)	Bruce Smith Sita Thapa Smith 608 Park La S Minnetonka, MN 55305 PID 02-117-22-21-0019	\$400,500	\$556,100	\$530,000
58)	Laurie Nelson 13808 Knollway Dr S Minnetonka, MN 55305 PID 03-117-22-24-0027	\$299,300	\$359,700	\$335,000
59)	Bradley Welberg 4133 Windridge Cir Minnetonka, MN 55305 PID 23-117-22-23-0058	\$379,300	\$470,400	\$440,000
60)	Kristine O'Reilly 5700 Lake Rose Dr Minnetonka, MN 55345 PID 33-117-22-24-0021	\$359,500	\$434,300	\$410,000
61)	David Nieting Beverly Nieting 12031 Townview Rd Minnetonka, MN 55343 PID 23-117-22-31-0040	\$329,000	\$392,400	\$380,000
62)	Conan Crum Amy Crum 15809 White Pine Dr Wayzata, MN 55391 PID 04-117-22-33-0033	\$528,800	\$649,600	\$615,000
63)	Zachary Elliott Morgan Fredrickson 12802 Linde La Minnetonka, MN 55305 PID 15-117-22-44-0001	\$323,500	\$395,300	\$375,000
64)	Darryl Nelson Angela Nelson 4777 Hamilton Rd Minnetonka, MN 55345 PID 28-117-22-23-0027	\$443,500	\$512,000	\$490,000
65)	Leslie Bork Lezlie Bork 16722 Grays Bay Blvd Wayzata, MN 55391 PID 08-117-22-43-0035	\$2,487,000	\$2,967,400	\$2,800,000
66)	Robert Alm Jeanne Alm 2024 Vernon Dr S Minnetonka, MN 55305 PID 12-117-22-22-0031	\$475,600	\$574,700	\$565,000
67)	Steven Wangstad 15509 Post Rd Wayzata, MN 55391 PID 09-117-22-21-0029	\$499,300	\$672,700	\$595,000

	Petitioner	2021 Estimated Market Value	2022 Estimated Market Value	2022 Assessors' Recommendation
68)	Jason Brown Sumika Brown 4724 Eastwood Rd Minnetonka, MN 55345 PID 30-117-22-22-0002	\$502,500	\$644,400	\$625,000
69)	James Beatty 2311 Sherwood Hills Rd Minnetonka, MN 55305 PID 11-117-22-13-0045	\$276,600	\$429,600	\$350,000
70)	John Kilkelly Mary Kilkelly 4616 Oxford Pl Minnetonka, MN 55345 PID 29-117-22-12-0024	\$432,700	\$493,200	\$475,000
71)	Tannen Loge Angela Loge 5922 Lone Lake Loop Minnetonka, MN 55343 PID 35-117-22-42-0099	\$560,300	\$643,200	\$630,000
72)	Nicolas Horns Lynette Raichle 14325 Grenier Rd Minnetonka, MN 55345 PID 34-117-22-23-0021	\$808,200	\$979,200	\$940,000
73)	Brent Gensler Marni Gensler 11614 Cedar Pass Minnetonka, MN 55305 PID 11-117-22-42-0043	\$807,400	\$899,000	\$880,000

B. Petitions to the Local Board of Appeal and Equalization requiring advisors' recommendation:

	Petitioner	2021 Estimated Market Value	2022 Estimated Market Value	2022 Advisors' Recommendation
1)	Michael Gentz Elizabeth Gentz 14910 Woodruff Rd Wayzata, MN 55391 PID 09-117-22-13-0037	\$453,800	\$619,600	
2)	M. Tobak, I. Tobak and K. Tobak 2350 Crosby Rd Wayzata, MN 55391 PID 08-117-22-14-0031	\$843,900	\$1,041,800	
3)	Xuefeng Liu Jing Xu 12200 Hilloway Rd W Minnetonka, MN 55305 PID 11-117-22-21-0020	\$830,900	\$969,200	

	Petitioner	2021 Estimated Market Value	2022 Estimated Market Value	2022 Advisors' Recommendation
4)	Matthew Griebie Jeannie Larson 16705 Grays Bay Blvd Wayzata, MN 55391 PID 17-117-22-12-0005	\$1,087,400	\$1,488,000	
5)	Gregg Erickson Jan Erickson 2434 Sherwood Hills Rd Minnetonka, MN 55305 PID 11-117-22-13-0019	\$683,800	\$838,900	
6)	Grays Bay Holdings LLC 16516 Grays Bay Blvd Wayzata, MN 55391 PID 08-117-22-43-0031	\$1,429,000	\$1,750,000	
7)	Mario Goessl 16511 Black Oaks Cir Wayzata, MN 55391 PID 05-117-22-12-0026	\$2,564,100	\$2,834,700	
8)	Saul Bernick Maureen Bernick 3530 Fairway La Minnetonka, MN 55305 PID 13-117-22-32-0069	\$481,900	\$642,900	
9)	Thomas Johnson Jill Johnson 15001 Tammer La Wayzata, MN 55391 PID 04-117-22-43-0032	\$582,700	\$659,200	
10)	Jennifer Berman 2723 Ashbourne Rd Wayzata, MN 55391 PID 09-117-22-44-0052	\$620,500	\$749,900	
11)	Michael Zudov Snezhana Zudova 3615 Aspen Ridge Dr Minnetonka, MN 55305 PID 14-117-22-33-0045	\$590,600	\$646,900	
12)	Brian Noah Dana Noah 5321 Michaele La Minnetonka, MN 55345 PID 30-117-22-43-0014	\$339,200	\$467,600	
13)	Melissa Bardal 13228 Dahlgren Rd Minnetonka, MN 55305 PID 15-117-22-43-0033	\$308,000	\$367,400	
14)	Iryna Shafir Stanislav Shafir 3502 Larchwood Dr Minnetonka, MN 55345 PID 17-117-22-31-0072	\$397,900	\$475,400	

	Petitioner	2021 Estimated Market Value	2022 Estimated Market Value	2022 Advisors' Recommendation
15)	Michael Kollar Mingyu Xiao 5928 Lone Lake Loop Minnetonka, MN 55343 PID 35-117-22-42-0102	\$575,300	\$666,200	
16)	Steven Stein Lori Stein 14900 Woodruff Rd Wayzata, MN 55391 PID 09-117-22-13-0038	\$503,400	\$675,500	
17)	Twig Leininger 16440 Temple Dr S Minnetonka, MN 55345 PID 29-117-22-13-0051	\$342,500	\$388,600	
18)	Dyanne Bauer 6161 Creek View Ridge Minnetonka, MN 55345 PID 31-117-22-34-0042	\$247,400	\$283,000	
19)	Julien Baissat Christelle Baissat 4716 Fairhills Rd W Minnetonka, MN 55345 PID 28-117-22-22-0013	\$732,400	\$980,200	
20)	Neng Xu Hui Wang 5202 Picha Rd Minnetonka, MN 55345 PID 29-117-43-0071	\$482,900	\$539,000	

C. Petitions to the Local Board of Appeal and Equalization to be referred back to the Assessing staff for review:

	Petitioner	2021 Estimated Market Value	2022 Estimated Market Value	2022 Assessors' Recommendation
1)	Glen Lake Village LLC 14400 Excelsior Blvd Minnetonka, MN 55345 PID 28-117-22-44-0526	\$6,081,000	\$7,390,000	
2)	DV OC Minnetonka LLC 11700 Wayzata Blvd Minnetonka, MN 55305 PID 02-117-22-13-0370	\$36,750,000	\$47,690,000	
3)	Nordstrom Inc. 12441 Wayzata Blvd Minnetonka, MN 55305 PID 02-117-22-31-0008	\$8,339,000	\$8,339,000	

4)	SELA Investments – Cedar Ridge LLC 10201 Cedar Lake Rd Minnetonka, MN 55305 PID 12-117-22-42-0223	\$7,848,000	\$9,060,000	
	Petitioner	2021 Estimated Market Value	2022 Estimated Market Value	2022 Assessors' Recommendation
5)	SELA Investments – Cedar Ridge LLC 10111 Cedar Lake Rd Minnetonka, MN 55305 PID 12-117-22-42-0224	\$7,848,000	\$9,060,000	
6)	SELA Investments – Cedar Ridge LLC 10101 Cedar Lake Rd Minnetonka, MN 55305 PID 12-117-22-42-0225	\$7,848,000	\$9,060,000	

5. Recess and continue meeting to 6:00 p.m. on Monday, April 25, 2022.