

## Agenda

### 2022 Minnetonka Local Board of Appeal and Equalization

Monday, April 25, 2022

5:30 p.m.

#### Council Chambers

1. Call to Order
2. Roll Call: Wilburn – Calvert – Schaeppi – Coakley – Kirk – Schack – Wiersum
3. Approval of Agenda
4. Appeals to the board of review:
  - A. Valuation recommendations 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)	David Penn Yuchan Chalupsky 22 Kingsview La N Plymouth, MN 55447 PID 04-117-22-12-0007	\$653,900	\$766,900	\$766,900
2)	Gregg Erickson Jan Erickson 2434 Sherwood Hills Rd Minnetonka, MN 55305 PID 11-117-22-13-0019	\$683,800	\$838,900	\$838,900
3)	Saul Bernick Maureen Bernick 3530 Fairway La Minnetonka, MN 55305 PID 13-117-22-32-0069	\$481,900	\$642,900	\$642,900
4)	Jennifer Berman 2723 Ashbourne Rd Wayzata, MN 55391 PID 09-117-22-44-0052	\$620,500	\$749,900	\$749,900
5)	Dennis Mulvey Judith Mulvey 2620 Sylvan Rd S Minnetonka, MN 55305 PID 11-117-22-32-0019	\$485,400	\$593,900	\$593,900
6)	Diana Hoyt 17609 Jennifer La Minnetonka, MN 55345 PID 31-117-22-11-0054	\$430,700	\$502,400	\$502,400

	Petitioner	2021 Estimated Market Value	2022 Estimated Market Value	2022 Assessors' Recommendation
7)	Mario Goessl 16511 Black Oaks Cir Wayzata, MN 55391 PID 05-117-22-12-0026	\$2,564,100	\$2,834,700	\$2,834,700
8)	Glen Lake Village LLC 14400 Excelsior Blvd Minnetonka, MN 55345 PID 28-117-22-44-0526	\$6,081,000	\$7,390,000	\$7,390,000
9)	DV OC Minnetonka LLC 11700 Wayzata Blvd Minnetonka, MN 55305 PID 02-117-22-13-0370	\$36,750,000	\$47,690,000	\$47,690,000
10)	Nordstrom Inc. 12441 Wayzata Blvd Minnetonka, MN 55305 PID 02-117-22-31-0008	\$8,339,000	\$8,339,000	\$8,339,000
11)	SELA Investments – Cedar Ridge LLC 10201 Cedar Lake Rd Minnetonka, MN 55305 PID 12-117-22-42-0223	\$7,848,000	\$9,060,000	\$9,060,000
12)	SELA Investments – Cedar Ridge LLC 10111 Cedar Lake Rd Minnetonka, MN 55305 PID 12-117-22-42-0224	\$7,848,000	\$9,060,000	\$9,060,000
13)	SELA Investments – Cedar Ridge LLC 10101 Cedar Lake Rd Minnetonka, MN 55305 PID 12-117-22-42-0225	\$7,848,000	\$9,060,000	\$9,060,000
14)	Karissa Borchert 4144 Shady Oak Rd Minnetonka, MN 55343 PID 23-117-22-13-0013	\$278,400	\$278,400	\$218,700
15)	David Fish 11620 Timberline Rd Minnetonka, MN 55305 PID 02-117-22-43-0002	\$383,000	\$467,000	\$410,000
16)	Orrin Kessel Judith Kessel 3415 Groveland La Minnetonka, MN 55345 PID 17-117-22-31-0088	\$821,000	\$927,800	\$900,000
17)	Keith Waxelman Jennifer Bratton 4850 Timber Ridge Cir Minnetonka, MN 55345 PID 30-117-22-24-0061	\$1,515,700	\$1,710,300	\$1,615,000
18)	M., I. and K. Tobak 2350 Crosby Rd Wayzata, MN 55391 PID 08-117-22-14-0031	\$843,900	\$1,041,800	\$1,041,800

	Petitioner	2021 Estimated Market Value	2022 Estimated Market Value	2022 Assessors' Recommendation
19)	Jeffrey Eckroth Michelle Weber 2604 Crosby Rd Wayzata, MN 55391 PID 08-117-22-42-0004	\$1,631,200	\$2,199,900	\$2,095,000
20)	Steven Stein Lori Stein 14900 Woodruff Rd Wayzata, MN 55391 PID 09-117-22-13-0038	\$503,400	\$675,500	\$675,500
21)	Michael Gentz Elizabeth Gentz 14910 Woodruff Rd Wayzata, MN 55391 09-117-22-13-0037	\$453,800	\$619,600	\$619,600
22)	Holiday Stationstores Inc 2801 Hopkins Crossroad Minnetonka, MN 55305 PID 12-117-22-33-0003	\$1,274,000	\$1,274,000	\$1,274,000
23)	Heartland Mtka LLC 10005 Greenbrier Rd Minnetonka, MN 55305 PID 12-117-22-43-0002	\$49,159,000	\$55,150,000	\$55,150,000
24)	Heartland Mtka LLC Address unassigned Vacant land PID 12-117-22-43-0006	\$5,000	\$5,000	\$5,000
25)	Everett Weinstein Suzanne Weinstein 2035 Sherwood La Minnetonka, MN 55305 PID 11-117-22-22-0299	\$545,500	\$593,800	\$593,800
26)	Robert Callan 3325 Breconwood Cir Wayzata, MN 55391 PID 18-117-22-14-0125	\$445,600	\$483,800	\$483,800
27)	Joyce Leibman 12121 Orchard Ave W Minnetonka, MN 55305 PID 11-117-22-34-0003	\$649,600	\$778,300	\$778,300
28)	Tristan Lundblad 1801 Welland Ave Minnetonka, MN 55305 PID 01-117-22-34-0026	\$321,600	\$359,300	\$335,000
29)	Marian Altowitz 12717 Myrtle Cir Minnetonka, MN 55305 PID 23-117-22-23-0043	\$307,400	\$369,700	\$336,000
30)	Cary Beil Kristine Beil 5342 Michaele La Minnetonka, MN 55345 PID 30-117-22-43-0011	\$403,300	\$485,800	\$455,000

	Petitioner	2021 Estimated Market Value	2022 Estimated Market Value	2022 Assessors' Recommendation
31)	Michael Zudov Snezhana Zudova 3615 Aspen Ridge Dr Minnetonka, MN 55305 PID 14-117-22-33-0045	\$590,600	\$646,900	\$646,900
32)	Calm Bay LLC 16502 Grays Bay Blvd Wayzata, MN 55391 PID 08-117-22-42-0014	\$1,464,800	\$1,905,900	\$1,905,900
33)	Wayne Johnson 4841 Diane Dr Minnetonka, MN 55343 PID 26-117-22-13-0006	\$347,100	\$418,500	\$400,000

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)	Moved to A			
2)	Moved to A			
3)	Xuefeng Liu Jing Xu 12200 Hilloway Rd W Minnetonka, MN 55305 PID 11-117-22-21-0020	\$830,900	\$969,200	\$940,000
4)	Matthew Griebie Jeannie Larson 16705 Grays Bay Blvd Wayzata, MN 55391 PID 17-117-22-12-0005	\$1,087,400	\$1,488,000	\$1,250,000
5)	Moved to A			
6)	Grays Bay Holdings LLC 16516 Grays Bay Blvd Wayzata, MN 55391 PID 08-117-22-43-0031	\$1,429,000	\$1,750,200	\$1,600,000
7)	Moved to A			



	Petitioner	2021 Estimated Market Value	2022 Estimated Market Value	2022 Advisors' Recommendation
8)	Moved to A			
9)	Thomas Johnson Jill Johnson 15001 Tammer La Wayzata, MN 55391 PID 04-117-22-43-0032	\$582,700	\$659,200	\$659,200
10)	Moved to A			
11)	Moved to A			
12)	Brian Noah Dana Noah 5321 Michaele La Minnetonka, MN 55345 PID 30-117-22-43-0014	\$339,200	\$467,600	\$435,000
13)	Melissa Bardal 13228 Dahlgren Rd Minnetonka, MN 55305 PID 15-117-22-43-0033	\$308,000	\$367,400	\$335,000
14)	Iryna Shafir Stanislav Shafir 3502 Larchwood Dr Minnetonka, MN 55345 PID 17-117-22-31-0072	\$397,900	\$475,400	\$475,400
15)	Michael Kollar Mingyu Xiao 5928 Lone Lake Loop Minnetonka, MN 55343 PID 35-117-22-42-0102	\$575,300	\$666,200	\$635,000
16)	Moved to A			
17)	Twig Leininger 16440 Temple Dr S Minnetonka, MN 55345 PID 29-117-22-13-0051	\$342,500	\$388,600	\$375,000
18)	Dyanne Bauer 6161 Creek View Ridge Minnetonka, MN 55345 PID 31-117-22-34-0042	\$247,400	\$283,000	\$283,000

	Petitioner	2021 Estimated Market Value	2022 Estimated Market Value	2022 Advisors' Recommendation
19)	Julien Baissat Christelle Baissat 4716 Fairhills Rd W Minnetonka, MN 55345 PID 28-117-22-22-0013	\$732,400	\$980,200	\$960,000
20)	Neng Xu Hui Wang 5202 Picha Rd Minnetonka, MN 55345 PID 29-117-22-43-0071	\$482,900	\$539,000	\$539,000

5. Adjourn

## 2022 Minnetonka Local Board of Appeal and Equalization



**Title:** Appeals to the Board of Review

**Report From:** Colin Schmidt, City Assessor

**Submitted through:** Julie Wischnack, AICP, Comm Dev Dir (Acting City Manager)  
Darin Nelson, Finance Director

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**Action Requested:**  Motion     Informational     Public Hearing

**Form of Action:**     Resolution     Ordinance     Contract/Agreement     Other     N/A

**Votes needed:**     4 votes     5 votes     N/A     Other

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### **Summary Statement**

The first meeting of the LBAE was held on Monday, April 11, 2022, at 6:00 p.m. The meeting of April 25, 2022, is the reconvene of the LBAE. Attached is the agenda for the April 25, 2022 meeting. As indicated, there are 45 properties requiring action by the LBAE. Information for the appeals reviewed by the advisors on the agenda includes a map, the advisor's review and recommendation of valuation, preliminary information from the property owner, staff conclusion and comments.

### **Recommended Action**

Receive and adopt assessors' recommendations on appeals. Receive and adopt/modify advisors' recommendations on appeals.

### **Strategic Profile Relatability**

Financial Strength & Operational Excellence     Safe & Healthy Community

Sustainability & Natural Environment     Livable & Well-Planned Development

Infrastructure & Asset Management     Community Inclusiveness

N/A

### **Financial Consideration**

Is there a financial consideration?     No     Yes

Financing sources:     Budgeted     Budget Modification     New Revenue Source

Use of Reserves     Other

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## **Background**

### **Meeting Overview**

- **Receive and adopt Assessors' recommendations on appeals that were not reviewed by the Advisors.** These appeals consist of properties reviewed by staff with staff recommendations.
- **Receive and act upon the Advisors' recommendations.** The four advisors to the LBAE composed of Craig Dullum, Larry Kriedberg, Keith Swanson, and Tammy Shade reviewed properties on Wednesday, April 13 and Thursday, April 14, 2022. At that time, the property owners had an opportunity to discuss the property and present any information they believed would assist the advisors in making their recommendation. The advisors then presented their recommendation to staff including supporting information. The advisors will be available to the LBAE for questions should any arise regarding their recommendations.
- **Property owner input.** The property owners have been notified of the advisors' recommendation. The owners have the opportunity to speak to the LBAE and present further information regarding the advisors' recommendations.

### **Meeting process**

At the meeting, the process will be as follows for each property under active appeal. At each step, the LBAE may ask clarifying questions.

1. The property owners present information, if desired.
2. The advisors present their findings and recommendation.
3. City assessing division staff presents information, as needed.
4. The LBAE individually acts upon each appeal as required by state guidelines.

Actions the LBAE may take include:

- reduce the value of a property;
- sustain the original value;
- increase the value of a property;
- add improvements to the assessment list; and
- change classification of a property.

The LBAE has certain limitations to its power. The LBAE cannot:

- consider prior year assessments;
- reduce the aggregate assessment of the city by more than one percent;
- exempt property;
- make changes to a property in which a member has a conflict of interest or a financial interest;
- grant a special program;
- make changes benefiting a property owner who refuses entry by the assessor; or
- order percentage increases or decreases for an entire class of property.

### **Post Meeting Process**

Each of the property owners who have appealed their valuation to the LBAE may continue their appeal (regardless of the LBAE's action) to the Hennepin County Board of Appeal and Equalization (HCBAE) that meets on June 13, 2022. Owners must call in advance and submit an application to be added to the agenda for this meeting. They must call 612-348-7050 by May 18, 2022.



## 2022 Local Board of Appeal and Equalization

B3

Jing Xu

Xuefeng Liu

12200 Hilloway Rd W

11-117-22-21-0020



2022 Assessed Value: \$969,200

Recommendation: \$940,000

*This report is not an appraisal as defined in M.S. § 82B.02 (subd.3) nor does it comply with the Uniform Standards of Professional Appraisal Practice. It is intended to be used as a reference only and any use other than its intended use is prohibited and unlawful. The author does not represent this to be an appraisal and is not responsible for any inappropriate use. It is a report of public records using a mass appraisal technique.*



# 2022 Minnetonka LBAE Advisor Appeal Review

Appeal: B3 Advisor: Larry & Keith  
Address: 12200 Hilloway Rd W  
PID: 11-117-22-21-0020 Owner: Xuefeng Liu & Jing Xu  
Last Sale Date: 12/20/2019 Last Sale Price: \$850,000

## Inspection Information:

Date: 4/13/2022 Arrival: 10:00 Departure: 10:35  
Property Owners Present: Jing Xu / met with ALISON

## Property Information

Physical Characteristics and Condition: 4 Bedrooms, 4 Bathrooms, 3 stall garage, built 1988, 4,685 Finished Sq Ft. Beautiful home with open floor plan. The house has a lot of deferred maintenance. The kitchen floor has water damage, looks like an insurance policy issue. Home owner said it was a leak from the sink.

## Property Owner Information

Comments: Alison wanted us to know the house was dated, older carpet. Hard wood floor had some damage & needed refinishing. Some windows had had seal. Window treatments were old, Drive way had some cracks.

Owners Opinion of Value for January 2, 2022:

\$850,000 - \$870,000

## Advisor's Findings

### Market Comments:

Properties \$850,000 & over. Status: 13 Days on the market median 13, Average 65 days. Percent of Original Price median 100% Average 95.8%

### Comparable Properties

Address: DOM	2125 Wind Song Ct.	Comments: 4 Bd Rooms, 4 Bath Rooms
Status: 1 Day	Sold 10/26/2021	3 car garage. Built in 1987. Vaulted
Price: \$890,000		Family Room w/ Fire Place. Large
Address: DOM	2501 Tonkawa Tr.	Comments: 4 Bd Rooms, 4 Bath, 2
Status: 71 Days	Sold 11/19/2021	4004
Price: \$720,800		Car garage, very close to 494, see map.
Address: DOM	13001 Brentwood Tr.	Comments: 4 Bd Rm, 4 Baths, 2 car garage
Status: 57 Days	Sold 12/10/2021	Built 1984. Vaulted Ceilings. Large Deck
Price: \$960,000		w/ center island. .51 Acres. Hopkins
		School dist.

## Advisor's Opinion of Value

Estimated Market Value for January 2, 2022:

\$969,200

Advisor's Recommendation of Value for January 2, 2022:

\$940,000

Reviewed by: Keith Swanson Date: 4/13/2022

Reviewed with Larry Kroedberg 4/15/22 - 4/17/22

# City of Minnetonka

## Assessing Division

### 2022 Local Board of Appeal and Equalization Assessment Appeal

14600 Minnetonka Blvd  
Minnetonka, MN 55345  
Phone: 952.939.8220  
Email: assessor@minnetonkamn.gov

**We request you return this form to the City of Minnetonka Assessing Division by April 1, 2022.** By submitting this application your appeal will be entered into the record. It is **not required** to attend the first Board Meeting. You will be notified of the reconvene meeting where the Board will hear your appeal.

Office Use Only:		
Date Returned	_____	Received via _____
Date Withdrawn	_____	Withdrawn via _____
Dist _____	Nbhd _____	Appraiser _____

Date	<u>03/27/22</u>	Daytime number	<u>612868991</u>
Owners Name(s)	<u>Xuefeng Liu</u>	Alternate number	_____
Address	<u>1200 Holloway Rd West</u>		
City	<u>Minnetonka</u>	State	<u>MN</u>
Zip Code	<u>55305</u>	Email	<u>Xuefeng (@gmail) com</u>

Property ID#	<u>11-117-22-21-0020</u>	Purchase Date	<u>12/2019</u>
Property Address	_____	Purchase Price	<u>850000</u>
2022 Estimated Market Value as it appears on Notice of Valuation	<u>969200</u>		

Additions, Renovations, or Improvements since purchase	<u>NO</u>
Cost of Improvements since purchase	<u>0</u>
Owner's Opinion of Estimated Market Value as of January 2, 2022	<u>820000</u>
What are the reasons or documentation supporting the owner's opinion of market value? (Please attach supporting documentation)	_____

I Do , Do not , wish to make a personal appearance.

Xuefeng Liu

Date 03/27/22

Signature of Applicant





**City of Minnetonka**  
Assessing Department



**2022 Local Board of Appeal and Equalization  
Staff Report**

B3

<b>Property Owner(s):</b>	Xuefeng Liu Jing Xu
<b>Property Address:</b>	12200 Hilloway Rd W
<b>PID #:</b>	11-117-22-21-0020

		<b>Market Value</b>
Assessment Year	2022	\$969,200
Assessment Year	2021	\$830,900
Assessment Year	2020	\$809,600

<b>Sale:</b>	December 20, 2019 - 850,000 (01 - Warranty Deed)
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**Assessor Recommendation:**

\$940,000

<b>Appraiser:</b>	<b>Last Inspection Date:</b>
AJW	April 11, 2022

**Comments:**

Staff completed an interior inspection of the property on 4/11/2022. After a review of comparable sales, staff can support the current value. Owner disagreed and filed a formal appeal. Appeal application was referred to advisors for final valuation.

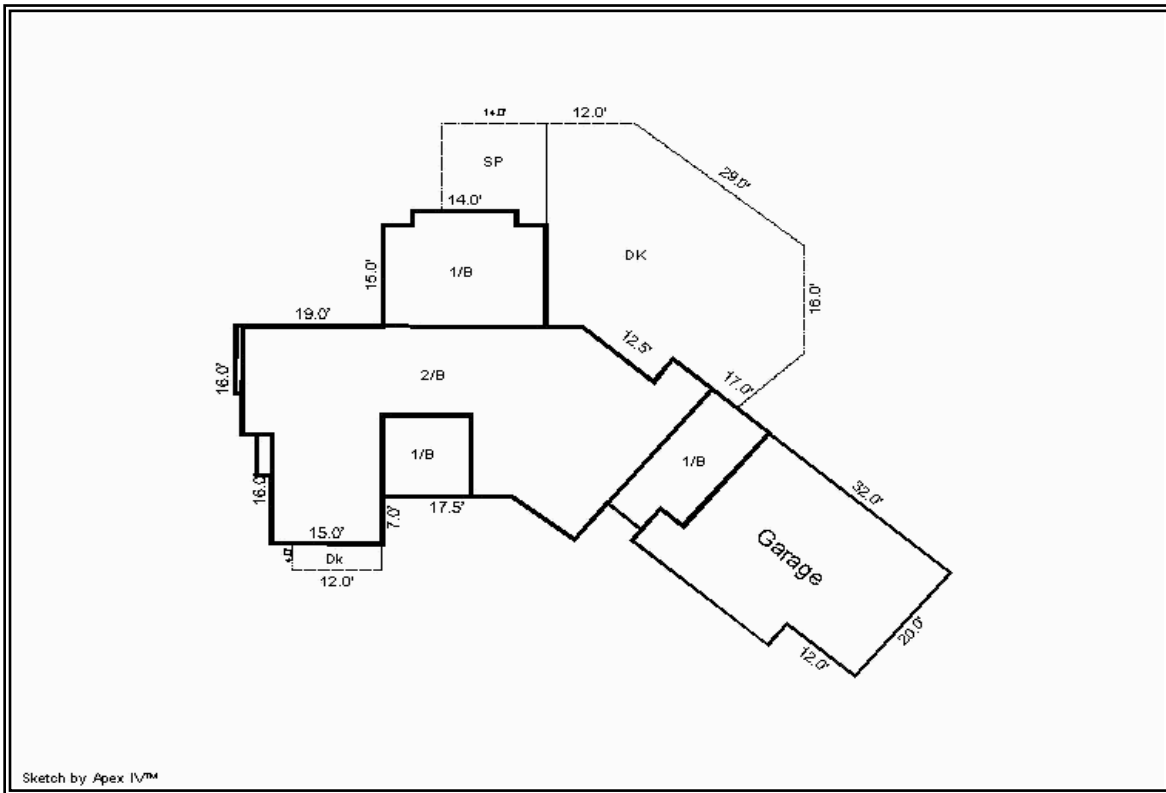
## Subject Data Summary

<b>PID #:</b>	11-117-22-21-0020
<b>Property Address:</b>	12200 Hilloway Rd W Minnetonka, MN 55305
<b>Multiple Address:</b>	No
<b>Lot/Block:</b>	005/001
<b>Addition:</b>	Hilloway
<b>Legal(120):</b>	
<b>Owner(s):</b>	Xuefeng Liu Jing Xu
<b>Property Classification:</b>	Residential - Non-Homestead
<b>2022 EMV:</b>	969,200
<b>2021 EMV:</b>	830,900
<b>2020 EMV:</b>	809,600
<b>Last Sale:</b>	12/20/2019 - 850,000 - Warranty Deed - 01
<b>Lot Size:</b>	43,794 Sq.Ft. / 1 Acres
<b>Zoning:</b>	R-1
<b>Dwelling Type:</b>	Single Family
<b>Style:</b>	Two Story
<b>Bedrooms:</b>	4
<b>Baths:</b>	4
<b>Actual Year Built:</b>	1988
<b>Gross Building Area:</b>	3,446
<b>Basement Area:</b>	2,065
<b>Bsmt Finished %:</b>	55
<b>Total Finished Sq Ft:</b>	4,582
<b>Garage #1:</b>	3 Car Attached
<b>Garage #2:</b>	None

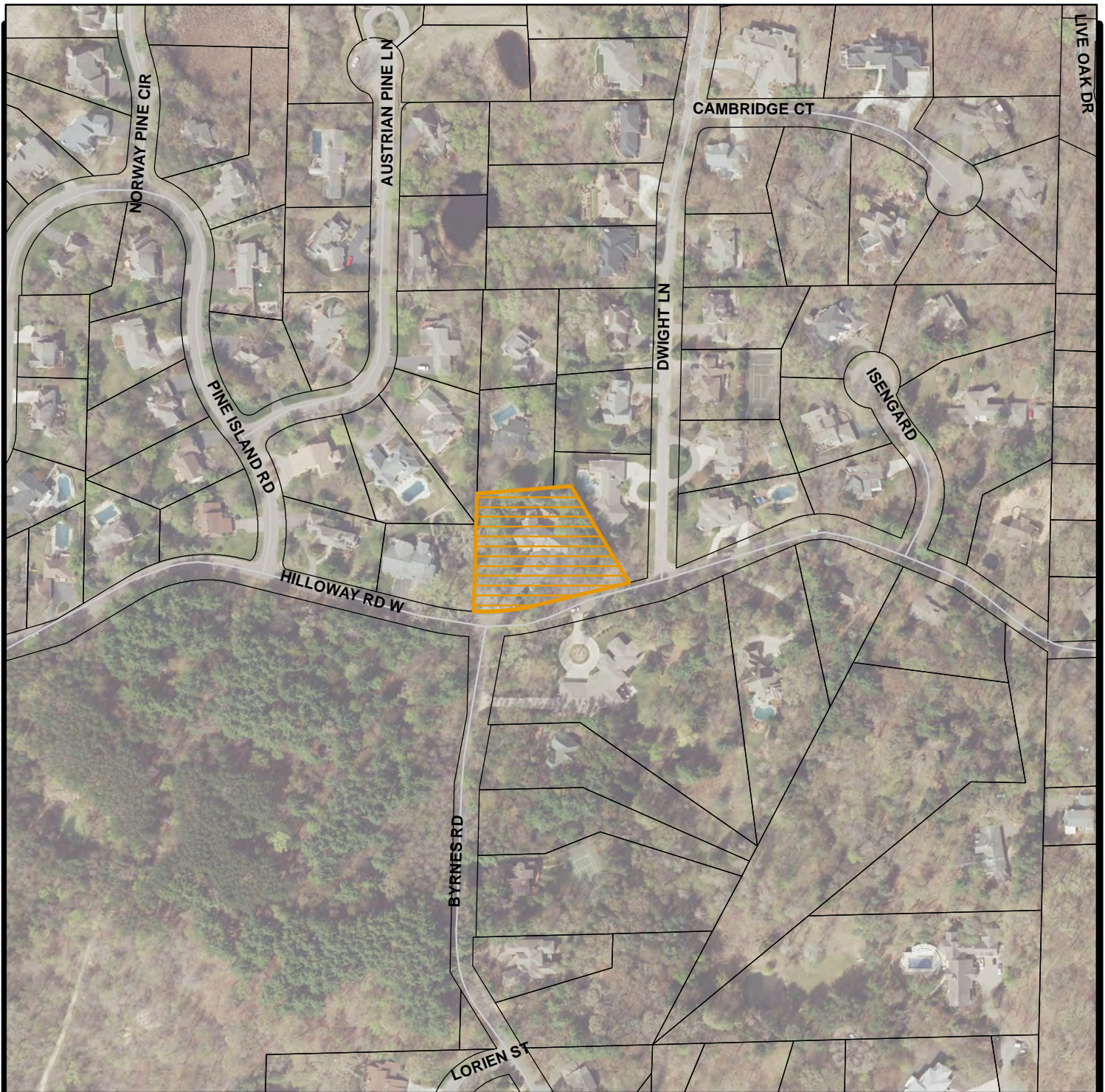
**Additional Subject Photos**



# Subject Sketch

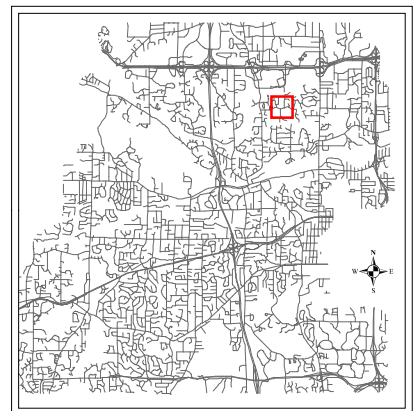






## 2022 Local Board of Appeal And Equalization

Xuefeng Liu  
Jing Xu  
12200 Hilloway Rd W  
11-117-22-21-0020



This map is for illustrative purposes only.



## Sales Comparables



Comparable 1



Comparable 2



Comparable 3

## Sales Comparables

<u>Item</u>	<u>Subject</u>	<u>Comparable 1</u>	<u>Comparable 2</u>	<u>Comparable 3</u>
				
PID	1111722210020	1111722240030	1111722420029	1111722330058
Address	12200 Hilloway Rd W	2410 Lorien	2561 Mayflower Ave	2810 Danbury Way
Neighborhood	0302	0302	0303	0303
District	03	03	03	03
Sale Price	\$850,000	\$1,200,000	\$827,000	\$837,000
Sale Date	12/20/2019	06/29/2021	05/28/2021	08/10/2021
Cash Equivalent		\$1,200,000	\$827,000	\$837,000
Year / Version	2022 / 1	2022 / 1	2022 / 1	2022 / 1
Price Per Sq. Ft.	\$246.66	\$340.62	\$271.33	\$252.64
Dwelling Type	Single Family	Single Family	Single Family	Single Family
Style	Two Story	Two Story	Two Story	Two Story
Property Area	43,794	41,583	21,820	26,898
Actual Age	1988	1985	1987	1986
1st Floor Area	2,065	1,912	1,496	1,766
Total GBA	3,446	3,523	3,048	3,313
Finished Area	4,582	5,342	4,139	4,888
Basement Area	2,065	2,021	1,148	1,750
Basement Finished (%)	55%	90%	95%	90%
1st Floor Clear Ht				
Total Bedrooms	4	6	4	4
Total Bathrooms	4	5	4	3
Garage 1 Floor Area	744	864	786	792
Garage 1 # of Cars	3	3	3	3
Garage 1 Placement	Attached	Attached	Attached	Attached
Total # of Cars	3	3	3	3
Walkout Type	Standard Walkout	Standard Walkout	Standard Walkout	
Air Conditioning	Central	Central	Central	Central
Pool Area-Total				
Fireplaces	1	4	1	1
Deck Area-Total	1,087	420	383	248
Porches	190	450	499	224
Dormer Length				
River				
Lake				
Influences				

**Comp Grid**

PID 1111722210020  
Address 12200 Hilloway Rd W

District 3  
Appraiser AJW

Item	Subject	Comp 1		Comp 2		Comp 3		Comp 4		Comp 5	
PID	1111722210020	1111722240030		11117222420029		1111722330058					
Address	12200 Hilloway Rd W	2410 Lorien		2561 Mayflower Ave		2810 Danbury Way					
Date of Sale		06/29/2021		05/28/2021		08/10/2021					
Sale Price		\$1,200,000		\$827,000		\$837,000					
Cash Equivalent		\$1,200,000		\$827,000		\$837,000					
Price/SF		\$340.62		\$271.33		\$252.64					
Adjustments			+(-) Adj.		+(-) Adj.		+(-) Adj.		+(-) Adj.		+(-) Adj.
Time (Months)	-----	7	90,230	8	71,067	5	44,954				
Site Quality											
Site Influences	Thru Street		(20,000)		(20,000)		(20,000)				
Style	Two Story	Two Story		Two Story		Two Story					
Quality Class	Good	Good		Good		Good					
Age	1988	1985		1987		1986					
Effective Age	2005	2010		2005		2000		7,500			
Bedroom +	BR's   Bath	BR	Bth	BR	Bth	BR	Bth	BR	Bth		
Bathroom Count	4   4	6	5	(7,500)	4	4	0	4	3	7,500	
GBA	3,446	3,523	(5,005)	3,048	25,870	3,313	8,645				
Basement Area	2,065	2,021	440	1,148	9,170	1,750	3,150				
Basement Finish	55%	90%	(20,495)	95%	1,355	90%	(13,178)				
Walkout	Standard Walkout	Standard Walkout	0	Standard Walkout	0		10,000				
Garage Type	Attached	Attached		Attached		Attached					
Garage Stalls	3	3	0	3	0	3	0				
Deck(s)	1,087	420		383		248					
Porch(es)	190	450		499		224					
Fireplaces	1	4	(22,500)	1	0	1	0				
Other											
Gross Adjustment %			14%		15%		14%				
Net Adjustment%			1%		11%		6%				
Net Adjustment			\$7,670		\$87,461		\$48,571				
Indicated Value			\$1,207,671		\$914,461		\$885,571				

**Comments and analysis of Comps**

**Indicated value or range**

\$1,002,568





## 2022 Local Board of Appeal and Equalization

B4

Jeannie T. Larson

Matthew S. Griebie

16705 Grays Bay Blvd

17-117-22-12-0005



**2022 Assessed Value: \$1,488,000**

**Recommendation: \$1,250,000**

*This report is not an appraisal as defined in M.S. § 82B.02 (subd.3) nor does it comply with the Uniform Standards of Professional Appraisal Practice. It is intended to be used as a reference only and any use other than its intended use is prohibited and unlawful. The author does not represent this to be an appraisal and is not responsible for any inappropriate use. It is a report of public records using a mass appraisal technique.*

4:30

## 2022 Minnetonka LBAE Advisor Appeal Review

Appeal: **B4** Advisor: Tammy & Craig  
 Address: 16705 Grays Bay Blvd  
 PID: 17-117-22-12-0005 Owner: Matthew Griebie & Jeannie Larson  
 Last Sale Date: 11/1/1994 Last Sale Price: \$364,000

### Inspection Information:

Date: 11/13/2022 Arrival: 4:25 Departure: 4:45  
 Property Owners Present: Jeannie

### Property Information

#### Physical Characteristics and Condition:

Ramble r - tough condition - more than likely needs complete renovation.  
 no updates

### Property Owner Information

#### Comments:

They admit to not updating the house - just love the location.

Owners Opinion of Value for January 2, 2022:

\$1,250,000

### Advisor's Findings

#### Market Comments:

Libbs late

### Comparable Properties

Address:	3330 Fairchild Ave.	Comments: Libbs late
Status:	closed	
Price:	1,315,000	

Address:	19820 Cottagewood Rd.	Comments: Grays Bay
Status:	closed	
Price:	1,100,000	

Address:	3049 Galvestone Blvd	Comments: Libbs late - off-market sold 10/12/21
Status:	closed	
Price:	1,300,000	

### Advisor's Opinion of Value

Estimated Market Value for January 2, 2022:

\$1,488,000

Advisor's Recommendation of Value for January 2, 2022:

1,250,000

Reviewed by:

Tammy & Craig

Date:

4-15-22

## 2022 Minnetonka LBAE Advisor Appeal Review

Appeal:	B4	Advisor:	Tammy & Craig
Address:	16705 Grays Bay Blvd		
PID:	17-117-22-12-0005	Owner:	Matthew Griebie & Jeannie Larson
Last Sale Date:	11/1/1994	Last Sale Price:	\$364,000

### Inspection Information:

Date: 11/13/2022 Arrival: 4:25 Departure: 4:45  
 Property Owners Present: Jeannie

### Property Information

#### Physical Characteristics and Condition:

Has not been updated for many years. Value in Land ON Libbs Lk.

### Property Owner Information

#### Comments:

Have not been able to update, does not compare to others that have sold in recent yrs.

Owners Opinion of Value for January 2, 2022:

\$1,250,000

### Advisor's Findings

#### Market Comments:

Not many recent comparables of like size and condition. Used comps from 2020 and adjusted for appreciation

#### Comparable Properties

Address:	3330 Fairchild	Comments: Substantially more updated home on Libbs Lk, on lower channel. With adjustment for time, the \$ of improvements adjust subject price down.
Status:	Sold 8-2020	
Price:	\$1,315,000	
Address:	19820 Cottagewood	Comments: Much more updated rambler on small bay of Carson Bay. 5 BR 3 bath 4 Car
Status:	Sold 9-2021	
Price:	\$1,110,000	
Address:	3049 Lakeshore	Comments: Libbs Lk, older home in need of updates. Limited info, non mis sale. 3 BR - 2 bath value in land
Status:	Sold 9-2021	
Price:	\$1,300,000	

### Advisor's Opinion of Value

Estimated Market Value for January 2, 2022:

\$1,488,000

Advisor's Recommendation of Value for January 2, 2022:

\$1,250,000

Reviewed by: Craig Dullum Date: 4-13-2022



# City of Minnetonka

## Assessing Division

### 2022 Local Board of Appeal and Equalization Assessment Appeal

14600 Minnetonka Blvd  
Minnetonka, MN 55345  
Phone: 952.939.8220  
Email: [assessor@minnetonkamn.gov](mailto:assessor@minnetonkamn.gov)

We request you return this form to the City of Minnetonka Assessing Division by **April 1, 2022**. By submitting this application your appeal will be entered into the record. It is not required to attend the first Board Meeting. You will be notified of the reconvene meeting where the Board will hear your appeal.

Office Use Only:		
Date Returned	_____	Received via _____
Date Withdrawn	_____	Withdrawn via _____
Dist _____	Nbhd _____	Appraiser _____

Date 3/27/2022

*Best*  
Daytime number 618-850-5238 *Jeannie*

Owners Name(s) Matt Griebie Jeannie Larson

Alternate number 952-270-5538  
*Matt*

(Home 952-475-2855)

Address 16705 GRAYS BAY BLVD

City Minnetonka State MN Zip Code 55391 Email jt1msg@msn.com  
*Wayzata*

Property ID# 17-117-2212-0005

Purchase Date 1995

Property Address 16705 GRAYS BAY BLVD

Purchase Price 365,000

2022 Estimated Market Value as it appears on Notice of Valuation 1,488,000

Additions, Renovations, or Improvements since purchase

Roof replaced 2001 - recent repairs last summer  
Deck replaced ~ 1998 Bathroom tile update from 1950s  
new gutters early 2000. Painting as needed to maintain  
Kitchen floor replaced 2005

Cost of Improvements since purchase

done as needed

Owner's Opinion of Estimated Market Value as of January 2, 2022 1,250,000

What are the reasons or documentation supporting the owner's opinion of market value? (Please attach supporting documentation)

The property has been maintained but there have been no additions. 1700 sq feet 3BR 1 1/2 Bath  
half of Basement is unfinished  
Recent sale 2 doors down > 4,000 sq feet E addition  
5BR 5Bath other sales also more sq feet  
additions more bedrooms, more baths.

I Do  Do not  wish to make a personal appearance.

Jeannie Larson Matt Griebie

Date 3/27/2022

Signature of Applicant

Print Form



**City of Minnetonka**  
Assessing Department



**2022 Local Board of Appeal and Equalization  
Staff Report**

B4

**Property Owner(s):** Matthew S. Griebie  
Jeannie T. Larson

**Property Address:** 16705 Grays Bay Blvd

**PID #:** 17-117-22-12-0005

		<b>Market Value</b>
Assessment Year	2022	\$1,488,000
Assessment Year	2021	\$1,087,400
Assessment Year	2020	\$1,044,500

**Sale:** November 1, 1994 - 364,000 (01 - Warranty Deed)

**Assessor Recommendation:**

\$1,250,000

**Appraiser:**

**Last Inspection Date:**

MLP

August 31, 2021

**Comments:**

Staff completed an interior inspection of the property on 8/31/21. Staff recommended no change to the 2022 value based on comparable sales. Owner disagreed with assessor's recommendation, and the appeal was referred to the advisors for final valuation.

## Subject Data Summary

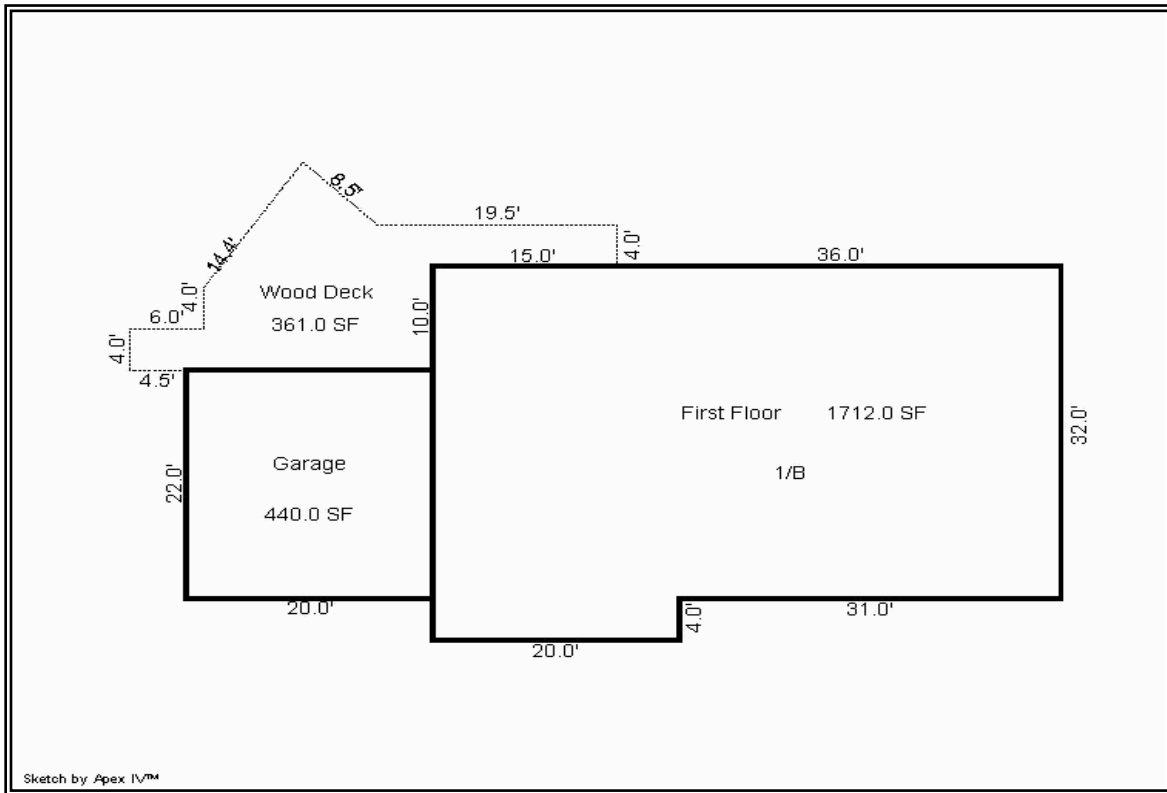
**PID #:** 17-117-22-12-0005  
**Property Address:** 16705 Grays Bay Blvd  
Minnetonka, MN 55391  
**Multiple Address:** No  
**Lot/Block:** 000/000  
**Addition:** Intpa-Nini Lake Minnetonka  
**Legal(120):** COM AT A PT IN THE SELY LINE OF HERBERT  
T THOMPSON AND SONS MTKA ADDN DIS 394 69  
/100 FT NELY FROM THE MOST SLY COR THERE  
.... More  
**Owner(s):** Matthew S Griebie  
Jeannie T Larson  
**Property Classification:** Residential Lakeshore - Homestead  
**2022 EMV:** 1,488,000  
**2021 EMV:** 1,087,400  
**2020 EMV:** 1,044,500  
**Last Sale:** 11/1/1994 - 364,000 - Warranty Deed - 01  
**Lot Size:** 22,885 Sq.Ft. / .52 Acres  
**Zoning:** R-1  
**Dwelling Type:** Single Family  
**Style:** One Level/Rambler  
**Bedrooms:** 3  
**Baths:** 2  
**Actual Year Built:** 1955  
**Gross Building Area:** 1,712  
**Basement Area:** 1,712  
**Bsmt Finished %:** 60  
**Total Finished Sq Ft:** 2,739  
**Garage #1:** 2 Car Attached  
**Garage #2:** None

**Additional Subject Photos**

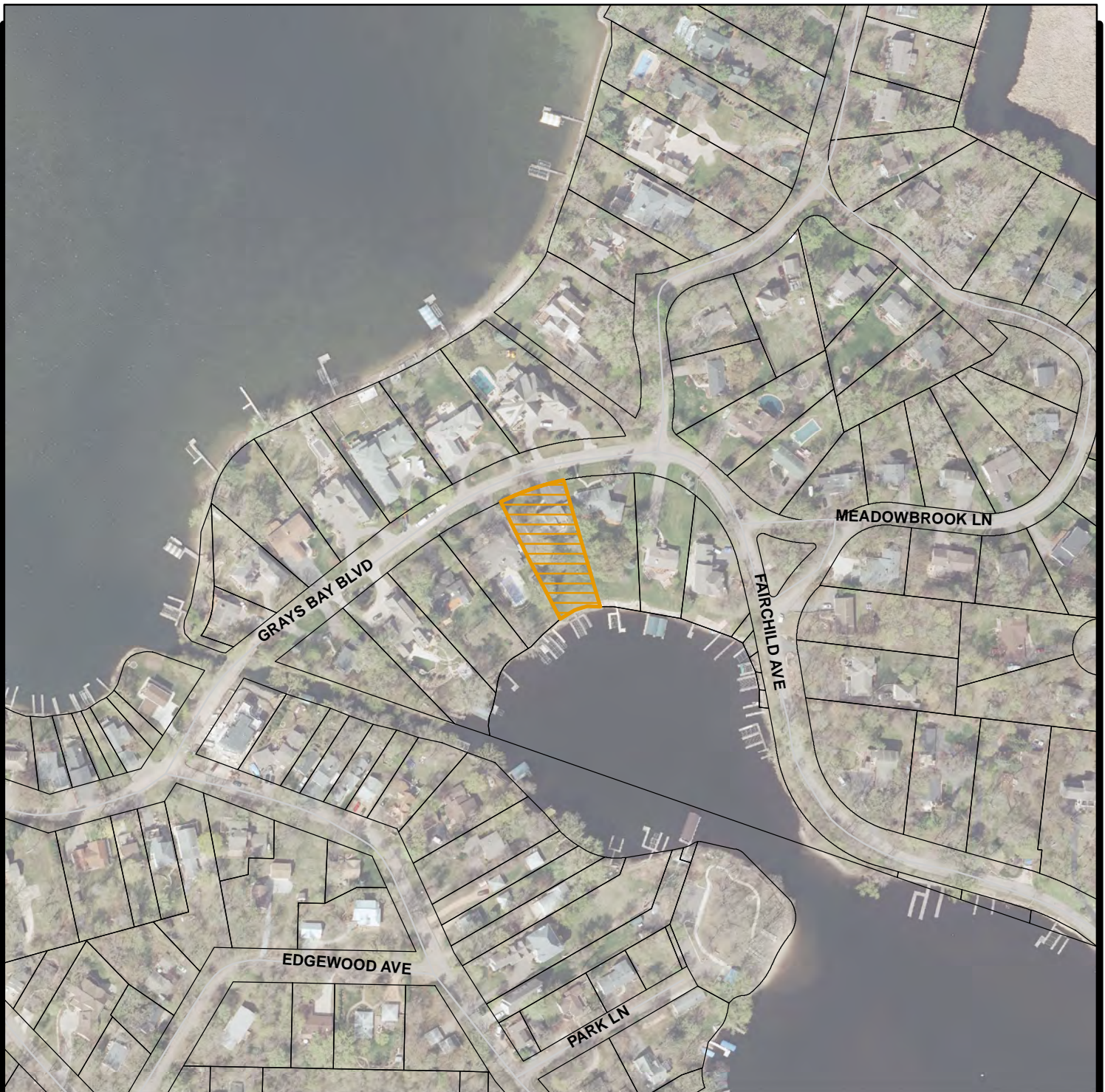


Front

# Subject Sketch

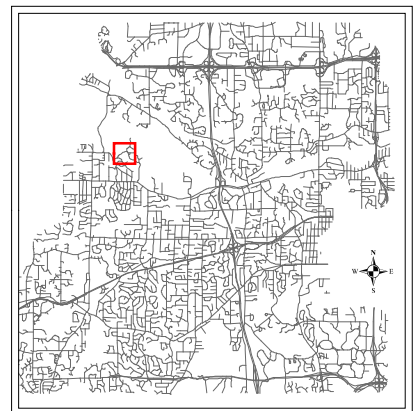






## 2022 Local Board of Appeal And Equalization

Matthew Griebie  
Jeannie Larson  
16705 Grays Bay Blvd  
17-117-22-12-0005



This map is for illustrative purposes only.



## Sales Comparables



Comparable 1







Comparable 2



Comparable 3

## Sales Comparables

<u>Item</u>	<u>Subject</u>	<u>Comparable 1</u>	<u>Comparable 2</u>	<u>Comparable 3</u>
				
PID	1711722120005	1711722120045	1711722120002	1711722110031
Address	16705 Grays Bay Blvd	3049 Lake Shore Blvd	16749 Grays Bay Blvd	3003 Fairchild Ave
Neighborhood	2095	2095	2095	2097
District	20	20	20	20
Sale Price	\$364,000	\$1,300,000	\$1,900,000	\$1,806,000
Sale Date	11/01/1994	09/15/2021	07/29/2021	09/22/2021
Cash Equivalent		\$1,300,000	\$1,900,000	\$1,806,000
Year / Version	2022 / 1	2022 / 1	2022 / 1	2022 / 1
Price Per Sq. Ft.	\$212.62	\$687.83	\$606.64	\$432.57
Dwelling Type	Single Family	Single Family	Single Family	Single Family
Style	One Level/Rambler	Two Story	Two Story	Two Story
Property Area	22,885	19,806	27,267	51,097
Actual Age	1955	1948	1953	1956
1st Floor Area	1,712	1,080	2,524	3,002
Total GBA	1,712	1,890	3,132	4,175
Finished Area	2,739	2,498	4,199	5,723
Basement Area	1,712	810	1,778	2,580
Basement Finished (%)	60%	75%	60%	60%
1st Floor Clear Ht				
Total Bedrooms	3	3	4	6
Total Bathrooms	2	2	5	4
Garage 1 Floor Area	440	768	400	423
Garage 1 # of Cars	2	2	2	2
Garage 1 Placement	Attached	Attached	Attached	Tuck Under
Total # of Cars	2	2	2	4
Walkout Type	Standard Walkout	Standard Walkout		
Air Conditioning	Central	Central	Central	Central
Pool Area-Total				
Fireplaces	2		4	4
Deck Area-Total	361	162	710	
Porches		162		384
Dormer Length				
River				
Lake	Libbs Lake	Libbs Lake	Libbs Lake	Libbs Lake
Influences	Water Influence	Water Influence	Water Influence	Water Influence

**Comp Grid**

PID 1711722120005  
Address 16705 Grays Bay Blvd

District 20  
Appraiser MLP

Item	Subject		Comp 1		Comp 2		Comp 3		Comp 4		Comp 5	
PID	1711722120005		1711722120045		1711722120002		1711722110031					
Address	16705 Grays Bay Blvd		3049 Lake Shore Blvd		16749 Grays Bay Blvd		3003 Fairchild Ave					
Date of Sale	09/15/2021		09/15/2021		07/29/2021		09/22/2021					
Sale Price	\$1,300,000		\$1,300,000		\$1,900,000		\$1,806,000					
Cash Equivalent			\$1,300,000		\$1,900,000		\$1,806,000					
Price/SF			\$687.83		\$606.64		\$432.57					
Adjustments			+(-) Adj.		+(-) Adj.		+(-) Adj.		+(-) Adj.		+(-) Adj.	
Time (Months)	-----		4		6		4		72,240			
Site Quality												
Site Influences	Water Influence		Water Influence		Water Influence		Water Influence					
Style	One Level/Rambler		Two Story		Two Story		Two Story					
Quality Class	Average		Below Average		Good		Good					
Age	1955		1948		1953		1956					
Effective Age	1980		1970		1990		2010					
Bedroom +	BR's	Bath	BR	Bth	BR	Bth	BR	Bth	BR	Bth	BR	Bth
Bathroom Count	3	2	3	2	4	5	6	4				
GBA	1,712		1,890	(12,460)	3,132	(99,400)	4,175	(172,410)				
Basement Area	1,712		810	9,020	1,778	(660)	2,580	(8,680)				
Basement Finish	60%		75%	12,591	60%	(1,188)	60%	(15,624)				
Walkout	Standard Walkout		Standard Walkout	0		10,000		10,000				
Garage Type	Attached		Attached		Attached		Tuck Under					
Garage Stalls	2		2	0	2	0	4	(20,000)				
Deck(s)	361		162	2,000	710	(7,100)						
Porch(es)			162	(1,600)			384	(3,800)				
Fireplaces	2			15,000	4	(15,000)	4	(15,000)				
Other							inferior shore line	\$75,000				
Gross Adjustment %			14%		24%		36%					
Net Adjustment%			12%		-11%		-18%					
Net Adjustment			\$156,551		(\$201,848)		(\$333,274)					
Indicated Value			\$1,456,551		\$1,698,152		\$1,472,726					

**Comments and analysis of Comps**

--

**Indicated value or range**

\$1,473,300





## 2022 Local Board of Appeal and Equalization

B6

Grays Bay Holdings LLC

16516 Grays Bay Blvd

08-117-22-43-0031



2022 Assessed Value: \$1,750,200

Recommendation: \$1,600,000

*This report is not an appraisal as defined in M.S. § 82B.02 (subd.3) nor does it comply with the Uniform Standards of Professional Appraisal Practice. It is intended to be used as a reference only and any use other than its intended use is prohibited and unlawful. The author does not represent this to be an appraisal and is not responsible for any inappropriate use. It is a report of public records using a mass appraisal technique.*

4:00

## 2022 Minnetonka LBAE Advisor Appeal Review

Appeal: B6 Advisor: Tammy & Craig  
 Address: 16516 Grays Bay Blvd  
 PID: 08-117-22-43-0031 Owner: Janis -Grays Bay Holdings LLC  
 Last Sale Date: 10/30/2015 Last Sale Price: \$1,195,000

### Inspection Information:

Date: 4/13/2022 Arrival: 3:55 Departure: 4:15  
 Property Owners Present: Lauren - Daughter of owner

### Property Information

#### Physical Characteristics and Condition:

2 bedrooms + office  
 fabulous lakeshore

### Property Owner Information

#### Comments:

Owner commented very noisy w/ being next to boat landing etc.

Owners Opinion of Value for January 2, 2022:

\$1,600,000

### Advisor's Findings

#### Market Comments:

### Comparable Properties

Address:	16749 Grays Bay	Comments:	17008 Grays Bay closed 3,000,000 (located on the Gray's Bay side on lake Minnetonka)
Status:	closed	Libby Lake	
Price:	1,900,000		
Address:	3330 Fairchild Ave	Comments:	
Status:	closed	Libby Lake	
Price:	1,315,000		
Address:	19820 Cottagewood	Comments:	
Status:	closed	Carson Bay	
Price:	1,100,000		

### Advisor's Opinion of Value

Estimated Market Value for January 2, 2022:

\$1,750,200

Advisor's Recommendation of Value for January 2, 2022:

1,600,000

Reviewed by:

Tammy & Shade

Date:

4-15-22



## 2022 Minnetonka LBAE Advisor Appeal Review

**Appeal:** B6 **Advisor:** Tammy & Craig  
**Address:** 16516 Grays Bay Blvd  
**PID:** 08-117-22-43-0031 **Owner:** Janis -Grays Bay Holdings LLC  
**Last Sale Date:** 10/30/2015 **Last Sale Price:** \$1,195,000

### Inspection Information:

**Date:** 4/13/2022 **Arrival:** 3:55 **Departure:** 4:15  
**Property Owners Present:** Lauren - Daughter of owner

### Property Information

#### Physical Characteristics and Condition:

Wonderful view, smaller home with a few functional obsolescence, 2 BR up and 1 on main that has door to garage. Value in land but home is limited to comparables without extensive changes

### Property Owner Information

#### Comments:

owner felt neighborhood common/shared dock that borders property was detriment. No major adj. made. functional obsolescence considered.

**Owners Opinion of Value for January 2, 2022:**

\$1,600,000

### Advisor's Findings

#### Market Comments:

few comps, looked at 2020, homes with much more updating Libbs Lake w/ adjustments

#### Comparable Properties

<b>Address:</b>	16749 Grays Bay	<b>Comments:</b> Libbs Lk lot, 5 BR - 3 bath 4200+ sqft. Not as desirable lot but much better home vs subject
<b>Status:</b>	Sold 7-2021	
<b>Price:</b>	\$1,900,000	
<b>Address:</b>	3330 Fairchild	<b>Comments:</b> ON Libbs Lake, adjusted for Libbs vs Grays Bay. Home offers much more sqft - updating and quality.
<b>Status:</b>	Sold 8-2020	
<b>Price:</b>	\$1,315,000	
<b>Address:</b>	17008 Grays Bay	<b>Comments:</b> Comparable location but home has much more in amenities 4-BR 4-Bath
<b>Status:</b>	Sold 11-2021	
<b>Price:</b>	\$3,000,000	

### Advisor's Opinion of Value

**Estimated Market Value for January 2, 2022:**

\$1,750,200

**Advisor's Recommendation of Value for January 2, 2022:**

\$1,600,000

**Reviewed by:** Craig Dillum **Date:** 4-13-2022

Address 19820 Cottagewood  
Status Sold 9-2021  
Price \$1,100,000

Not offering view/location of subject. Larger more updated however.

✓ Agenda

# City of Minnetonka Assessing Division 2022 Local Board of Appeal and Equalization Assessment Appeal

14600 Minnetonka Blvd  
Minnetonka, MN 55345  
Phone: 952.939.8220  
Email: assessor@minnetonkamn.gov

We request you return this form to the City of Minnetonka Assessing Division by **April 1, 2022**. By submitting this application your appeal will be entered into the record. It is **not required** to attend the first Board Meeting. You will be notified of the reconvene meeting where the Board will hear your appeal.

Office Use Only:		
Date Returned _____	Received via _____	
Date Withdrawn _____	Withdrawn via _____	
Dist _____	Nbhd _____	Appraiser _____

Date 03/28/22 Daytime number 952-426-5043  
 Owners Name(s) Grays Bay Holdings LLC (Robert & Janis Simpson Trustees) Alternate number 702-334-1500  
 Address 21 Meadowhawk Lane  
 City Las Vegas State NV Zip Code 55391 Email rcreagers@aol.com

Property ID# 08-117-22-43-0031 Purchase Date 10/30/15  
 Property Address 16516 Grays Bay Blvd Purchase Price \$1,195,000  
 2022 Estimated Market Value as it appears on Notice of Valuation \$1,750,200

Additions, Renovations, or Improvements since purchase None  
 Cost of Improvements since purchase None Owner's Opinion of Estimated Market Value as of January 2, 2022 \$1,600,000

What are the reasons or documentation supporting the owner's opinion of market value? (Please attach supporting documentation)

16516 Grays Bay built in 1966, has 2022 sq ft, two bedrooms, 7 ft unfinished ceilings in basement area, many living space limitations, functionally only one car garage. Property value not in the house but in lake shore lot. Important to valuation, Meadowbrook Boat Club (MBC) easement on property line and only 15 ft. from house. MBC doesn't take care of easement (cut weeds, maintain lakeshore). This is an eyesore. Heavy MBC usage is serious infringement on privacy. Existing home has minimal value. Property value mostly determined by size and desirability of new home that can be built on lot. Lot has serious limitations 1- Irregular and small (.36 acres). 2- Hard cover restrictions don't allow new home to be built outside existing footprint without critical variances. 3- Home very close to the lake (48 ft.). Poor soil conditions, per certified soil engineer, require extensive, costly footings to support new home (up) on existing foundation. 4- Building up will likely challenged by neighbors. See Attachments for important detail.

I Do   , Do not X, wish to make a personal appearance.  
Robert Simpson Janis Simpson Date 03/28/22  
 Signature of Applicant

Print Form



**Date:** March 31, 2022

**To:** Melanie Putz

**From:** Robert & Janis Simpson

**Re:** Estimate of Market Value - 16516 Grays Bay Blvd.

Current Market Value - **\$1,429,000**

City Of Minnetonka Estimated Market - **\$1,750,200** (22.5% increase)

Our Estimate of Market Value - **\$1,600,000** (12% increase)

### **Rationale For Our Estimate Of Market Value:**

Our property sits adjacent to the Meadowbrook Boat Club (MBC) which has 19 members from the nearby Meadowbrook neighborhood and owns an easement for a strip of land approximately 15" wide. MBC members use this property for boating, fishing and sitting on the dock, from morning to evening. This property is busy, particularly on the weekends. In addition to MBC members, other people from the Meadowbrook neighborhood visit the dock with kids and use the dock for boat pickups. Per MBC rules, members are not supposed to store things on the dock or on their boats (ropes, bumpers, floating mats etc.) but this rule is largely ignored. Because the dock sits right in front of our house, this is an eyesore. MBC also stores or parks other items on the property. MBC is responsible for property upkeep, but they don't clean up debris on the lakeshore or cut down weeds on the easement. MBC access to and from the dock is only 20 feet from our deck and 10 feet from our firepit. It should also be noted that we are only one house down from the Grays Bay Dam Park. Traffic to and from the park and from the boardwalk connector to McGinty Road has increased substantially.

Our property sits on an irregular lot. The lot is only **15,682** square feet (**.36 acres**). To our knowledge, it is the second smallest lot on Grays Bay Blvd from the Libbs Lake channel to the Grays Bay dam. The lion's share of our lot, except for a small slice in the front, is only 165 feet from the lake (see survey maps). The edge of our house is 48 feet from the water. According to City of Minnetonka setback and impervious surface coverage requirements for Shoreline District property, an impervious surface (30%) is required within 150 feet of the ordinary high-water line. Our house was **built in 1966** and is grandfathered in, however, under today's permit requirements a home could not be built on our existing footprint. Our home is only **2,022 square feet** under roof. If Minnetonka permitted a new home to be built on the existing footprint, the size and functionality of the home and garage would be extremely limited.

The previous owners considered building a new home (same footprint). After extensive soil testing by a certified soil engineer, they learned the site's soft soil conditions, closeness to water and low elevation would require extensive and costly deep piling to support a new foundation. With the additional cost for

extensive foundation work as well as limitations / lack of flexibility using the existing footprint, they decided to sell the home (to us) and find another building site.

It appears the appraised value of our home is being impacted by two fairly recent sales on Grays Bay Blvd. 16717 Grays Bay Blvd. on the Libbs Lake side (\$1.9 million) and 17008 Grays Bay Blvd. on the Grays Bay side (\$3.0 million).

The 16717 Grays Bay Blvd. home is over 4500 square feet, and the lot (.63 acres) is much larger than ours. More importantly, from a new-build perspective, this lot is a very desirable building site.

Justification to build a "trophy home" at this location is supported by the adjacent high value homes on both sides of Grays Bay Blvd. The home at 17008 Grays Bay was completely remodeled with over-the-top, high-end furnishings at a cost close to \$1.0 million and is not a fair comparison. Neither property is encumbered with a boat club as a neighbor.

During the home / property inspection, my wife mentioned we had an appraisal on our home. This appraisal was completed seven years ago (Fall 2015) and is not relevant to the current estimate of value.

Our property has unique limitations affecting market value that other homes in the neighborhood do not have. Bottom line, we purchased a small home (2,022 sf) with many space limitations; two bedrooms, awkward bathroom / laundry room, extremely small master bath, tiny kitchen / dining area, unfinished 7 ft. ceilings in basement, and a two-car garage that only holds one car. The lot has no privacy due to the Meadowbrook Boat Club and also has numerous expansion and new-build limitations.

When we purchased 16516 Grays Bay, we wanted to downsize and stay in the neighborhood, so we accepted the property limitations. We also believed if we purchased a smaller less desirable property, we would be less susceptible to large property tax increases. It should be noted our home sat on the market for a very long time before it was purchased by the previous owners. After a lot of effort, they abandoned plans to build on the lot and purchased another lot on Grays Bay Blvd. This is real life verification of building issues associated with the property.

We have lived on Grays Bay Blvd. for 25 years and have reached the point in our lives where we can't afford two houses. We would like to keep the house in the family and pass it on to our daughter, who is currently living in the house. She would love to remain in the neighborhood where she grew up. Real estate taxes are already high and go up every year. We are not requesting a huge decrease from your current estimated market value. However, every little bit helps to keep our home affordable for our daughter, who recently finished graduate school and is just getting started in life.

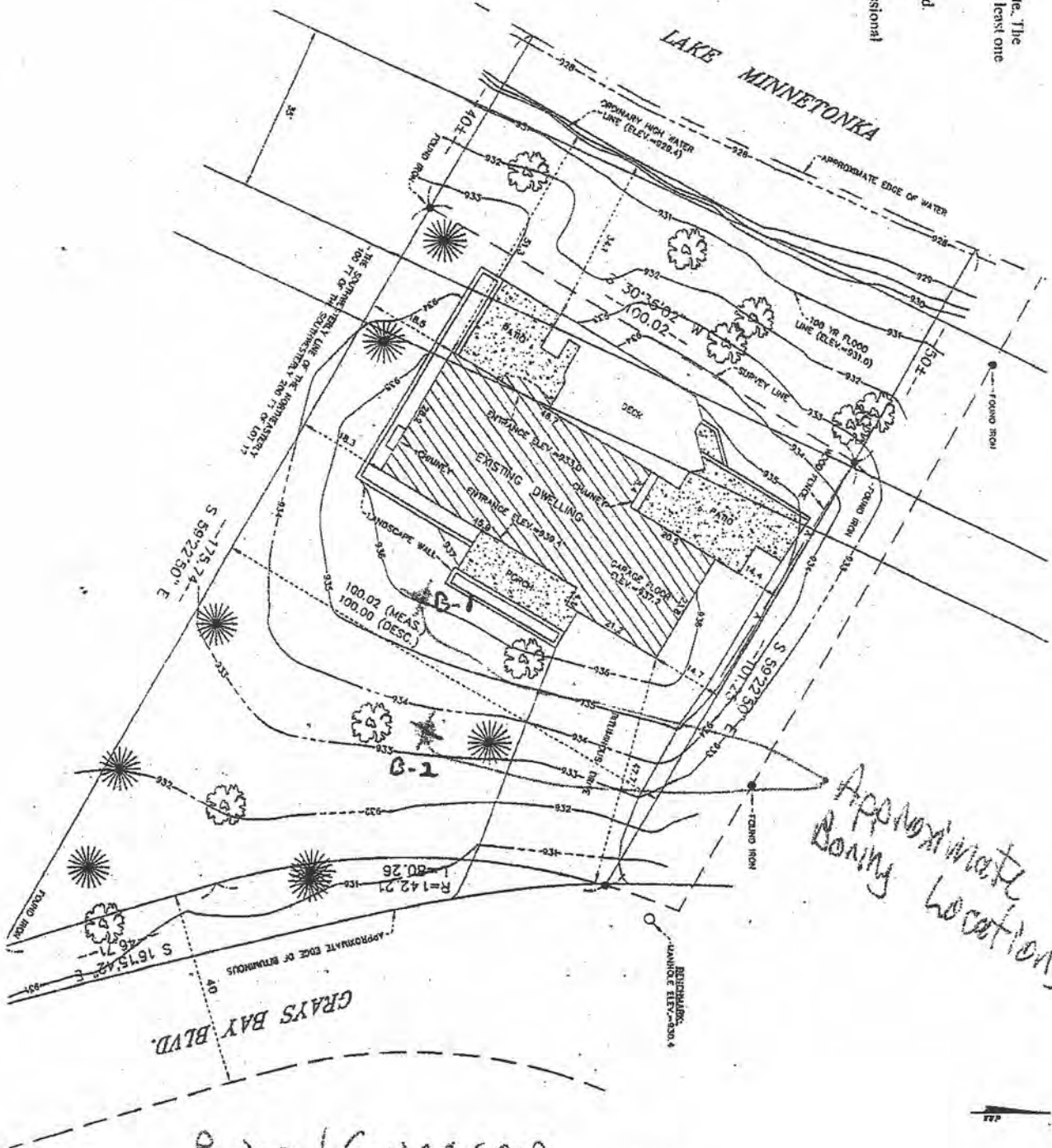
Along with the Estimated Value Appeal and this Supplement, two site plot maps and a City of Minnetonka Shoreline District document are attached.

Thank you for your consideration,

Robert & Janis Simpson

3-28-12

copy of the site. The  
k and check at least one  
otherwise noted.  
I am a Professional



Approximate  
Swamp Locations

Baler / Swenson  
16516 Grays Bay Blvd  
Minnetonka, MN



## Shoreland District

This handout summarizes setback and impervious surface coverage requirements on residential properties within the shoreland district. It is not all-inclusive. Please contact a planner at 952-939-8290 with specific questions regarding your project.

	General Development Lake	Recreational Development Lake	Tributary Creek
<b>Principal Structure Setback</b>	50 ft	75 ft	50 ft
<b>Accessory Structure Setback</b>	50 ft	75 ft	50 ft
<b>Water-Oriented Structure Setback</b>	10 ft	10 ft	10 ft
<b>Elevation of Lowest Floor above OHWL</b>	2 ft	2 ft	2 ft
<b>Impervious Surface within 150 ft of OHWL</b>	30%	30%	30%
<b>Impervious Surface beyond 150ft of OHWL</b>	75%	75%	75%

### Definitions

- **Accessory Structure:** garage, shed, deck, patio, sport court, swimming pool, retaining wall, fence that obstructs lake views, or any other similar structure.
- **Impervious Surface:** Any hard surface which prevents absorption of water.
- **OHWL:** The ordinary high water level of a lake or tributary creek as defined by the Minnesota Department of Natural Resources.
- **Principal Structure:** A house.
- **Shoreland District:** Property within 1,000 square feet of the ordinary high water level of a lake and/or property within 300 feet of the ordinary high water level of a tributary creek.
- **Water-Oriented Structure:** An accessory structure not greater than 120 square feet in size of 10 feet in height. Only one water-oriented structure is allowed per lot.

# Title One, Inc.

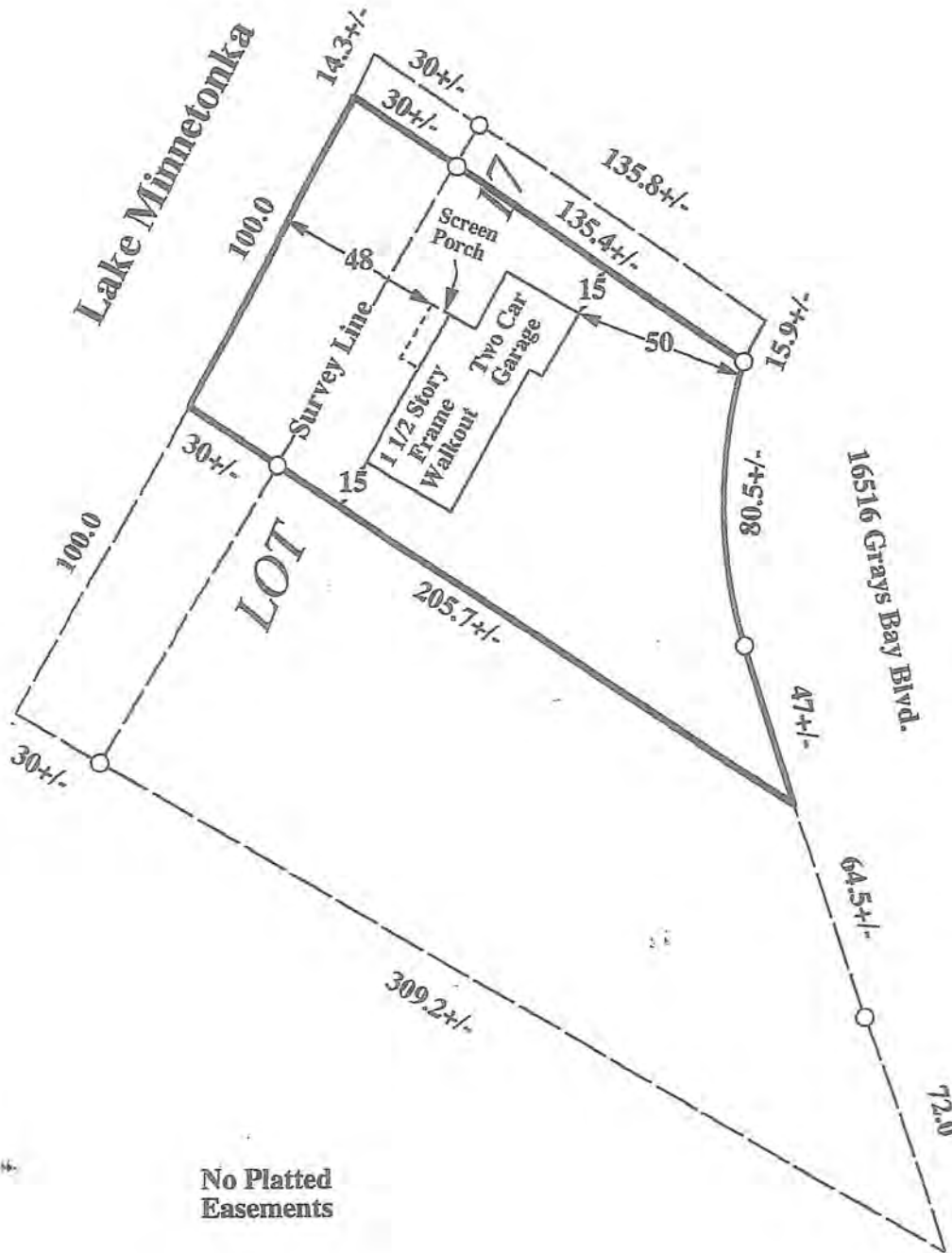
File # 1505474

16516 Grays Bay Blvd., Minnetonka  
P/O Lot 17, Intra-Nini Lake Minnetonka (See Legal),  
Hennepin County

inspected by; Louise Paulson

N

1" = 50'



No Platted  
Easements

Accommodation sketch;  
plat drawing not a survey.

"The location of the improvements shown on this drawing are approximate and are based on a visual inspection of the premises.  
The lot dimensions are taken from the record plat drawings or county records.  
This drawing is for informational purposes and should not be used as a survey.  
It does not constitute a liability of the company and is intended for mortgage purposes only."





**City of Minnetonka**  
Assessing Department



**2022 Local Board of Appeal and Equalization  
Staff Report**

B6

<b>Property Owner(s):</b>	Grays Bay Holdings LLC
<b>Property Address:</b>	16516 Grays Bay Blvd
<b>PID #:</b>	08-117-22-43-0031

		Market Value
Assessment Year	2022	\$1,750,200
Assessment Year	2021	\$1,429,000
Assessment Year	2020	\$1,381,500

<b>Sale:</b>	October 30, 2015 - 1,195,000 (01 - Warranty Deed)
--------------	---

**Assessor Recommendation:**

\$1,600,000

<b>Appraiser:</b>	<b>Last Inspection Date:</b>
-------------------	------------------------------

MLP	March 23, 2022
-----	----------------

**Comments:**

Staff completed an interior inspection of the property on 3/23/22. After inspection, staff looked at comparable sales and recommended no change to the 2022 valuation. Owner disagreed and filed a formal appeal. Appeal application was referred to advisors for final valuation.

## Subject Data Summary

**PID #:** 08-117-22-43-0031  
**Property Address:** 16516 Grays Bay Blvd  
Minnetonka, MN 55391  
**Multiple Address:** No  
**Lot/Block:** 017/000  
**Addition:** Intpa-Nini Lake Minnetonka  
**Legal(120):** NELY 100 FT OF SWLY 200 FT

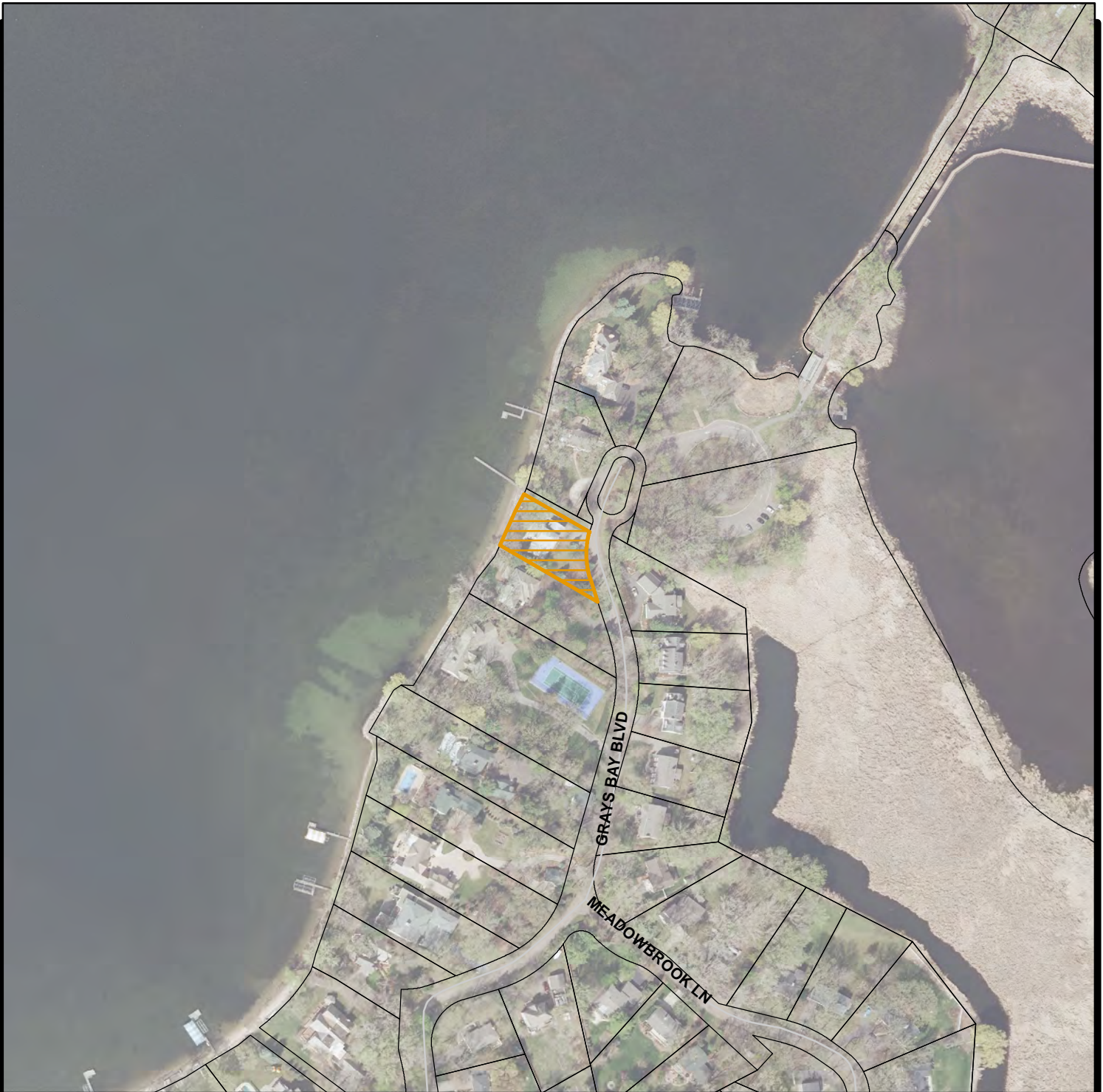
**Owner(s):** Grays Bay Holdings LLC  
**Property Classification:** Residential Lakeshore - Non-Homestead  
**2022 EMV:** 1,750,200  
**2021 EMV:** 1,429,000  
**2020 EMV:** 1,381,500  
**Last Sale:** 10/30/2015 - 1,195,000 - Warranty Deed - 01  
**Lot Size:** 16,957 Sq.Ft. / .38 Acres  
**Zoning:** R-1  
**Dwelling Type:** Single Family  
**Style:** Two Story  
**Bedrooms:** 2  
**Baths:** 4  
**Actual Year Built:** 1966  
**Gross Building Area:** 2,046  
**Basement Area:** 644  
**Bsmt Finished %:** 90  
**Total Finished Sq Ft:** 2,626  
**Garage #1:** 2 Car Attached  
**Garage #2:** None

## Additional Subject Photos



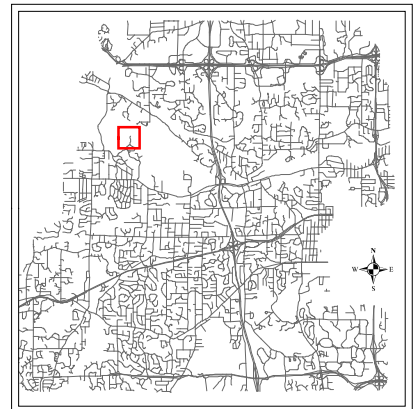






## 2022 Local Board of Appeal And Equalization

Grays Bay Holdings LLC  
16516 Grays Bay Blvd  
08-117-22-43-0031



This map is for illustrative purposes only.



## Sales Comparables



Comparable 1



Comparable 2



Comparable 3

## Sales Comparables

<u>Item</u>	<u>Subject</u>	<u>Comparable 1</u>	<u>Comparable 2</u>	<u>Comparable 3</u>
				
PID	0811722430031	1711722120002	1711722110031	0811722130049
Address	16516 Grays Bay Blvd	16749 Grays Bay Blvd	3003 Fairchild Ave	2492 Bantas Point Rd
Neighborhood	2020	2095	2097	2023
District	20	20	20	20
Sale Price	\$1,195,000	\$1,900,000	\$1,806,000	\$1,700,000
Sale Date	10/30/2015	07/29/2021	09/22/2021	11/20/2020
Cash Equivalent		\$1,900,000	\$1,806,000	\$1,700,000
Year / Version	2022 / 1	2022 / 1	2022 / 1	2021 / 1
Price Per Sq. Ft.	\$584.07	\$606.64	\$432.57	\$752.88
Dwelling Type	Single Family	Single Family	Single Family	Single Family
Style	Two Story	Two Story	Two Story	One Level/Rambler
Property Area	16,957	27,267	51,097	7,509
Actual Age	1966	1953	1956	1962
1st Floor Area	1,374	2,524	3,002	2,258
Total GBA	2,046	3,132	4,175	2,258
Finished Area	2,626	4,199	5,723	2,258
Basement Area	644	1,778	2,580	
Basement Finished (%)	90%	60%	60%	
1st Floor Clear Ht				
Total Bedrooms	2	4	6	3
Total Bathrooms	4	5	4	3
Garage 1 Floor Area	504	400	423	572
Garage 1 # of Cars	2	2	2	2
Garage 1 Placement	Attached	Attached	Tuck Under	Attached
Total # of Cars	2	2	4	2
Walkout Type	Standard Walkout			
Air Conditioning	Central	Central	Central	Central
Pool Area-Total				
Fireplaces	2	4	4	1
Deck Area-Total	557	710		
Porches	96		384	136
Dormer Length				
River				
Lake	Lake Minnetonka	Libbs Lake	Libbs Lake	Lake Minnetonka
Influences	Water Influence	Water Influence	Water Influence	Water Influence



**Sales Comparables**



**Comparable 4**



## Sales Comparables

<u>Item</u>	<u>Subject</u>	<u>Comparable 4</u>
		
PID	0811722430031	1711722210100
Address	16516 Grays Bay Blvd	16901 Grays Bay Blvd
Neighborhood	2020	2095
District	20	20
Sale Price	\$1,195,000	\$2,000,000
Sale Date	10/30/2015	05/25/2021
Cash Equivalent		\$2,000,000
Year / Version	2022 / 1	2022 / 1
Price Per Sq. Ft.	\$584.07	\$454.24
Dwelling Type	Single Family	Single Family
Style	Two Story	Two Story
Property Area	16,957	11,966
Actual Age	1966	2011
1st Floor Area	1,374	2,562
Total GBA	2,046	4,403
Finished Area	2,626	5,877
Basement Area	644	2,268
Basement Finished (%)	90%	65%
1st Floor Clear Ht		
Total Bedrooms	2	5
Total Bathrooms	4	6
Garage 1 Floor Area	504	446
Garage 1 # of Cars	2	2
Garage 1 Placement	Attached	Attached
Total # of Cars	2	3
Walkout Type	Standard Walkout	Standard Walkout
Air Conditioning	Central	Central
Pool Area-Total		
Fireplaces	2	
Deck Area-Total	557	786
Porches	96	321
Dormer Length		
River		
Lake	Lake Minnetonka	Libbs Lake
Influences	Water Influence	Water Influence



**Comp Grid**

PID 0811722430031  
Address 16516 Grays Bay Blvd

District 20  
Appraiser MLP

Item	Subject		Comp 1		Comp 2		Comp 3		Comp 4		Comp 5							
PID	0811722430031		1711722120002		1711722110031		0811722130049		1711722210100									
Address	16516 Grays Bay Blvd		16749 Grays Bay Blvd		3003 Fairchild Ave		2492 Bantas Point Rd		16901 Grays Bay Blvd									
Date of Sale			07/29/2021		09/22/2021		11/20/2020		05/25/2021									
Sale Price			\$1,900,000		\$1,806,000		\$1,700,000		\$2,000,000									
Cash Equivalent			\$1,900,000		\$1,806,000		\$1,700,000		\$2,000,000									
Price/SF			\$606.64		\$432.57		\$752.88		\$454.24									
Adjustments			+(-) Adj.		+(-) Adj.		+(-) Adj.		+(-) Adj.		+(-) Adj.							
Time (Months)	-----		6		114,000		4		72,240		14		238,000		8		160,000	
Site Quality																		
Site Influences	Water Influence		Water Influence		Water Influence		Water Influence		Water Influence		Water Influence							
Style	Two Story		Two Story		Two Story		Two Story		One Level/Rambler		Two Story							
Quality Class	Average		Good		Good		Good		Average		Very Good							
Age	1966		1953		1956		1962		1962		2011							
Effective Age	1995		1990		7,500		2010		(22,500)		2005		(15,000)		2015		(30,000)	
Bedroom +	BR's	Bath	BR	Bth		BR	Bth		BR	Bth		BR	Bth		BR	Bth		
Bathroom Count	2	4	4	5	(7,500)	6	4	0	3	3	7,500	5	6	(15,000)				
GBA	2,046		3,132		(76,020)	4,175		(149,030)	2,258		(14,840)	4,403		(164,990)				
Basement Area	644		1,778		(11,340)	2,580		(19,360)	6,440			2,268		(16,240)				
Basement Finish	90%		60%		(14,616)	60%		(29,052)	17,388			65%		(26,838)				
Walkout	Standard Walkout		10,000			10,000			10,000			Standard Walkout		0				
Garage Type	Attached		Attached			Tuck Under			Attached			Attached						
Garage Stalls	2		2		0	4		(20,000)	2		0	3		(10,000)				
Deck(s)	557		710		(1,500)	5,600			5,600			786		(2,300)				
Porch(es)	96		1,000			384		(2,800)	136		(300)	321		(2,200)				
Fireplaces	2		4		(15,000)	4		(15,000)	1		7,500			15,000				
Other																		
Gross Adjustment %			14%			19%			19%			22%						
Net Adjustment%			0%			-9%			15%			-5%						
Net Adjustment			\$6,524			(\$169,902)			\$262,288			(\$92,568)						
Indicated Value			\$1,906,524			\$1,636,098			\$1,962,288			\$1,907,432						

**Comments and analysis of Comps**

**Indicated value or range**

\$1,750,200



## 2022 Local Board of Appeal and Equalization

B9

Jill A. Johnson

Thomas W. Johnson

15001 Tammer La

04-117-22-43-0032



2022 Assessed Value: \$659,200

Recommendation: \$659,200

*This report is not an appraisal as defined in M.S. § 82B.02 (subd.3) nor does it comply with the Uniform Standards of Professional Appraisal Practice. It is intended to be used as a reference only and any use other than its intended use is prohibited and unlawful. The author does not represent this to be an appraisal and is not responsible for any inappropriate use. It is a report of public records using a mass appraisal technique.*

## 2022 Minnetonka LBAE Advisor Appeal Review

<b>Appeal:</b>	B9	<b>Advisor:</b>	Larry & Keith
<b>Address:</b>	15001 Tammer La		
<b>PID:</b>	04-117-22-43-0032	<b>Owner:</b>	Thomas & Jill Johnson
<b>Last Sale Date:</b>	7/1/1999	<b>Last Sale Price:</b>	\$389,000

### Inspection Information:

**Date:** 4/13/2022    **Arrival:** 3:30    **Departure:** 3:55  
**Property Owners Present:** Thomas & Jill

### Property Information

**Physical Characteristics and Condition:** 2 Story, 5 Bedrooms were listed on mls when he purchased it in 1999. 3 Bath 3 stall garage. 3750 SF. Siding & Windows are original, Corner lot. Wonderful neighborhood wooded private back yard. Newer driveway. Owner Suite with private bath. Almost 1/2 acres.

### Property Owner Information

**Comments:** owner feels it is only a 4 Bedroom. Older kitchen with painted cabinets & plastic laminate counter tops. Step down family room. Modular feeling inside. Lower level is 25% complete.

**Owners Opinion of Value for January 2, 2022:** \$615,000

### Advisor's Findings

#### Market Comments:

Properties priced \$600,000 to \$700,000 statistics. Day on the market median 7 Average 22, Percent of original price median 103.9% Average 104.5%

#### Comparable Properties

<b>Address:</b>	13 Days on the market 1706 Linner Road	<b>Status:</b>	Sold 7/23/21	<b>Price:</b>	\$639,000	<b>Comments:</b> 4 Bd Rm / 3 Bath / 2 stall garage listed 2 story look more like 1 1/2 story built 1944, dated inside. Older kitchen w/ raised panel cabinets & teal color plastic laminate countertops. 4 stairs down to the family room.
<b>Address:</b>	1 Day on the market 2125 Wind Song	<b>Status:</b>	Sold 10/30/21	<b>Price:</b>	\$890,000	<b>Comments:</b> 4 Bd Rm / 4 Bath / 3 stall garage 2 story, 4064 SF. Built 1987, updated kitchen, freshly painted, very clean. Not much of a back yard with a berm flowing towards the house.
<b>Address:</b>	2 Days on the market 15120 Stone Ridge	<b>Status:</b>	Sold 7/30/21	<b>Price:</b>	\$670,000	<b>Comments:</b> 3 Bd Rm / 4 Bath / 2 stall garage 2 story, 2505 SF. Built 1978, original siding, step down living room, lightly updated kitchen. 2 bedrooms upstairs, 1 Bd Rm lower level

### Advisor's Opinion of Value

**Estimated Market Value for January 2, 2022:** \$659,200  
**Advisor's Recommendation of Value for January 2, 2022:** \$659,200

**Reviewed by:** Keith Swanson    **Date:** 4/13/22  
 Reviewed with Larry Kriedberg 4/15/22 - 4/17/22

# City of Minnetonka

## Assessing Division

### 2022 Local Board of Appeal and Equalization Assessment Appeal

14600 Minnetonka Blvd  
Minnetonka, MN 55345  
Phone: 952.939.8220  
Email: assessor@minnetonkamn.gov

**We request you return this form to the City of Minnetonka Assessing Division by April 1, 2022.** By submitting this application your appeal will be entered into the record. It is **not required** to attend the first Board Meeting. You will be notified of the reconvene meeting where the Board will hear your appeal.

Office Use Only:		
Date Returned	_____	Received via _____
Date Withdrawn	_____	Withdrawn via _____
Dist _____	Nbhd _____	Appraiser _____

Date <u>04/01/22</u>	Daytime number <u>612 961-0016</u>
Owners Name(s) <u>Thomas &amp; Jill Johnson</u>	Alternate number <u>952-449-058</u>
Address <u>15001 Tammer Lane</u>	TWillJohn@TWJGroup.com
City <u>Wayzata</u> State <u>MN</u> Zip Code <u>55391</u>	Email <u>TWillJohn@TWJGr</u>

Property ID# <u>04-117-22-43-00</u>	Purchase Date <u>July 1999</u>
Property Address <u>15001 Tammer Lane</u>	Purchase Price <u>\$389,000</u>
2022 Estimated Market Value as it appears on Notice of Valuation <u>\$659,000</u>	

Additions, Renovations, or Improvements since purchase	<u>None</u>
Cost of Improvements since purchase <u>\$0</u>	Owner's Opinion of Estimated Market Value as of January 2, 2022 <u>\$615,000</u>
What are the reasons or documentation supporting the owner's opinion of market value? (Please attach supporting documentation)	Our home is a three bedroom home and has not been renovated since it was built in 1985. See attached letter.

I Do \_\_\_\_\_, Do not , wish to make a personal appearance.

Thomas Johnson  
Signature of Applicant

Date 04/01/22

Print Form



**2022 Assessment Appeal**  
**15001 Tammer Lane**  
**April 1, 2022**

The proposed 2022 assessment of \$659,200 on our home represents a substantial increase over 2021. While we understand the market is very hot right now, our discussions with realtors all say the focus to get top dollar is for the property to be in “move-in” condition and priced accordingly.

We believe our home, which has not been renovated since it was built in 1985, is not in a “move-in” condition being sought by today’s buyers. The kitchen has not been renovated and has the original painted cabinets and Formica countertops. The house throughout has “popcorn ceiling finishes, the master bathroom, and all the other bathrooms, are dated and in need of being upgraded. The windows are starting to fail and will need to be replaced in the near term. All of these conditions need to be taken into account to arrive at our market value.

When we consider selling the house, we would likely have a at least a \$75,000 budget for upgrades to the house to get it in “move-in” condition and after the upgrades, the price of the home would be in the range of the proposed 2022 assessment. The assessed value, by definition, is the property in its current condition, not what the potential value would be after renovation and incorporating upgraded finishes.

For 2022, the assessment office provided the following three recent sales comps:

1512 Fairfield Rd S sold in November 2021 for \$595,000  
3418 Rainbow Dr sold in August 2021 for \$633,000  
17301 Creek Ridge Pass sold in May 2021 for \$600,000

(staff note on the Creek Ridge Pass property) *This listing shows 4 bed/3 bath and I am pretty sure they counted the room off the master as a bedroom. They show the 4th bedroom dimensions as a 7.5 x 14.6 which seems about right if you look at the photos.*

The adjustments to sales comps by the assessment office have not been provided showing the support the 2022 proposed assessed value. The art of assessment and appraisal is in making those adjustments and without seeing their analysis, we are unable to comment. Looking at other recent sales in the area, those with values close to the proposed 2022 assessment all have updated kitchens, baths and interior finishes we do not have.

In last year’s appeal, the real estate advisors were unable to see the interior of the house and therefore were at a disadvantage in their job to accurately judge the “move-in” condition. The assessment staff provided sale comps of comparable properties which include recent sales of upgraded properties, primarily with 4-5 bedrooms. Assessment staff again did not include any dollar adjustments in their grid provided so we were unable to see how they were adjusting the values in the comparisons.

When we looked at the comparable properties provided, we went out to the internet and found the pictures and descriptions. What we found, was all of them have significant recent upgrades which constitute a large part of their sales price. This makes sense as anyone looking to sell their property would look at upgrading to maximize the sales price of their home.

We understand the use of a mass appraisal system (CAMA) and the underlying algorithm, is the only practical way for assessing the entire municipality. The city-wide comparisons of similar styles, qualities, and classes of homes provide the basis of the assessment valuation. From there it has to relay on the skill of the staff assessors to add or subtracts other dollar adjustments depending upon the specific features and characteristics of the home.

Therefore, to be a fair indication of market value, the adjustments must reflect value considerations made by potential purchasers. It is key that the appraiser or assessor understands the dollar adjustments to be made and they make the correct interpretations of them. In the case of our property, the square footage of our house large, but the space utilization is not. Our square footage would indicate this is a four or five-bedroom home, but it is only a three-bedroom home.

Our specific concerns which need to be reconciled with the assessor's valuation are as follows:

- The adjustment for effective age is not represented correctly or it is much too small.
- The property is not in "move-in" condition and therefore proper adjustments for the cost of renovations and upgrades need to be made
- Our house is three bedroom, two ½ baths and needs to be compared to similar homes, not those with four or five-bedroom homes. *The housing market is very segmented on the number of bedrooms* and as an example, when we purchased this property the selling realtor listed it as a five-bedroom home, counting the den as one bedroom and stating an additional bedroom could be built in the basement. The reason, he admitted, as why this was done was the asking price could have only been justified in their market appraisal if the property was listed this way. Long story short, the house remained on the market for over nine months and had numerous price drops until we bought it priced in-line with a three-bedroom home.
- The comparable grid should contain representative three-bedroom homes in the analysis. If larger properties are included, a proper discount should be applied.
- Any square footage adjustment to be used needs to include a component of space utilization in the value adjustment. The design of our home with oversized rooms cannot be judged by average square foot rates. By doing this, it makes it seem like there are additional rooms, which there are not.
- Our property is a corner lot with thru traffic on Linner Road which needs to be taken into account in the adjustment factors.
- In 2021, the City of Minnetonka approved the placement of a cell tower on the landscaped portion of our lot. Rightly or wrongly, there is a portion of the potential purchaser for our home who would be concerned living this close to a facility such as this.

We request the Board of Appeal and Equalization to place our appeal on the list for valuation by the real estate advisors and allow us to present our estimation of market value to them.

**We believe our assessment does not represent the market value of our house in its present condition. We look forward to being provided the staff adjustments to their sales comps and obtaining an understanding of why they believe their proposed assessment is correct. We also look forward to meeting with the realtors to discuss the proposed 2022 assessment and what the correct market value should be.**

We appreciate your time considering this appeal and look forward to a satisfactory resolution of the matter.

Respectively submitted,



Thomas Johnson



**City of Minnetonka**  
Assessing Department



**2022 Local Board of Appeal and Equalization  
Staff Report**

B9

**Property Owner(s):** Thomas W. Johnson  
Jill A. Johnson

**Property Address:** 15001 Tammer La

**PID #:** 04-117-22-43-0032

		<b>Market Value</b>
Assessment Year	2022	\$659,200
Assessment Year	2021	\$582,700
Assessment Year	2020	\$545,000

**Sale:** July 1, 1999 - 389,000 (01 - Warranty Deed)

**Assessor Recommendation:**

\$659,200

**Appraiser:**

**Last Inspection Date:**

EMK

March 22, 2022

**Comments:**

Staff completed an interior inspection of the property on 3/22/22. After inspection, staff looked at comparable sales and recommended no change to the 2022 valuation. Owner disagreed and filed a formal appeal. Appeal application was referred to advisors for final valuation.

## Subject Data Summary

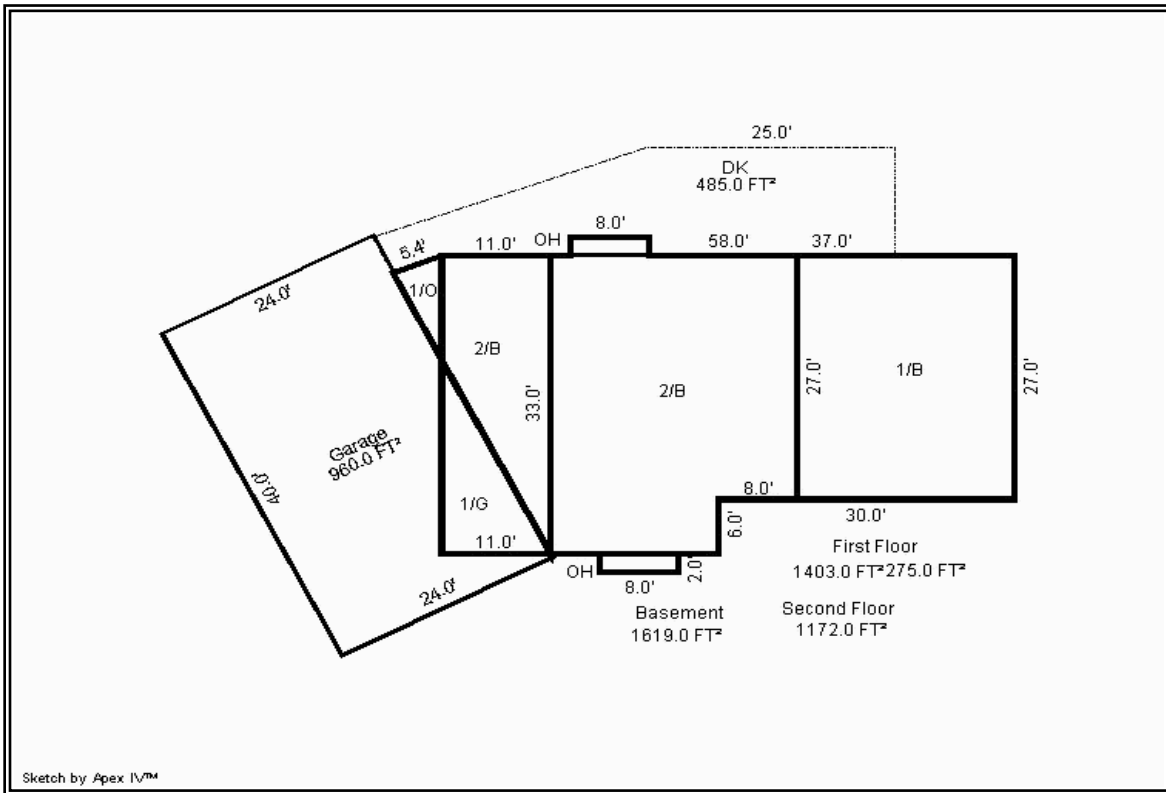
**PID #:** 04-117-22-43-0032  
**Property Address:** 15001 Tammer La  
Minnetonka, MN 55391  
**Multiple Address:** No  
**Lot/Block:** 006/001  
**Addition:** Hart Addition  
**Legal(120):**  
**Owner(s):** Thomas W Johnson  
Jill A Johnson  
**Property Classification:** Residential - Homestead  
**2022 EMV:** 659,200  
**2021 EMV:** 582,700  
**2020 EMV:** 545,000  
**Last Sale:** 7/1/1999 - 389,000 - Warranty Deed - 01  
**Lot Size:** 22,186 Sq.Ft. / .5 Acres  
**Zoning:** R-1  
**Dwelling Type:** Single Family  
**Style:** Two Story  
**Bedrooms:** 3  
**Baths:** 3  
**Actual Year Built:** 1985  
**Gross Building Area:** 2,910  
**Basement Area:** 1,766  
**Bsmt Finished %:** 25  
**Total Finished Sq Ft:** 3,352  
**Garage #1:** 4 Car Attached  
**Garage #2:** None



**Additional Subject Photos**



# Subject Sketch



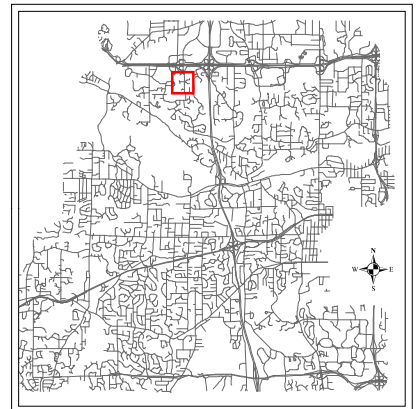
Sketch





## 2022 Local Board of Appeal And Equalization

Thomas Johnson  
Jill Johnson  
15001 Tammer La  
04-117-22-43-0032



This map is for illustrative purposes only.



## Sales Comparables



Comparable 1







Comparable 2



Comparable 3



## Sales Comparables

<u>Item</u>	<u>Subject</u>	<u>Comparable 1</u>	<u>Comparable 2</u>	<u>Comparable 3</u>
				
PID	0411722430032	0311722310040	1711722320003	3211722330031
Address	15001 Tammer La	1512 Fairfield Rd S	3418 Rainbow Dr	17301 Creek Ridge Pass
Weight				72
Neighborhood	0204	0509	1004	1201
District	02	05	10	12
Sale Price	\$389,000	\$595,000	\$633,000	\$600,000
Sale Date	07/01/1999	11/30/2021	10/08/2021	05/06/2021
Cash Equivalent		\$593,000	\$633,000	\$600,000
Year / Version	2022 / 1	2022 / 1	2022 / 1	2022 / 1
Price Per Sq. Ft.	\$133.68	\$249.16	\$327.30	\$245.30
Dwelling Type	Single Family	Single Family	Single Family	Single Family
Style	Two Story	Two Story	Two Story	Two Story
Property Area	22,186	22,959	19,742	19,349
Actual Age	1985	1989	1977	1984
Effective Age	1985	1995	1995	1990
Quality Class	B08	B08	B07	B08
1st Floor Area	1,766	1,260	1,092	1,366
Total GBA	2,910	2,380	1,934	2,446
Finished Area	3,352	2,380	1,934	2,446
Basement Area	1,766	1,260	936	1,356
Basement Finished (%)	25%			
1st Floor Clear Ht				
Total Bedrooms	3	3	3	3
Total Bathrooms	3	3	3	3
Garage 1 Floor Area	960	576	528	624
Garage 1 # of Cars	4	2	2	2
Garage 1 Placement	Attached	Attached	Attached	Attached
Total # of Cars	4	2	2	2
Walkout Type	Standard Walkout			Standard Walkout
Air Conditioning	Central	Central	Central	Central
Pool Area-Total			624	
Fireplaces	1	2	1	2
Deck Area-Total	400		247	365
Porches			182	
Dormer Length				
River				
Lake				
Influences		Commercial/Industrial		
Subject Value	\$746,125			100.0%

**Comp Grid**

PID 0411722430032  
Address 15001 Tammer La

District 2  
Appraiser Erin Kastner

Item	Subject		Comp 1		Comp 2		Comp 3		Comp 4		Comp 5			
PID	0411722430032		0311722310040		1711722320003		3211722330031							
Address	15001 Tammer La		1512 Fairfield Rd S		3418 Rainbow Dr		17301 Creek Ridge Pass							
Date of Sale			11/30/2021		10/08/2021		05/06/2021							
Sale Price			\$595,000		\$633,000		\$600,000							
Cash Equivalent			\$593,000		\$633,000		\$600,000							
Price/SF			\$249.16		\$327.30		\$245.30							
Adjustments			+(-) Adj.		+(-) Adj.		+(-) Adj.		+(-) Adj.		+(-) Adj.			
Time (Months)	-----		2		12,651		3		20,256		8		51,200	
Site Quality														
Site Influences			Commercial/Industrial											
Style	Two Story		Two Story		Two Story		Two Story							
Quality Class	Above Average		Above Average		Above Average		Above Average							
Age	1985		1989		1977		1984							
Effective Age	1985		1995		(15,000)		1995		(15,000)		1990		(7,500)	
Bedroom +	BR's	Bath	BR	Bth		BR	Bth		BR	Bth		BR	Bth	
Bathroom Count	3	3	3	3	0	3	3	0	3	3	0			
GBA	2,910		2,380		31,800		2,184		43,560		2,446		27,840	
Basement Area	1,766		1,260		5,060		936		8,300		1,356		4,100	
Basement Finish	25%				13,245				13,245				13,245	
Walkout	Standard Walkout				10,000				10,000		Standard Walkout		0	
Garage Type	Attached		Attached				Attached				Attached			
Garage Stalls	4		2		20,000		2		20,000		2		20,000	
Deck(s)	400						247				365			
Porch(es)							182							
Fireplaces	1		2		(7,500)		1		0		2		(7,500)	
Other	Pool						Yes		(30,000)					
Gross Adjustment %			19%				25%				22%			
Net Adjustment%			12%				11%				17%			
Net Adjustment			\$70,256				\$70,361				\$101,385			
Indicated Value			\$663,256				\$703,361				\$701,385			

**Comments and analysis of Comps**

**Indicated value or range**

659,200



## 2022 Local Board of Appeal and Equalization

B12

Brian P. Noah

Dana M. Noah

5321 Michaela La

30-117-22-43-0014



2022 Assessed Value: \$467,600

Recommendation: \$435,000

*This report is not an appraisal as defined in M.S. § 82B.02 (subd.3) nor does it comply with the Uniform Standards of Professional Appraisal Practice. It is intended to be used as a reference only and any use other than its intended use is prohibited and unlawful. The author does not represent this to be an appraisal and is not responsible for any inappropriate use. It is a report of public records using a mass appraisal technique.*

## 2022 Minnetonka LBAE Advisor Appeal Review

Appeal:	B12	Advisor:	Larry & Keith
Address:	5321 Michaele La	Owner:	Brian & Dana Noah
PID:	30-117-22-43-0014	Last Sale Price:	\$195,000
Last Sale Date:	8/24/2015		

### Inspection Information:

Date: 4/13/2022 Arrival: 3:00 Departure: 3:20  
 Property Owners Present: Brian

### Property Information

#### Physical Characteristics and Condition:

*Built 1961 3 Bed room. Lots of renovation going on. Remodeling kitchen took out a wall and made a great room. Master Bed room with 1/2 bath original windows, 3 Season porch addition. Drive way is older.*

### Property Owner Information

#### Comments:

*met with Brian. He feels that \$467,600 is way to high. A lot of work in progress. 3 Season porch has some decay & needs work*

Owners Opinion of Value for January 2, 2022:

\$365,000

### Advisor's Findings

#### Market Comments:

*Properties in mtica priced \$388,000 to \$574,999. Dom median & Average 19 Percent of original Price median 102.1% Average 102.1%*

#### Comparable Properties

Address:	<i>Dayson</i> <u>4950 Clear Spring</u>	Comments: 3 Bd Room / 2 Bath / Split Level. Kitchen Cabinets original w/ new counter tops & floors. Lower level dated. Large flat fenced yard.
Status:	<i>the market</i> <u>Sold 2/14/22</u>	
Price:	<u>\$429,900</u>	
Address:	<i>Dom 5th</i> <u>5740 Oakview Ln</u>	Comments: 3 Bd Room / 2 Bath / Split Level. Hard wood floors. Older kitchen nice & clean but not a lot of updates. Look out windows lower level. Large flat lot
Status:	<u>Sold 10/12/21</u>	
Price:	<u>\$415,000</u>	
Address:	<i>Dom 13</i> <u>17510 Logans Dr</u>	Comments: 3 Bed room / 2 Bath room / Split Level nice & clean galley kitchen.
Status:	<u>Sold 9/7/21</u>	
Price:	<u>\$370,000</u>	

### Advisor's Opinion of Value

Estimated Market Value for January 2, 2022:

\$467,600

Advisor's Recommendation of Value for January 2, 2022:

\$435,000

Reviewed by: *Keith Swanson* Date: 4/13/22

Reviewed with *Larry Kriedberg* 4/15/22 - 4/17/22



# City of Minnetonka

## Assessing Division

### 2022 Local Board of Appeal and Equalization Assessment Appeal

14600 Minnetonka Blvd  
Minnetonka, MN 55345  
Phone: 952.939.8220  
Email: [assessor@minnetonkamn.gov](mailto:assessor@minnetonkamn.gov)

**We request you return this form to the City of Minnetonka Assessing Division by April 1, 2022.** By submitting this application your appeal will be entered into the record. It is **not required** to attend the first Board Meeting. You will be notified of the reconvene meeting where the Board will hear your appeal.

Office Use Only:		
Date Returned	_____	Received via _____
Date Withdrawn	_____	Withdrawn via _____
Dist	Nbhd	Appraiser
_____	_____	_____

Date _____	Daytime number _____		
Owners Name(s) _____	Alternate number _____		
Address _____			
City _____	State _____	Zip Code _____	Email _____

Property ID# _____	Purchase Date _____
Property Address _____	Purchase Price _____
2022 Estimated Market Value as it appears on Notice of Valuation _____	

Additions, Renovations, or Improvements since purchase	<div style="border: 1px solid black; height: 40px;"></div>
Cost of Improvements since purchase _____	Owner's Opinion of Estimated Market Value as of January 2, 2022 _____
What are the reasons or documentation supporting the owner's opinion of market value? (Please attach supporting documentation)	<div style="border: 1px solid black; height: 100px;"></div>

I Do \_\_\_\_\_, Do not \_\_\_\_\_, wish to make a personal appearance.

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_ Date \_\_\_\_\_



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Minnetonka • \$399K • MLS# 6019503

Sold 6 months ago  
Sold  
\$399,000 (list price)  
**\$399,000**

**Minnetonka**

3426 Shady Oak Road

Single Family: 1 Story  
3 br • 2 ba • Built 1958  
2,500 sqft • 0.43 acres  
Hopkins schools

MLS# 6019503

**763-324-9364**



Ask the

Agent<sup>SM</sup>

Ask a question about  
3426 Shady Oak Road...

[Send Question](#)



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[Listing](#) [Local Info](#) [Home Sales](#) [Mortgage](#) [Walkscore 20](#)

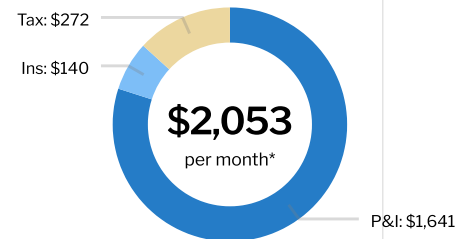
**Description:** Well maintained one story with park-like back yard walking distance to the shops of Minnetonka Mills and Luce Line trail system. Kitchen has brand new stainless steel appliances, hardwood floors, updated maple cabinets, hard surface counters and ceramic tile backsplash. Open concept Living Room, Dining and Family room with corner wood burning fireplace (hardwood floors under carpet). Sun porch overlooking private backyard with outdoor fireplace plus two offices. Brand new furnace, central air and upgraded electrical panel. Close to Ridgedale and major highway access.

<b>List Price:</b> \$399,000	<b>Sold Price:</b> \$399,000
<b>Sold Date:</b> 09/30/2021	<b>Price per sqft:</b> \$160
<b>Property Type:</b> Single Family	<b>Listing Status:</b> Sold
<b>Contingency:</b> None	<b>Property Style:</b> 1 Story
<b>Year Built:</b> 1958	<b>City:</b> Minnetonka
<b>County:</b> Hennepin	<b>State:</b> MN
<b>Zip Code:</b> 55305	

### Interior

<b>Bathrooms:</b> 2	<b>Bedrooms:</b> 3
<b>Fin Sq Ft / Living Area:</b> 2,500 sqft	<b>Above Ground Living:</b> 1,320 sqft
<b>Below Ground Living:</b> 1,180 sqft	<b>Total Fireplaces:</b> 2
<b>Fireplace Details:</b> Living Room, Amusement Room, Wood Burning	<b>Appliances Included:</b> Range, Cooktop, Microwave, Exhaust Fan, Dishwasher, Refrigerator, Washer, Dryer, Water Softener Owned
<b>Basement Details:</b> Full, Finished	<b>Common Wall:</b> No

### Home Affordability



[Mortgage Calculator](#)

### Mortgage Rates

Based on national averages. Updated 20 hours ago

Loan	Rate*	Change	APR
30 yr fixed	4.625%	⬆️ 0.25%	4.799%
30 yr FHA	4.250%	⬆️ 0.25%	4.557%
15 yr fixed	4.000%	⬆️ 0.25%	4.090%

\*Rates are only estimates and not guaranteed.

## Exterior

**Air Conditioning:** Central Air

**Foundation Size:** 1,320 sqft

**Fencing:** Wood, Partial

**Handicap Accessible:** None

**Out Buildings:** Storage Shed

**Pool:** None

**Heating System:** Forced Air

**Unit Amenities:** Patio, Porch, Natural Woodwork, Kitchen Window, Hardwood Floors, Tiled Floors, Washer/Dryer Hookup, Security System

**Road Frontage:** City Street

**Exterior Material:** Shake Siding

**Garage Spaces:** 2

**Roof Details:** Asphalt, Pitched, Age Over 8 Years

## Rooms

**1/4 Baths:** None

**Half Baths:** None

**Bathroom Details:** Main Floor Full Bath, 3/4 Basement

Main Level	Size	Sq Ft
Living Room	13 x 18	234
Dining Room	12 x 8	96
Family Room	12 x 14	168
Kitchen	11 x 12	132
Bedroom 1	10 x 12	120
Bedroom 2	10 x 12	120
Bedroom 3	10 x 10	100

**Full Baths:** 1

**3/4 Baths:** 1

**Dining/Kitchen:** Informal Dining Room, Eat In Kitchen

Basement Level	Size	Sq Ft
Office	8 x 10	80
Office	10 x 12	120
Recreation Room	13 x 33	429

## Lot

**Acres:** 0.43

**Latitude:** 44.94092100

**Lot Size Dim.:** Irregular

**Zoning:** Residential-Single Family

**Lot Description:** Irregular Lot, Tree Coverage - Medium, Public Transit (w/in 6 blks)

**Longitude:** -93.44215000

**Dev/Complex Name:** Reg Land Surv 0444

## Schools

**School District:** 270

**District Phone:** 952-988-4000

## Financial & Taxes

**Association Fee:** None

**Annual Taxes:** \$3,265

**Taxes w/ Assessments:** \$3,265

**Tax Year:** 2021

**Assessment Pending:** No

## Miscellaneous

**Fuel System:** Natural Gas

**Water System:** City Water/Connected

**Sewer System:** City Sewer/Connected

## Community Info

Minnetonka, MN

Avg Listing Price	\$518,161
Avg Price/SqFt	\$205
Active Listings	75
Recently Sold	1,035

WalkScore® 20

Car-Dependent


Almost all errands require a car.

[View details](#)

Listing provided by RMLS, courtesy of HomeAvenue Inc.  
Disclaimer: The information contained in this listing has not been verified by  
TheMLSonline.com and should be verified by the buyer.

**For showings or questions, call (763) 324-9364**

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New roof 2021 - not pictured

Sold 14 days ago  
Sold  
\$350,000 (list price)

**\$387,254**

Minnetonka

3955 Brown Lane

Single Family: 1 Story  
3 br · 2 ba · Built 1962  
2,000 sqft · 0.68 acres  
Minnetonka schools

MLS# 6151919

763-324-9364

Ask the Agent<sup>SM</sup>

Ask a question about 3955 Brown Lane...

Send Question

HOME OFFER GUYS

Enter your address Get cash offer

Listing Local Info Home Sales Mortgage Walkscore 10

**Description:** Great opportunity to own and personalize a Minnetonka walkout rambler with 3 car garage. Large lot with storage shed and mature trees, backed up to trail system. New roof, new gutters, new furnace - awaiting your interior remodel! New Railing on Order. To be installed on the new deck before closing.

<b>List Price:</b> \$350,000	<b>Sold Price:</b> \$387,254
<b>Sold Date:</b> 03/24/2022	<b>Price per sqft:</b> \$175
<b>Property Type:</b> Single Family	<b>Listing Status:</b> Sold
<b>Contingency:</b> None	<b>Property Style:</b> 1 Story
<b>Year Built:</b> 1962	<b>City:</b> Minnetonka
<b>County:</b> Hennepin	<b>State:</b> MN
<b>Zip Code:</b> 55345	

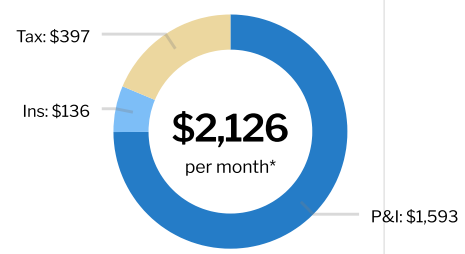
### Interior

<b>Bathrooms:</b> 2	<b>Bedrooms:</b> 3
<b>Fin Sq Ft / Living Area:</b> 2,000 sqft	<b>Above Ground Living:</b> 1,085 sqft
<b>Below Ground Living:</b> 915 sqft	<b>Total Fireplaces:</b> 2
<b>Fireplace Details:</b> Living Room, Family Room, Wood Burning, Brick	<b>Basement Details:</b> Walkout, Full, Finished, Egress Window(s), Block, Storage Space
<b>Common Wall:</b> No	

### Exterior

<b>Air Conditioning:</b> Central Air	<b>Heating System:</b> Forced Air
<b>Foundation Size:</b> 1,085 sqft	<b>Unit Amenities:</b> Deck, Porch, Kitchen Window, Hardwood Floors

### Home Affordability



Mortgage Calculator

### Mortgage Rates

Based on national averages. Updated 20 hours ago

Loan	Rate*	Change	APR
30 yr fixed	4.625%	⬆️ 0.25%	4.799%
30 yr FHA	4.250%	⬆️ 0.25%	4.557%
15 yr fixed	4.000%	⬆️ 0.25%	4.090%

\*Rates are only estimates and not guaranteed.

**Fencing:** Chain Link  
**Handicap Accessible:** None  
**Out Buildings:** Storage Shed  
**Other Parking Spaces:** 0

**Road Frontage:** City Street  
**Exterior Material:** Shake Siding  
**Garage Spaces:** 3  
**Roof Details:** Asphalt, Pitched, Age 8 Years or Less

## Community Info

Minnetonka, MN

Avg Listing Price	\$518,161
Avg Price/SqFt	\$205
Active Listings	75
Recently Sold	1,035

## Rooms

**1/4 Baths:** None  
**Half Baths:** None  
**Bathroom Details:** Main Floor Full Bath, 3/4 Basement  
**Full Baths:** 1  
**3/4 Baths:** 1  
**Dining/Kitchen:** Kitchen/Dining Room

Main Level	Size	Sq Ft
Living Room	19 x 13	247
Dining Room	12 x 10	120
Kitchen	14 x 12	168
Bedroom 1	13 x 9	117
Bedroom 2	11 x 9	99
Bedroom 3	11 x 10	110

Lower Level	Size	Sq Ft
Den	12 x 12	144

Basement Level	Size	Sq Ft
Family Room	28 x 10	280

WalkScore® 10

Car-Dependent

Almost all errands require a car.

[View details](#)

## Lot

**Acres:** 0.68  
**Latitude:** 44.93128630  
**Lot Size Dim.:** 150 x 200  
**Dev/Complex Name:** Charottewood 2nd Addition  
**Zoning:** Residential-Single Family  
**Lot Description:** Tree Coverage - Medium  
**Longitude:** -93.49490502  
**Pasture Acres:** 0  
**Tillable Acres:** 0  
**Wooded Acres:** 0

## Schools

**School District:** 276  
**District Phone:** 952-401-5000

## Financial & Taxes

**Association Fee:** None  
**Annual Taxes:** \$4,766  
**Taxes w/ Assessments:** \$4,766  
**Tax Year:** 2022  
**Assessment Pending:** Unknown

## Miscellaneous

**Fuel System:** Natural Gas  
**Sewer System:** City Sewer/Connected  
**Lot Price:** None  
**Water System:** City Water/Connected

Listing provided by RMLS, courtesy of Bridge Realty, LLC.  
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Great potential, Minnetonka A+ School District, walk 1 block to Scenic Heights Elementary

Sold 6 months ago

Sold

\$265,000 (list price)

\$265,000

Minnetonka

5895 Scenic Heights Drive

Single Family: Split Entry (Bi-Level)

3 br • 2 ba • Built 1969

1,541 sqft • 0.5 acres

Minnetonka schools

MLS# 6098519

763-324-9364



Ask the Agent

Agent

Ask a question about 5895 Scenic Heights

Send Question



Enter your address

Get cash offer

Listing Local Info Home Sales Mortgage Walkscore 5

Description: Minnetonka A+ School District. REHAB, Tear Down... Lot's of Potential in this GEM! Higher-end homes surround this one. Great yard, 3 bedrooms on main floor. Convenient kitchen and dining area, leads into 3-season porch. Walk to Scenic Heights Elementary School, 1 block to Purgatory Park (Dog area!) and trails. Boulder Creek park and playground 1 block away. GREAT GREAT GREAT LOCATION! Quick close possible.

List Price: \$265,000

Sold Date: 10/22/2021

Property Type: Single Family

Contingency: None

Year Built: 1969

County: Hennepin

Zip Code: 55345

Sold Price: \$265,000

Price per sqft: \$172

Listing Status: Sold

Property Style: Split Entry (Bi-Level)

City: Minnetonka

State: MN

Interior

Bathrooms: 2

Fin Sq Ft / Living Area: 1,541 sqft

Below Ground Living: 350 sqft

Fireplace Details: Living Room, Family Room, Wood Burning, Brick

Basement Details: Finished, Daylight/Lookout Windows, Block

Bedrooms: 3

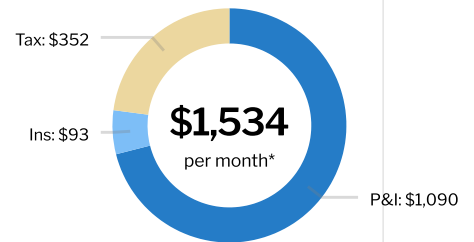
Above Ground Living: 1,191 sqft

Total Fireplaces: 2

Appliances Included: Range, Dishwasher, Refrigerator, Freezer, Gas Water Heater

Common Wall: No

Home Affordability



Mortgage Calculator

Mortgage Rates

Based on national averages. Updated 20 hours ago

Table with 4 columns: Loan, Rate\*, Change, APR. Rows include 30 yr fixed and 30 yr FHA.



## Exterior

**Air Conditioning:** Central Air

**Foundation Size:** 1,191 sqft

**Fencing:** Chain Link, Full

**Exterior Material:** Wood Siding, Brick/Stone

**Garage Spaces:** 2

**Heating System:** Forced Air

**Unit Amenities:** Deck, Porch, Natural Woodwork, Kitchen Window, Hardwood Floors, Tiled Floors, Washer/Dryer Hookup

**Handicap Accessible:** None

**Out Buildings:** Storage Shed

**Roof Details:** Asphalt, Age Over 8 Years

## Rooms

**1/4 Baths:** None

**Half Baths:** None

**Bathroom Details:** Main Floor Full Bath, 1/2 Master

**Full Baths:** 1

**3/4 Baths:** 1

**Dining/Kitchen:** Living/Dining Room

Main Level	Size	Sq Ft
Living Room	18 x 14	252
Dining Room	10 x 9	90
Kitchen	14 x 10	140
Bedroom 1	14 x 11	154
Bedroom 2	13 x 10	130
Bedroom 3	10 x 10	100
Three Season Porch	14 x 12	168

Lower Level	Size	Sq Ft
Family Room	16 x 12	192
Bonus Room	12 x 10	120

## Lot

**Acres:** 0.5

**Latitude:** 44.89723700

**Lot Size Dim.:** 180x123

**Zoning:** Residential-Single Family

**Lot Description:** Tree Coverage - Medium

**Longitude:** -93.49265700

**Dev/Complex Name:** Boulder Creek Add

## Schools

**School District:** 276

**District Phone:** 952-401-5000

## Financial & Taxes

**Association Fee:** None

**Annual Taxes:** \$4,218

**Taxes w/ Assessments:** \$4,218

**Tax Year:** 2021

**Assessment Pending:** Unknown

## Miscellaneous

**Fuel System:** Natural Gas

**Water System:** City Water/Connected

**Sewer System:** City Sewer/Connected

Loan	Rate*	Change	APR
15 yr fixed	4.000%	📈 0.25%	4.090%

\*Rates are only estimates and not guaranteed.

## Community Info

Minnetonka, MN

Avg Listing Price	\$518,161
Avg Price/SqFt	\$205
Active Listings	75
Recently Sold	1,035

WalkScore® 5

Car-Dependent

Almost all errands require a car.

[View details](#)

Listing provided by RMLS, courtesy of RE/MAX Results.

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6640 Tartan Curve

Sold 8 months ago  
 Sold  
 \$329,000 (list price)  
**\$339,000**

**Eden Prairie**

6640 Tartan Curve

Single Family: 1 Story  
 3 br • 2 ba • Built 1964  
 1,732 sqft • 0.53 acres  
 Minnetonka schools

MLS# 5752716

**763-324-9364**

**Ask the Agent<sup>SM</sup>**  
 Ask a question about 6640 Tartan Curve...

Enter your address

[Listing](#)
[Local Info](#)
[Home Sales](#)
[Mortgage](#)
[Walkscore 14](#)

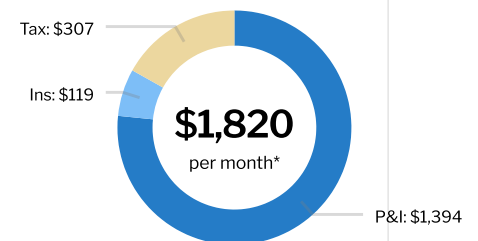
**Description:** Sweet rambler on larger (.53 acre) grassy lot on a lovely winding street near Purgatory Park. Cosmetic updates can make this house your very own. Beautiful 3/4 Oak wood flooring under all the carpets on main floor. Main living area and lower level both have a fireplace. The eat-in kitchen is a wonderful gathering place with picture window view and walkout access to backyard. Primary Bedroom has an en suite 1/2 bath. New roof 2021. Backyard is large, lush and green. Minnetonka School district. Just minutes from parks (Wyndham Knoll), Edenbrook Conservation, Duck Lake, Lotus Lake, groceries, coffee shops, shopping and restaurants. For the Buyer seeking opportunity to work and create a home with their choices of updates and style, this is a must see.

<b>List Price:</b> \$329,000	<b>Sold Price:</b> \$339,000
<b>Sold Date:</b> 08/12/2021	<b>Price per sqft:</b> \$190
<b>Property Type:</b> Single Family	<b>Listing Status:</b> Sold
<b>Contingency:</b> None	<b>Property Style:</b> 1 Story
<b>Year Built:</b> 1964	<b>City:</b> Eden Prairie
<b>County:</b> Hennepin	<b>State:</b> MN
<b>Zip Code:</b> 55346	

**Interior**

<b>Bathrooms:</b> 2	<b>Bedrooms:</b> 3
<b>Fin Sq Ft / Living Area:</b> 1,732 sqft	<b>Above Ground Living:</b> 1,173 sqft
<b>Below Ground Living:</b> 559 sqft	<b>Total Fireplaces:</b> 2
<b>Fireplace Details:</b> Living Room, Family Room, Wood Burning	<b>Appliances Included:</b> Range, Refrigerator, Washer, Dryer
<b>Basement Details:</b> Full, Sump Pump, Daylight/Lookout Windows	<b>Common Wall:</b> No

**Home Affordability**



**Mortgage Rates**

Based on national averages. Updated 20 hours ago

Loan	Rate*	Change	APR
30 yr fixed	4.625%	⬆️ 0.25%	4.799%
30 yr FHA	4.250%	⬆️ 0.25%	4.557%
15 yr fixed	4.000%	⬆️ 0.25%	4.090%

\*Rates are only estimates and not guaranteed.

## Exterior

**Air Conditioning:** Central Air

**Foundation Size:** 1,094 sqft

**Road Frontage:** City Street

**Exterior Material:** Vinyl Siding

**Garage Spaces:** 2

**Heating System:** Forced Air

**Unit Amenities:** Kitchen Window, Hardwood Floors, Washer/Dryer Hookup

**Handicap Accessible:** None

**Out Buildings:** Storage Shed

**Roof Details:** Asphalt

## Rooms

**1/4 Baths:** None

**Half Baths:** 1

**Bathroom Details:** Main Floor Full Bath, 1/2 Master

Main Level	Size	Sq Ft
Living Room	18.7 x 12.5	234
Kitchen	18.8 x 13.6	256
Bedroom 1	12.9 x 12.5	161
Bedroom 2	11.6 x 10.2	118
Bedroom 3	10 x 10.2	102

**Full Baths:** 1

**3/4 Baths:** None

**Dining/Kitchen:** Eat In Kitchen, Kitchen/Dining Room

Lower Level	Size	Sq Ft
Family Room	43 x 13	559

## Lot

**Acres:** 0.53

**Latitude:** 44.88270700

**Lot Size Dim.:** 117x210x105x208

**Zoning:** Residential-Single Family

**Lot Description:** Tree Coverage - Medium

**Longitude:** -93.51699100

**Dev/Complex Name:** Lochanburn

## Schools

**School District:** 276

**District Phone:** 952-401-5000

## Financial & Taxes

**Association Fee:** None

**Annual Taxes:** \$3,684

**Taxes w/ Assessments:** \$3,684

**Tax Year:** 2021

**Assessment Pending:** Unknown

## Miscellaneous

**Fuel System:** Natural Gas

**Water System:** City Water/Connected

**Sewer System:** City Sewer/Connected

## Community Info

Eden Prairie, MN

Avg Listing Price	\$496,345
Avg Price/SqFt	\$452
Active Listings	82
Recently Sold	1,201

WalkScore® 14

Car-Dependent

Almost all errands require a car.

[View details](#)

Listing provided by RMLS, courtesy of Coldwell Banker Realty.

Disclaimer: The information contained in this listing has not been verified by TheMLSonline.com and should be verified by the buyer.

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Minnetonka • \$330K • MLS# 6146417

Sold 16 days ago  
 Sold  
 \$314,900 (list price)  
**\$330,000**

**Minnetonka**

13027 Stanton Drive

Single Family: 1 Story  
 3 br • 2 ba • Built 1959  
 1,770 sqft • 0.34 acres  
 Hopkins schools

MLS# 6146417

**763-324-9364**

**Ask the Agent<sup>SM</sup>**

Ask a question about 13027 Stanton Drive...

[Send Question](#)



Enter your address

[Get cash offer](#)

[Listing](#) [Local Info](#) [Home Sales](#) [Mortgage](#) [Walkscore 3](#)

**Description:** Nice rambler that needs cosmetic work throughout in a fantastic neighborhood on a dead end street. 3 bedrooms on one level with room in the basement for more! Great layout and hardwood floors throughout. Sold "as is"

<b>List Price:</b> \$314,900	<b>Sold Price:</b> \$330,000
<b>Sold Date:</b> 03/22/2022	<b>Price per sqft:</b> \$178
<b>Property Type:</b> Single Family	<b>Listing Status:</b> Sold
<b>Contingency:</b> None	<b>Property Style:</b> 1 Story
<b>Year Built:</b> 1959	<b>City:</b> Minnetonka
<b>County:</b> Hennepin	<b>State:</b> MN
<b>Zip Code:</b> 55305	

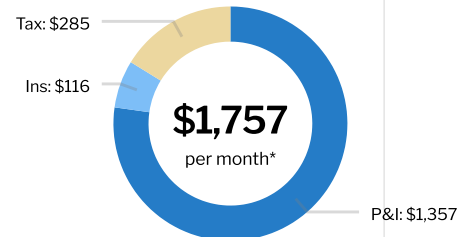
**Interior**

<b>Bathrooms:</b> 2	<b>Bedrooms:</b> 3
<b>Fin Sq Ft / Living Area:</b> 1,770 sqft	<b>Above Ground Living:</b> 1,070 sqft
<b>Below Ground Living:</b> 700 sqft	<b>Total Fireplaces:</b> 0
<b>Basement Details:</b> Full, Finished, Partially Finished, Block	<b>Common Wall:</b> No

**Exterior**

<b>Air Conditioning:</b> Central Air	<b>Heating System:</b> Forced Air
<b>Foundation Size:</b> 1,070 sqft	<b>Fencing:</b> Chain Link
<b>Handicap Accessible:</b> None	<b>Exterior Material:</b> Shake Siding
<b>Garage Spaces:</b> 2	

**Home Affordability**



[Mortgage Calculator](#)

**Mortgage Rates**

Based on national averages. Updated 20 hours ago

Loan	Rate*	Change	APR
30 yr fixed	4.625%	⬆️ 0.25%	4.799%
30 yr FHA	4.250%	⬆️ 0.25%	4.557%
15 yr fixed	4.000%	⬆️ 0.25%	4.090%

\*Rates are only estimates and not guaranteed.

## Rooms

**1/4 Baths:** None

**Half Baths:** 1

**Bathroom Details:** Main Floor Full Bath, 1/2 Basement

Main Level	Size	Sq Ft
Living Room	18 x 10	180
Dining Room	10 x 10	100
Kitchen	10 x 10	100
Bedroom 1	14 x 10	140
Bedroom 2	12 x 10	120
Bedroom 3	10 x 10	100
Deck	14 x 10	140

**Full Baths:** 1

**3/4 Baths:** None

**Dining/Kitchen:** Informal Dining Room

Lower Level	Size	Sq Ft
Family Room	30 x 10	300

## Lot

**Acres:** 0.34

**Latitude:** 44.94601100

**Lot Size Dim.:** 100x150

**Zoning:** Residential-Single Family

**Lot Description:** Tree Coverage - Medium

**Longitude:** -93.44563100

**Dev/Complex Name:** Dixons Elmdale Add

## Schools

**School District:** 270

**District Phone:** 952-988-4000

## Financial & Taxes

**Association Fee:** None

**Annual Taxes:** \$3,094

**Taxes w/ Assessments:** \$3,419

**Tax Year:** 2021

**Assessment Pending:** Unknown

## Miscellaneous

**Fuel System:** Natural Gas

**Water System:** City Water/Connected

**Sewer System:** City Sewer/Connected

## Community Info

Minnetonka, MN

Avg Listing Price	\$518,161
Avg Price/SqFt	\$205
Active Listings	75
Recently Sold	1,035

WalkScore® 3

Car-Dependent

Almost all errands require a car.

[View details](#)

Listing provided by RMLS, courtesy of Minnesota Home Venture, Inc..

Disclaimer: The information contained in this listing has not been verified by TheMLSonline.com and should be verified by the buyer.

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Bright and Sunny south facing house in nice neighborhood close to downtown Wayzata, Ridgedale, and other

Sold 9 months ago  
Sold  
\$379,900 (list price)  
**\$353,000**

**Minnetonka**  
14016 Laurel Road

Single Family: 1 Story  
3 br • 2 ba • Built 1960  
1,690 sqft • 0.45 acres  
Wayzata schools

MLS# 5765603

**763-324-9364**

**Ask the Agent<sup>SM</sup>**  
Ask a question about 14016 Laurel Road...  
[Send Question](#)

**HOME OFFER GUYS**  
Enter your address [Get cash offer](#)

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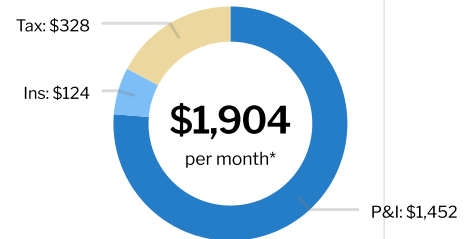
**Description:** Amazing Location! Wayzata Schools! Close to Wayzata, Gray's Bay, Ridgedale with easy access to highways. Located in a great neighborhood nestled amongst Luxury neighborhoods, this well maintained 3 bedroom 2 bath walk out rambler is on a large 0.45 acre lot with beautifully manicured trees. It's highlights are the wood floors on a main level, 2 fireplaces, large deck off kitchen, and en-suite bathroom in the main bedroom. Mechanicals are newer and updated, roof is 3 years old or less, freshly painted siding. Bring your design ideas and Enjoy!!!!

<b>List Price:</b> \$379,900	<b>Sold Price:</b> \$353,000
<b>Sold Date:</b> 07/02/2021	<b>Price per sqft:</b> \$225
<b>Property Type:</b> Single Family	<b>Listing Status:</b> Sold
<b>Contingency:</b> None	<b>Property Style:</b> 1 Story
<b>Year Built:</b> 1960	<b>City:</b> Minnetonka
<b>County:</b> Hennepin	<b>State:</b> MN
<b>Zip Code:</b> 55305	

**Interior**

<b>Bathrooms:</b> 2	<b>Bedrooms:</b> 3
<b>Fin Sq Ft / Living Area:</b> 1,690 sqft	<b>Above Ground Living:</b> 1,300 sqft
<b>Below Ground Living:</b> 390 sqft	<b>Total Fireplaces:</b> 2
<b>Fireplace Details:</b> Living Room, Family Room, Wood Burning	<b>Appliances Included:</b> Cooktop, Wall Oven, Exhaust Fan, Dishwasher, Refrigerator, Washer, Dryer, Water Softener Owned, Electric Water Heater, Disposal
<b>Basement Details:</b> Walkout, Partially Finished, Block	<b>Common Wall:</b> No

**Home Affordability**



[Mortgage Calculator](#)

**Mortgage Rates**

Based on national averages. Updated 20 hours ago

Loan	Rate*	Change	APR
30 yr fixed	4.625%	⬆️ 0.25%	4.799%
30 yr FHA	4.250%	⬆️ 0.25%	4.557%
15 yr fixed	4.000%	⬆️ 0.25%	4.090%

\*Rates are only estimates and not guaranteed.

## Exterior

**Air Conditioning:** Central Air

**Foundation Size:** 1,300 sqft

**Fencing:** Wood

**Handicap Accessible:** None

**Out Buildings:** Storage Shed

**Roof Details:** Asphalt, Age 8 Years or Less

**Heating System:** Forced Air

**Unit Amenities:** Deck, Kitchen Window, Hardwood Floors, Tiled Floors, Main Floor Master Bedroom

**Road Frontage:** City Street, Paved Streets

**Exterior Material:** Wood Siding

**Garage Spaces:** 2

## Rooms

**1/4 Baths:** None

**Half Baths:** 1

**Bathroom Details:** Main Floor Full Bath, Main Floor 1/2 Bath, Private Master, 1/2 Master

**Full Baths:** 1

**3/4 Baths:** None

**Dining/Kitchen:** Separate/Formal Dining Room, Eat In Kitchen

Main Level	Size	Sq Ft
Living Room	25 x 13	325
Dining Room	10 x 9	90
Kitchen	18 x 11	198
Bedroom 1	13 x 13	169
Bedroom 2	13 x 10	130
Bedroom 3	11 x 10	110

Lower Level	Size	Sq Ft
Family Room	27 x 13	351

## Lot

**Acres:** 0.45

**Latitude:** 44.96946300

**Lot Size Dim.:** 0

**Zoning:** Residential-Single Family

**Lot Description:** Tree Coverage - Medium

**Longitude:** -93.45753400

**Dev/Complex Name:** White Birch Hills

## Schools

**School District:** 284

**District Phone:** 763-745-5000

## Financial & Taxes

**Association Fee:** None

**Annual Taxes:** \$3,937

**Taxes w/ Assessments:** \$3,937

**Tax Year:** 2021

**Assessment Pending:** No

## Miscellaneous

**Fuel System:** Natural Gas

**Water System:** City Water/Connected

**Sewer System:** City Sewer/Connected, City Sewer - In Street

## Community Info

Minnetonka, MN

Avg Listing Price	\$518,161
Avg Price/SqFt	\$205
Active Listings	75
Recently Sold	1,035

WalkScore® 32

Car-Dependent

Most errands require a car.

[View details](#)

Listing provided by RMLS, courtesy of Bridge Realty, LLC.

Disclaimer: The information contained in this listing has not been verified by TheMLSonline.com and should be verified by the buyer.

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**City of Minnetonka**  
Assessing Department



**2022 Local Board of Appeal and Equalization  
Staff Report**

B12

<b>Property Owner(s):</b>	Brian P. Noah Dana M. Noah
<b>Property Address:</b>	5321 Michaele La
<b>PID #:</b>	30-117-22-43-0014

		<b>Market Value</b>
Assessment Year	2022	\$467,600
Assessment Year	2021	\$339,200
Assessment Year	2020	\$301,600

<b>Sale:</b>	August 24, 2015 - 195,000 (11 - Other)
--------------	--

**Assessor Recommendation:**

\$435,000

<b>Appraiser:</b>	<b>Last Inspection Date:</b>
MLP	April 5, 2022

**Comments:**

Staff completed an interior inspection of the property on 4/5/22. After inspection, staff looked at comparable sales, and recommended a reduction to \$450,000 for the 2022 valuation. Owner disagreed and filed a formal appeal. Appeal application was referred to advisors for final valuation.



## Subject Data Summary

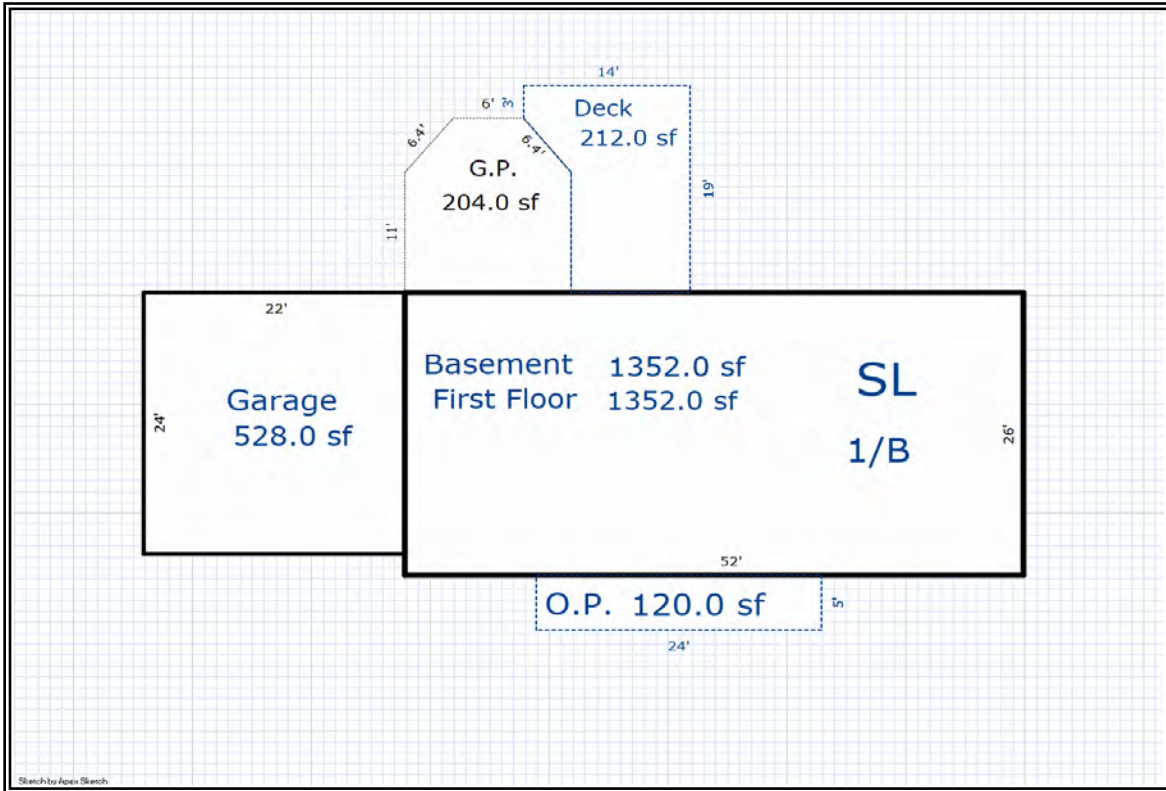
**PID #:** 30-117-22-43-0014  
**Property Address:** 5321 Michaela La  
Minnetonka, MN 55345  
**Multiple Address:** No  
**Lot/Block:** 009/002  
**Addition:** Skyline Terrace  
**Legal(120):**  
**Owner(s):** Brian P Noah  
Dana M Noah  
**Property Classification:** Residential - Homestead  
**2022 EMV:** 467,600  
**2021 EMV:** 339,200  
**2020 EMV:** 301,600  
**Last Sale:** 8/24/2015 - 195,000 - Other - 11  
**Lot Size:** 22,149 Sq.Ft. / .5 Acres  
**Zoning:** R-1  
**Dwelling Type:** Single Family  
**Style:** Split Entry/Foyer  
**Bedrooms:** 5  
**Baths:** 3  
**Actual Year Built:** 1961  
**Gross Building Area:** 1,352  
**Basement Area:** 1,352  
**Bsmt Finished %:** 50  
**Total Finished Sq Ft:** 2,028  
**Garage #1:** 2 Car Attached  
**Garage #2:** None

**Additional Subject Photos**

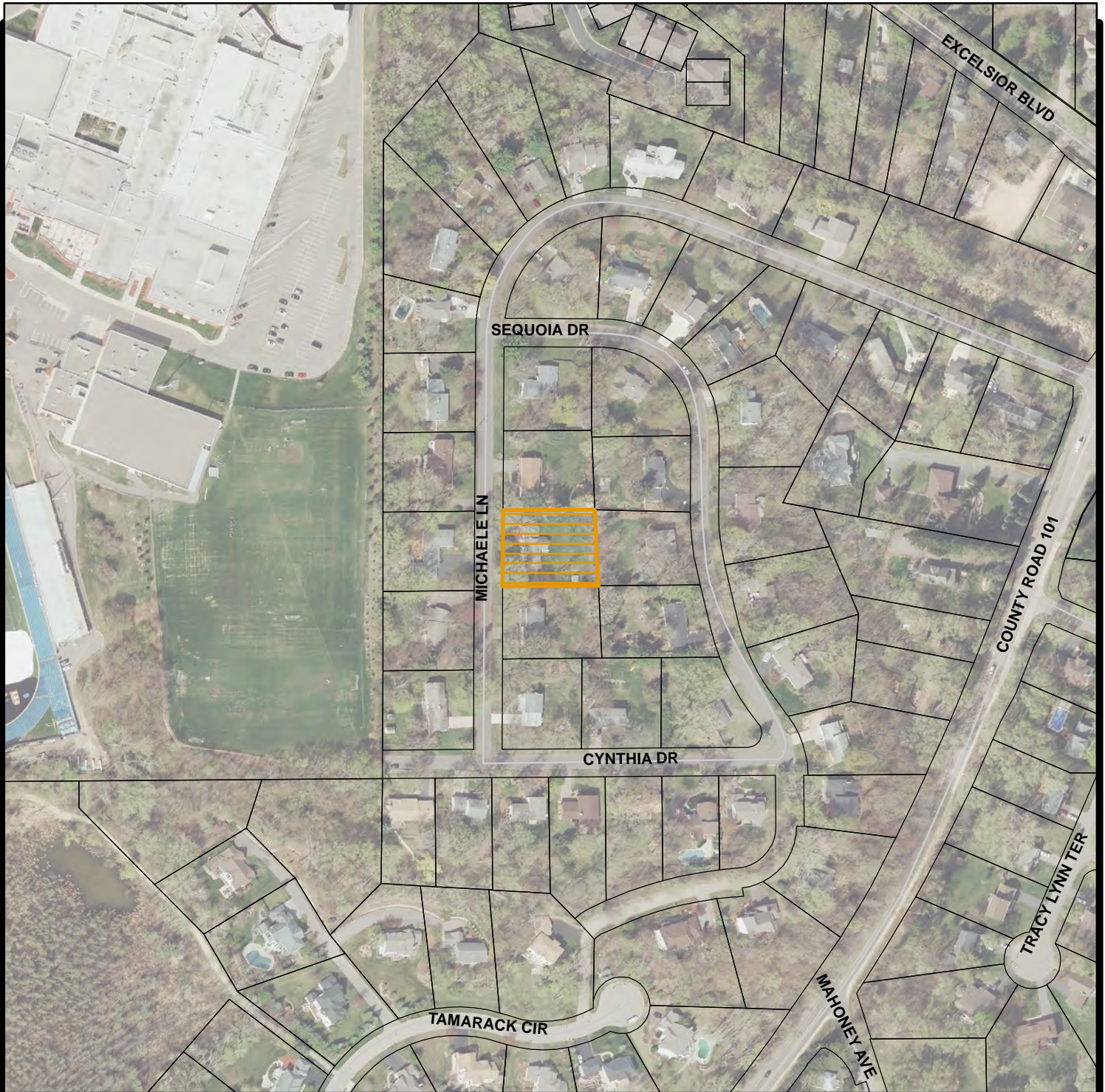


Front 8/25/08

# Subject Sketch

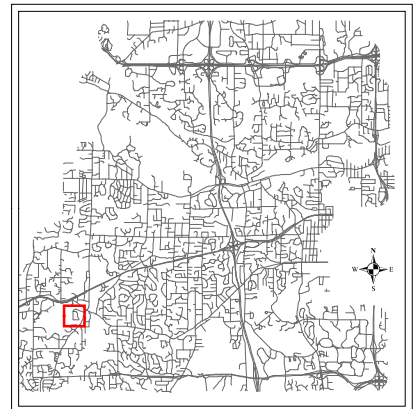






## 2022 Local Board of Appeal And Equalization

Brian Noah  
Dana Noah  
5321 Michaelle La  
30-117-22-43-0014



This map is for illustrative purposes only.



## Sales Comparables



Comparable 1




Comparable 2



Comparable 3

## Sales Comparables

<u>Item</u>	<u>Subject</u>	<u>Comparable 1</u>	<u>Comparable 2</u>	<u>Comparable 3</u>
				
PID	3011722430014	3211722430015	2011722430039	2911722410084
Address	5321 Michaela La	16441 Creekside Cir	4426 Banbury La	16417 Norwood La
Neighborhood	1205	1402	1101	1401
District	12	14	11	14
Sale Price	\$195,000	\$485,000	\$519,100	\$396,500
Sale Date	08/24/2015	08/31/2021	07/22/2021	11/12/2021
Cash Equivalent		\$485,000	\$519,100	\$396,500
Year / Version	2022 / 1	2022 / 1	2022 / 1	2022 / 1
Price Per Sq. Ft.	\$144.23	\$358.73	\$400.54	\$352.44
Dwelling Type	Single Family	Single Family	Single Family	Single Family
Style	Split Entry/Foyer	Split Entry/Foyer	Split Entry/Foyer	Split Entry/Foyer
Property Area	22,149	23,447	23,813	15,559
Actual Age	1961	1967	1962	1959
1st Floor Area	1,352	1,352	1,296	1,125
Total GBA	1,352	1,352	1,296	1,125
Finished Area	2,028	2,569	2,333	1,395
Basement Area	1,352	1,352	1,296	600
Basement Finished (%)	50%	90%	80%	45%
1st Floor Clear Ht				
Total Bedrooms	5	5	5	3
Total Bathrooms	3	3	3	2
Garage 1 Floor Area	528	572	575	483
Garage 1 # of Cars	2	2	2	2
Garage 1 Placement	Attached	Attached	Attached	Tuck Under
Total # of Cars	2	2	2	2
Walkout Type		Standard Walkout	Standard Walkout	
Air Conditioning	Central	Central	Central	Central
Pool Area-Total				
Fireplaces	2	2	2	
Deck Area-Total	212	240	500	360
Porches	324		474	120
Dormer Length				
River				
Lake				
Influences				



## Sales Comparables



Comparable 4



Comparable 5

## Sales Comparables

<u>Item</u>	<u>Subject</u>	<u>Comparable 4</u>	<u>Comparable 5</u>
			
PID	3011722430014	3011722440029	3011722440027
Address	5321 Michaela La	5209 Sequoia Dr	17950 Cynthia Dr
Neighborhood	1205	1205	1205
District	12	12	12
Sale Price	\$195,000	\$505,000	\$504,000
Sale Date	08/24/2015	04/09/2021	07/20/2021
Cash Equivalent		\$505,000	\$504,000
Year / Version	2022 / 1	2022 / 1	2022 / 1
Price Per Sq. Ft.	\$144.23	\$281.81	\$288.66
Dwelling Type	Single Family	Single Family	Single Family
Style	Split Entry/Foyer	Two Story	Two Story
Property Area	22,149	21,639	22,308
Actual Age	1961	1969	1962
1st Floor Area	1,352	1,148	696
Total GBA	1,352	1,792	1,746
Finished Area	2,028	2,818	2,407
Basement Area	1,352	1,080	696
Basement Finished (%)	50%	95%	95%
1st Floor Clear Ht			
Total Bedrooms	5	3	5
Total Bathrooms	3	3	3
Garage 1 Floor Area	528	552	576
Garage 1 # of Cars	2	2	2
Garage 1 Placement	Attached	Attached	Attached
Total # of Cars	2	2	2
Walkout Type		Standard Walkout	
Air Conditioning	Central	Central	Central
Pool Area-Total			
Fireplaces	2	2	2
Deck Area-Total	212	192	352
Porches	324	348	222
Dormer Length			
River			
Lake			
Influences			



**Comp Grid**

PID 3011722430014  
Address 5321 Michaele La

District  
Appraiser

Item	Subject		Comp 1		Comp 2		Comp 3		Comp 4		Comp 5		
PID	3011722430014		3211722430015		2011722430039		2911722410084		3011722440029		3011722440027		
Address	5321 Michaele La		16441 Creekside Cir		4426 Banbury La		16417 Norwood La		5209 Sequoia Dr		17950 Cynthia Dr		
Date of Sale			08/31/2021		07/22/2021		11/12/2021		04/09/2021		07/20/2021		
Sale Price			\$485,000		\$519,100		\$396,500		\$505,000		\$504,000		
Cash Equivalent			\$485,000		\$519,100		\$396,500		\$505,000		\$504,000		
Price/SF			\$358.73		\$400.54		\$352.44		\$281.81		\$288.66		
Adjustments			+(-) Adj.		+(-) Adj.		+(-) Adj.		+(-) Adj.		+(-) Adj.		
Time (Months)	-----		5		24,250		6		31,146		2		
Site Quality			6		31,146		2		7,930		9		
Site Influences			45,450		6		30,240						
Style	Split Entry/Foyer		Split Entry/Foyer		Split Entry/Foyer		Split Entry/Foyer		Two Story		Two Story		
Quality Class	Average		Average		Above Average		Average		Average		Average		
Age	1961		1967		1962		1959		1969		1962		
Effective Age	1990		1995		(10,000)		1995		(10,000)		1995		
Bedroom +	BR's	Bath	BR	Bth		BR	Bth		BR	Bth		BR	Bth
Bathroom Count	5	2	5	3	(10,000)	5	3	(10,000)	3	2	0	3	3
GBA	1,352		1,352	0		1,296	4,760		1,125	19,295	1,792	(37,400)	1,746
Basement Area	1,352		1,352	0		1,296	840		600	11,280	1,080	4,080	696
Basement Finish	50%		90%	(21,632)		80%	(14,432)		45%	16,240	95%	(14,000)	95%
Walkout			Standard Walkout	(20,000)		Standard Walkout	(20,000)		0	Standard Walkout	(20,000)		0
Garage Type	Attached		Attached		Attached		Tuck Under		Attached		Attached		
Garage Stalls	2		2		0		2		0		2		
Deck(s)	212		240		(300)		500		(2,800)		360		
Porch(es)	324		3,200		474		(1,500)		120		2,000		
Fireplaces	2		2		0		2		0		15,000		
Other													
Gross Adjustment %			18%		18%		21%		30%		21%		
Net Adjustment%			-7%		-4%		15%		-10%		-5%		
Net Adjustment			(\$34,482)		(\$21,986)		\$60,245		(\$51,770)		(\$23,218)		
Indicated Value			\$450,518		\$497,114		\$456,745		\$453,230		\$480,782		

**Comments and analysis of Comps**

**Indicated value or range**

\$450,000



## 2022 Local Board of Appeal and Equalization

B13

Melissa Bardal

13228 Dahlgren Rd

15-117-22-43-0033



2022 Assessed Value: \$367,400

Recommendation: \$335,000

*This report is not an appraisal as defined in M.S. § 82B.02 (subd.3) nor does it comply with the Uniform Standards of Professional Appraisal Practice. It is intended to be used as a reference only and any use other than its intended use is prohibited and unlawful. The author does not represent this to be an appraisal and is not responsible for any inappropriate use. It is a report of public records using a mass appraisal technique.*

## 2022 Minnetonka LBAE Advisor Appeal Review

Appeal: B13 Advisor: Larry & Keith  
Address: 13228 Dahlgren Rd  
PID: 15-117-22-43-0033 Owner: Melissa Bardal  
Last Sale Date: 12/9/2015 Last Sale Price: \$237,000

### Inspection Information:

Date: 4/14/2022 Arrival: 4:25 Departure: 4:50  
Property Owners Present: Melissa

### Property Information

Physical Characteristics and Condition: 3 Bedrooms, 2 Bath, 2 Stall attached garage  
Built 1967, 1932 Finished Square Feet. The house has good bones but most recent updates were in the 80's. It has a wood burning stove connected to the duct work. Well & illegal home furnace in the garage. Siding beyond life expectancy. Needs a lot of updates.

### Property Owner Information

#### Comments:

I met with Melissa. She knows all of the updates that need to be done and is working on it. She has already replaced the windows.

Owners Opinion of Value for January 2, 2022:

300,000

### Advisor's Findings

#### Market Comments:

Properties priced \$259,000 to \$397,999. Statistics Dom median 9 Average 70.  
Percent of original Price median 97.2% Average 99.8%

#### Comparable Properties

Address: Down	13027 Stanton Dr	Comments: 3 Bd Room, 2 Bathrooms
Status: 3 Days	Sold 1/27/2022	needs a lot of cosmetic work.
Price: \$330,000		Very dated & lower level looks like it was built out in the 70's
Address: Down	3426 Shady Oak	Comments: 3 Bd Room 2 Bathrooms.
Status: 55 Days	Sold 8/26/2021	Dated but kept up nicely & clean.
Price: \$399,000		Large Flat Lot w/ Deck & patio
Address: Down	4100 Merriam Rd	Comments: 3 Bd Room, 2 Bath
Status: 15 Days	Sold 8/7/2021	Cute house with flat private wooded lot. Four season porch. Seller went
Price: \$329,000		down 40K in 15 days on the market

### Advisor's Opinion of Value

Estimated Market Value for January 2, 2022:

\$367,400

Advisor's Recommendation of Value for January 2, 2022:

\$335,000

Reviewed by: Keith Swanson Date: 4/14/22

Reviewed with Larry Kriedberg 4/15/22 - 4/17/22

# City of Minnetonka

## Assessing Division

### 2022 Local Board of Appeal and Equalization Assessment Appeal

14600 Minnetonka Blvd

Minnetonka, MN 55345

Phone: 952.939.8220

Email: [assessor@minnetonkamn.gov](mailto:assessor@minnetonkamn.gov)

**We request you return this form to the City of Minnetonka Assessing Division by April 1, 2022.** By submitting this application your appeal will be entered into the record. It is **not required** to attend the first Board Meeting. You will be notified of the reconvene meeting where the Board will hear your appeal.

Office Use Only:		
Date Returned	_____	Received via _____
Date Withdrawn	_____	Withdrawn via _____
Dist _____	Nbhd _____	Appraiser _____





Date 4/7/22 Daytime number 952412  
Owners Name(s) Melissa Bardal Alternate number 9606  
Address 13228 Dahlgren Rd  
City M. Appleton State WA Zip Code 98155 Email Bardal@u.wa.edu

Property ID# 15-117-22-43-0033 Purchase Date Dec 2015  
Property Address 13228 Dahlgren Rd Purchase Price 250K  
2022 Estimated Market Value as it appears on Notice of Valuation 250K

Additions, Renovations, or Improvements since purchase Windows '20 roof '16  
Cost of Improvements since purchase 20K Owner's Opinion of Estimated Market Value as of January 2, 2022 300K  
What are the reasons or documentation supporting the owner's opinion of market value? (Please attach supporting documentation) Have you seen the holes insiding?

I Do , Do not , wish to make a personal appearance.  
Date 4/7/2022 Signature of Applicant **I have a funeral to attend to.**

4/7/2022

*Melissa Bardal*



**City of Minnetonka**  
Assessing Department



**2022 Local Board of Appeal and Equalization  
Staff Report**

B13

<b>Property Owner(s):</b>	Melissa Bardal
<b>Property Address:</b>	13228 Dahlgren Rd
<b>PID #:</b>	15-117-22-43-0033

		Market Value
Assessment Year	2022	\$367,400
Assessment Year	2021	\$308,000
Assessment Year	2020	\$291,900

**Sale:** December 9, 2015 - 237,000 (10 - Trustee Deed)

**Assessor Recommendation:**

\$335,000

<b>Appraiser:</b>	<b>Last Inspection Date:</b>
MLP	March 31, 2022

**Comments:**

Staff completed an interior inspection of the property on 3/31/22. After inspection, staff looked at comparable sales and recommended no change to 2022 valuation. Owner disagreed and filed a formal appeal. Appeal application was referred to advisors for final valuation.

## Subject Data Summary

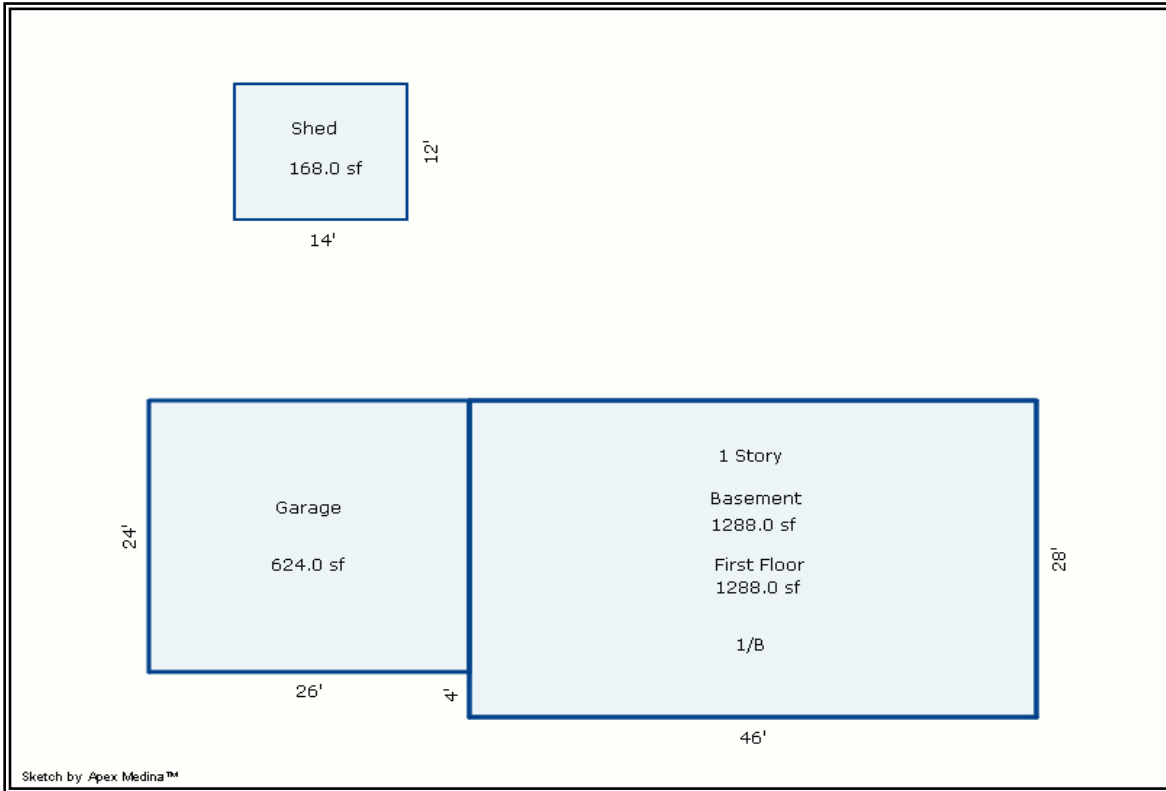
<b>PID #:</b>	15-117-22-43-0033
<b>Property Address:</b>	13228 Dahlgren Rd Minnetonka, MN 55305
<b>Multiple Address:</b>	No
<b>Lot/Block:</b>	000/000
<b>Addition:</b>	Registered Land Survey No. 1122
<b>Legal(120):</b>	TRACT A
<b>Owner(s):</b>	Melissa Bardal
<b>Property Classification:</b>	Residential - Homestead
<b>2022 EMV:</b>	367,400
<b>2021 EMV:</b>	308,000
<b>2020 EMV:</b>	291,900
<b>Last Sale:</b>	12/9/2015 - 237,000 - Trustee Deed - 10
<b>Lot Size:</b>	22,105 Sq.Ft. / .5 Acres
<b>Zoning:</b>	R-1
<b>Dwelling Type:</b>	Single Family
<b>Style:</b>	One Level/Rambler
<b>Bedrooms:</b>	3
<b>Baths:</b>	2
<b>Actual Year Built:</b>	1967
<b>Gross Building Area:</b>	1,288
<b>Basement Area:</b>	1,288
<b>Bsmt Finished %:</b>	50
<b>Total Finished Sq Ft:</b>	1,932
<b>Garage #1:</b>	2 Car Attached
<b>Garage #2:</b>	None

**Additional Subject Photos**





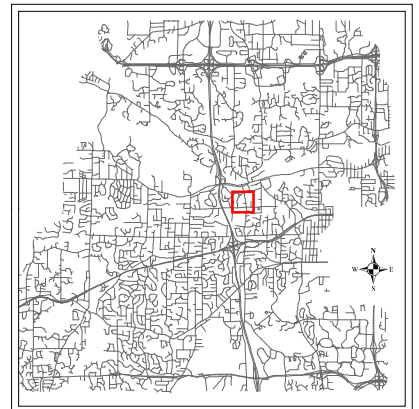
# Subject Sketch





## 2022 Local Board of Appeal And Equalization

Melissa Bardal  
13228 Dahlgren Rd  
15-117-22-43-0033



This map is for illustrative purposes only.



## Sales Comparables



Comparable 1




Comparable 2



Comparable 3

## Sales Comparables

<u>Item</u>	<u>Subject</u>	<u>Comparable 1</u>	<u>Comparable 2</u>	<u>Comparable 3</u>
				
PID	1511722430033	1511722440055	2311722240011	1511722410032
Address	13228 Dahlgren Rd	3635 Farmington Rd	4133 Dvorak Rd	3426 Shady Oak Rd
Neighborhood	0007	0007	0701	0007
District	07	07	07	07
Sale Price	\$237,000	\$363,000	\$400,000	\$399,000
Sale Date	12/09/2015	04/05/2021	09/29/2021	09/30/2021
Cash Equivalent		\$363,000	\$393,000	\$387,062
Year / Version	2022 / 1	2021 / 1	2022 / 1	2022 / 1
Price Per Sq. Ft.	\$184.01	\$306.07	\$310.67	\$292.34
Dwelling Type	Single Family	Single Family	Single Family	Single Family
Style	One Level/Rambler	One Level/Rambler	One Level/Rambler	One Level/Rambler
Property Area	22,105	31,660	38,360	18,300
Actual Age	1967	1948	1953	1958
1st Floor Area	1,288	1,186	1,265	1,324
Total GBA	1,288	1,186	1,265	1,324
Finished Area	1,932	1,779	1,898	2,118
Basement Area	1,288	1,186	1,265	1,324
Basement Finished (%)	50%	50%	50%	60%
1st Floor Clear Ht				
Total Bedrooms	3	4	3	4
Total Bathrooms	2	2	2	2
Garage 1 Floor Area	624	308	484	462
Garage 1 # of Cars	2	1	2	2
Garage 1 Placement	Attached	Attached	Detached	Attached
Total # of Cars	2	1	2	2
Walkout Type			Standard Walkout	
Air Conditioning	Central	Central	No	Central
Pool Area-Total				
Fireplaces		1		2
Deck Area-Total		76	257	
Porches		308		96
Dormer Length				
River				
Lake				
Influences				Thru Street





## Sales Comparables



Comparable 4

## Sales Comparables

<u>Item</u>	<u>Subject</u>	<u>Comparable 4</u>
		
PID	1511722430033	2311722230009
Address	13228 Dahlgren Rd	4108 Merriam Rd
Neighborhood	0007	0706
District	07	07
Sale Price	\$237,000	\$419,000
Sale Date	12/09/2015	05/13/2021
Cash Equivalent		\$419,000
Year / Version	2022 / 1	2022 / 1
Price Per Sq. Ft.	\$184.01	\$302.31
Dwelling Type	Single Family	Single Family
Style	One Level/Rambler	One Level/Rambler
Property Area	22,105	21,686
Actual Age	1967	1957
1st Floor Area	1,288	1,386
Total GBA	1,288	1,386
Finished Area	1,932	2,279
Basement Area	1,288	1,276
Basement Finished (%)	50%	70%
1st Floor Clear Ht		
Total Bedrooms	3	4
Total Bathrooms	2	2
Garage 1 Floor Area	624	440
Garage 1 # of Cars	2	2
Garage 1 Placement	Attached	Attached
Total # of Cars	2	2
Walkout Type		Standard Walkout
Air Conditioning	Central	Central
Pool Area-Total		
Fireplaces		2
Deck Area-Total		461
Porches		
Dormer Length		
River		
Lake		
Influences		

**Comp Grid**

PID 1511722430033  
Address 13228 Dahlgren Rd

District 12  
Appraiser MLP

Item	Subject		Comp 1		Comp 2		Comp 3		Comp 4		Comp 5		
PID	1511722430033		1511722440055		2311722240011		1511722410032		2311722230009				
Address	13228 Dahlgren Rd		3635 Farmington Rd		4133 Dvorak Rd		3426 Shady Oak Rd		4108 Merriam Rd				
Date of Sale			04/05/2021		09/29/2021		09/30/2021		05/13/2021				
Sale Price			\$363,000		\$400,000		\$399,000		\$419,000				
Cash Equivalent			\$363,000		\$393,000		\$387,062		\$419,000				
Price/SF			\$306.07		\$310.67		\$292.34		\$302.31				
Adjustments			+(-) Adj.		+(-) Adj.		+(-) Adj.		+(-) Adj.		+(-) Adj.		
Time (Months)	-----		9		4		4		8		33,520		
Site Quality													
Site Influences							Thru Street		10,000				
Style	One Level/Rambler		One Level/Rambler		One Level/Rambler		One Level/Rambler		One Level/Rambler				
Quality Class	Average		Average		Average		Average		Average				
Age	1967		1948		1953		1958		1957				
Effective Age	1975		1975		0		1980		(10,000)				
Bedroom +	BR's	Bath	BR	Bth		BR	Bth		BR	Bth		BR	Bth
Bathroom Count	3	2	4	2	0	3	2	0	4	2	0		
GBA	1,288		1,186	7,140	1,265	1,610	1,324	(2,520)	1,386	(6,860)			
Basement Area	1,288		1,186	1,020	1,265	230	1,324	(360)	1,276	120			
Basement Finish	50%		50%	1,530	50%	345	60%	(4,512)	70%	(7,476)			
Walkout			0	Standard Walkout	(15,000)			0	Standard Walkout	(15,000)			
Garage Type	Attached		Attached		Detached		Attached		Attached				
Garage Stalls	2		1		10,000		2		0				
Deck(s)			76		(800)		257		(2,600)				
Porch(es)			308		(3,100)		96		(1,000)				
Fireplaces			1		(7,500)		0		(15,000)				
Other													
Gross Adjustment %			18%		12%		13%		22%				
Net Adjustment%			11%		-2%		1%		-6%				
Net Adjustment			\$40,960		(\$9,695)		\$2,090		(\$25,296)				
Indicated Value			\$403,960		\$383,305		\$389,152		\$393,704				

**Comments and analysis of Comps**

**Indicated value or range**

\$367,400



## 2022 Local Board of Appeal and Equalization

B14

Iryna Shafir

Stanislav Shafir

3502 Larchwood Dr

17-117-22-31-0072



2022 Assessed Value: \$475,400

Recommendation: \$475,400

*This report is not an appraisal as defined in M.S. § 82B.02 (subd.3) nor does it comply with the Uniform Standards of Professional Appraisal Practice. It is intended to be used as a reference only and any use other than its intended use is prohibited and unlawful. The author does not represent this to be an appraisal and is not responsible for any inappropriate use. It is a report of public records using a mass appraisal technique.*



## 2022 Minnetonka LBAE Advisor Appeal Review

Appeal:	B14	Advisor:	Larry & Keith
Address:	3502 Larchwood Dr	Owner:	Stanislav & Iryna Shafir
PID:	17-117-22-31-0072	Last Sale Price:	\$325,000
Last Sale Date:	9/15/2015		

### Inspection Information:

Date: 4/14/2022 Arrival: 3:50 Departure: 4:20  
 Property Owners Present: Iryna

### Property Information

#### Physical Characteristics and Condition:

*Built 1987 3 Bedroom, 3 Bath, 2 car garage, 3,006 Sq Ft. Somewhat private neighborhood surrounded by wetlands. The house is somewhat dated but has renovations going on. Original Siding, Main Floor Living room, Family room, mud room. Hard wood floors*

### Property Owner Information

#### Comments:

*The Felt that the assessed value increased to much.*

Owners Opinion of Value for January 2, 2022:

\$ 413,000

### Advisor's Findings

#### Market Comments:

*Properties priced \$400,000 to \$550,000 Statistics - DOM median 9 Average 22 Percent of original price median 101.3% Average 102.5%*

#### Comparable Properties

Address:	<i>16836 Edgewood</i>	Comments: <i>3 Bd Room / 2 Bath / 2 stall garage</i>
Status:	<i>Sold 6/23/21</i>	<i>SPLIT LEVEL, 1,629 SF. Tuck under garage</i>
Price:	<i>\$425,000</i>	<i>Clean but dated. Original Siding Plastic Laminate Floor. Older deck. Wooded lot.</i>
Address:	<i>3521 Elmwood</i>	Comments: <i>3 Bd room / 2 bath / 2 stall garage</i>
Status:	<i>Sold 7/31/21</i>	<i>One level, 2,248 SF. Dated in general</i>
Price:	<i>\$427,000</i>	<i>original kitchen cabinets w/ new counter top. 2 Brick fire places.</i>
Address:	<i>3001 Bay Street</i>	Comments: <i>3 Bd room / 3 Bath / 2 car garage</i>
Status:	<i>Sold 11/8/21</i>	<i>One level, 2,552 SF, Tuck under garage</i>
Price:	<i>\$542,000</i>	<i>Clean updated Hardwood Floors. Not a great lot, Ground is even w/ rest</i>

### Advisor's Opinion of Value

Estimated Market Value for January 2, 2022:

\$ 475,400

Advisor's Recommendation of Value for January 2, 2022:

\$ 475,400

Reviewed by: *Keith Swanson* Date: *4/14/22*

*Reviewed with Larry Kriedberg 4/15/22 - 4/17/22*



# City of Minnetonka

## Assessing Division

### 2022 Local Board of Appeal and Equalization Assessment Appeal

14600 Minnetonka Blvd  
Minnetonka, MN 55345  
Phone: 952.939.8220  
Email: assessor@minnetonkamn.gov

Office Use Only:		
Date Returned	Received via	
Date Withdrawn	Withdrawn via	
Dist	Nbhd	Appraiser

We request you return this form to the City of Minnetonka Assessing Division by April 1, 2022. By submitting this application your appeal will be entered into the record. It is **not required** to attend the first Board Meeting. You will be notified of the reconvene meeting where the Board will hear your appeal.

Date April 4, 2022 Daytime number 612 567 7089  
Owners Name(s) Iryna & Stanislaw Shapiro Alternate number 952 222 4545  
Address 3502 Larchwood Dr  
City Minnetonka State MN Zip Code 55345 Email iryna.shapiro@gmail.com

Property ID# 17-117-22-31-0072 Purchase Date 2015  
Property Address 3502 Larchwood Dr Purchase Price \$ 325,000  
2022 Estimated Market Value as it appears on Notice of Valuation \$ 475,400

Additions, Renovations, or Improvements since purchase Updated flooring, Added shower, counters in kitchen, appliances.  
Cost of Improvements since purchase \$ 18,000 Owner's Opinion of Estimated Market Value as of January 2, 2022 \$ 413,000

What are the reasons or documentation supporting the owner's opinion of market value? (Please attach supporting documentation)  
The assessed 2022 value is hugely inflated, by 20% comparing to prior year, not sure how could it even happen.

Do  Do not  wish to make a personal appearance.  
Signature of Applicant I. Shapiro Date 4.5.22  
**Print Form**





**City of Minnetonka**  
Assessing Department



**2022 Local Board of Appeal and Equalization  
Staff Report**

14B

<b>Property Owner(s):</b>	Stanislav Shafir Iryna Shafir
<b>Property Address:</b>	3502 Larchwood Dr
<b>PID #:</b>	17-117-22-31-0072

		<b>Market Value</b>
Assessment Year	2022	\$475,400
Assessment Year	2021	\$397,900
Assessment Year	2020	\$380,000

<b>Sale:</b>	September 29, 2015 - 325,000 (01 - Warranty Deed)
--------------	---

**Assessor Recommendation:**

\$475,400

<b>Appraiser:</b>	<b>Last Inspection Date:</b>
AJW	December 13, 2021

**Comments:**

Staff completed an interior inspection of the property on 12/13/2021. After a review of comparable sales, staff can support the current value. Owner disagreed and filed a formal appeal. Appeal application was referred to advisors for final valuation.

## Subject Data Summary

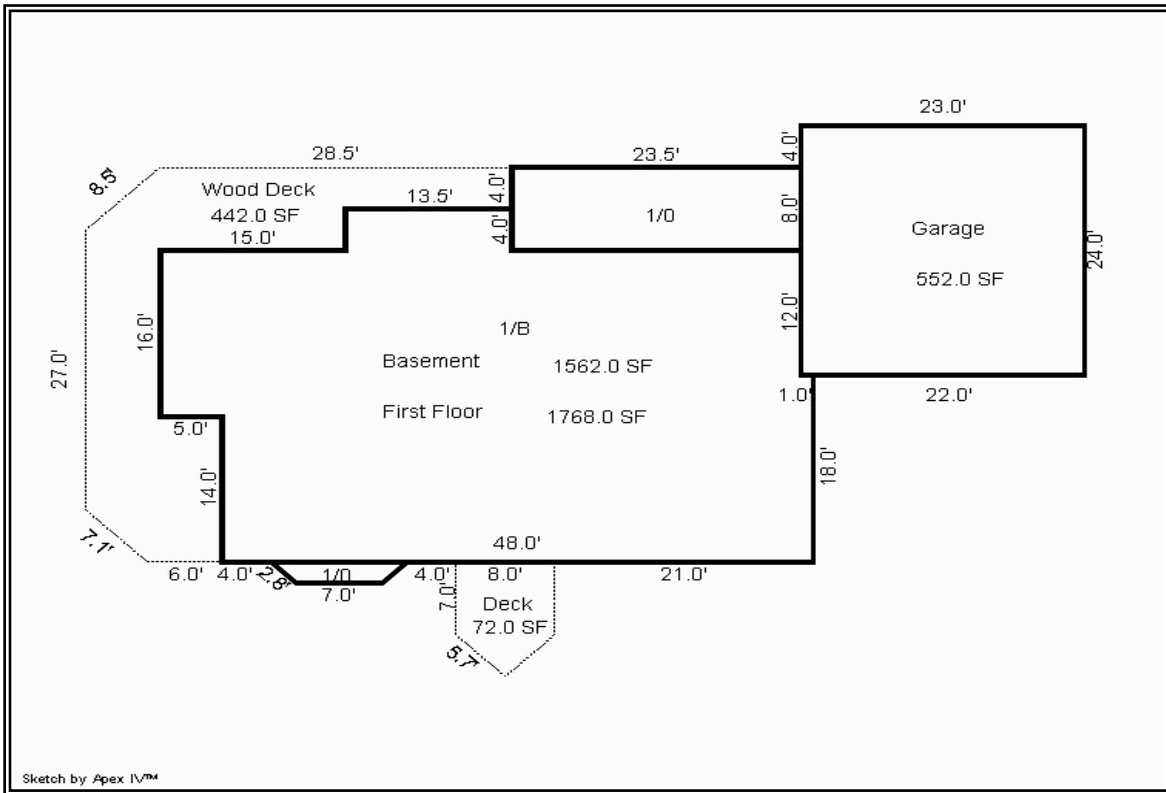
**PID #:** 17-117-22-31-0072  
**Property Address:** 3502 Larchwood Dr  
Minnetonka, MN 55345  
**Multiple Address:** No  
**Lot/Block:** 002/001  
**Addition:** Paloma Woods  
**Legal(120):**  
**Owner(s):** Stanislav Shafir  
Iryna Shafir  
**Property Classification:** Residential - Homestead  
**2022 EMV:** 475,400  
**2021 EMV:** 397,900  
**2020 EMV:** 380,000  
**Last Sale:** 9/29/2015 - 325,000 - Warranty Deed - 01  
**Lot Size:** 22,021 Sq.Ft. / .5 Acres  
**Zoning:** R-1  
**Dwelling Type:** Single Family  
**Style:** Split Entry/Foyer  
**Bedrooms:** 3  
**Baths:** 2  
**Actual Year Built:** 1987  
**Gross Building Area:** 1,768  
**Basement Area:** 1,562  
**Bsmt Finished %:** 65  
**Total Finished Sq Ft:** 2,783  
**Garage #1:** 2 Car Attached  
**Garage #2:** None



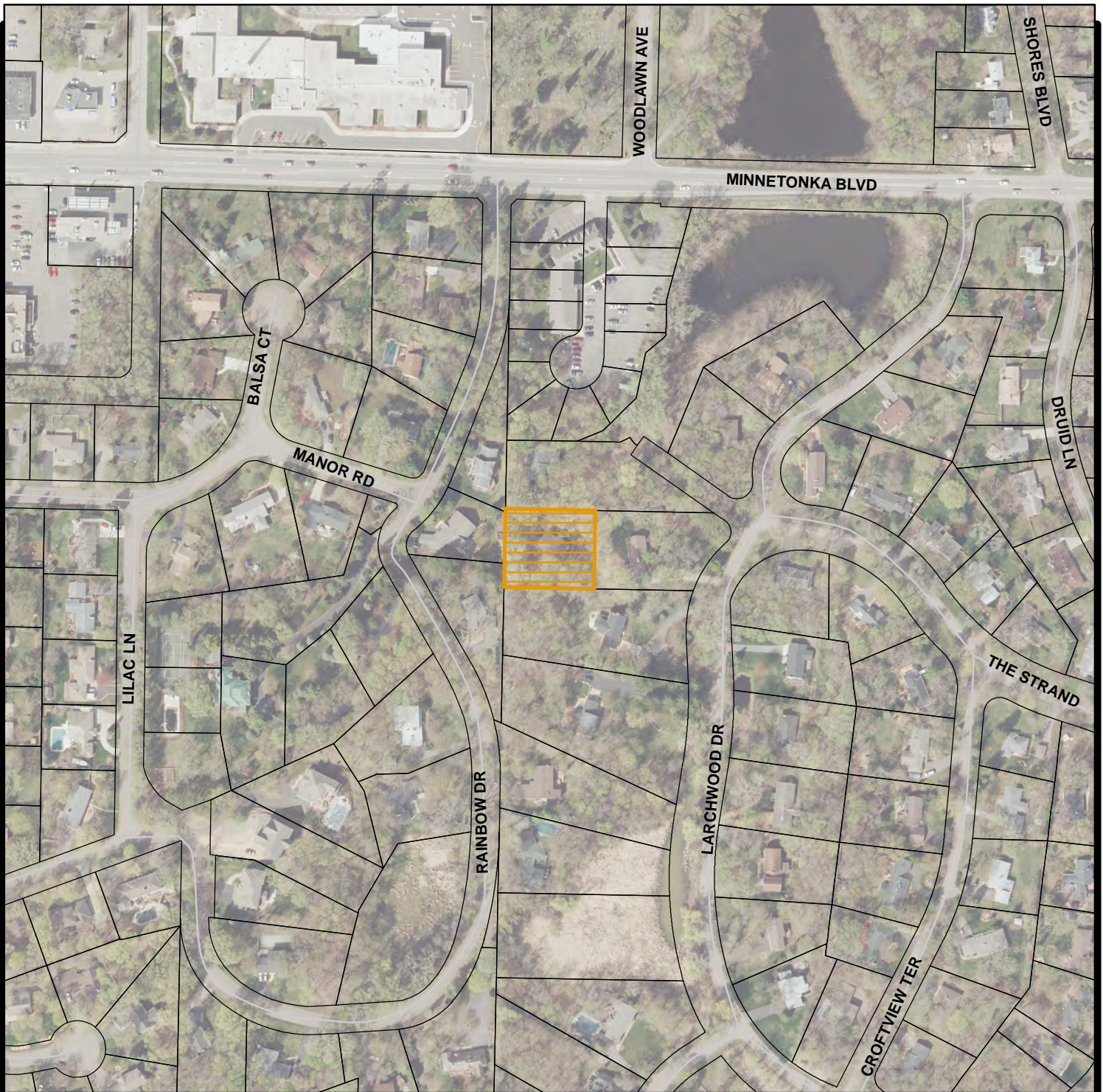
**Additional Subject Photos**



Subject Sketch

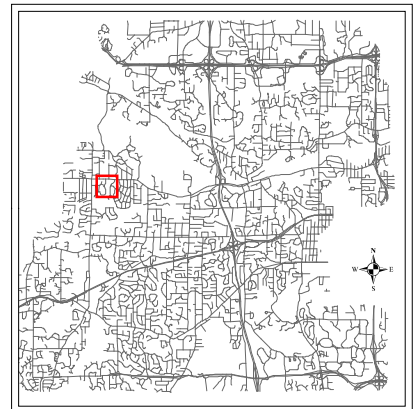






## 2022 Local Board of Appeal And Equalization

Iryna Shafir  
Stanislav Shafir  
3502 Larchwood Dr  
17-117-22-31-0072



This map is for illustrative purposes only.



## Sales Comparables



Comparable 1



Comparable 2



Comparable 3



## Sales Comparables

<u>Item</u>	<u>Subject</u>	<u>Comparable 1</u>	<u>Comparable 2</u>	<u>Comparable 3</u>
				
PID	1711722310072	1711722330021	3211722440026	2711722130055
Address	3502 Larchwood Dr	17400 Comet Cir	6103 Scenic Rd	4823 Caribou Dr
Neighborhood	1001	1004	1402	1799
District	10	10	14	17
Sale Price	\$325,000	\$550,000	\$460,000	\$440,000
Sale Date	09/29/2015	01/08/2021	04/23/2021	07/15/2021
Cash Equivalent		\$539,550	\$455,000	\$440,000
Year / Version	2022 / 1	2021 / 1	2022 / 1	2022 / 1
Price Per Sq. Ft.	\$183.82	\$296.13	\$253.48	\$253.46
Dwelling Type	Single Family	Single Family	Single Family	Single Family
Style	Split Entry/Foyer	Split Entry/Foyer	Split Entry/Foyer	Split Entry/Foyer
Property Area	22,021	20,684	22,845	20,467
Actual Age	1987	1984	1968	1963
1st Floor Area	1,768	1,822	1,795	1,736
Total GBA	1,768	1,822	1,795	1,736
Finished Area	2,783	2,961	2,421	3,125
Basement Area	1,562	1,752	659	1,736
Basement Finished (%)	65%	65%	95%	80%
1st Floor Clear Ht				
Total Bedrooms	3	4	3	5
Total Bathrooms	2	3	3	3
Garage 1 Floor Area	552	525	696	504
Garage 1 # of Cars	2	2	2	2
Garage 1 Placement	Attached	Attached	Tuck Under	Attached
Total # of Cars	2	2	2	2
Walkout Type	Standard Walkout	Standard Walkout		
Air Conditioning	Central	Central	Central	Central
Pool Area-Total				
Fireplaces	2	2	3	1
Deck Area-Total	514	160	514	
Porches				
Dormer Length				
River				
Lake				
Influences				Highway/Freeway

**Comp Grid**

PID 1711722310072  
Address 3502 Larchwood Dr

District 10  
Appraiser AJW

Item	Subject		Comp 1		Comp 2		Comp 3		Comp 4		Comp 5			
PID	1711722310072		1711722330021		3211722440026		2711722130055							
Address	3502 Larchwood Dr		17400 Comet Cir		6103 Scenic Rd		4823 Caribou Dr							
Date of Sale			01/08/2021		04/23/2021		07/15/2021							
Sale Price			\$550,000		\$460,000		\$440,000							
Cash Equivalent			\$539,550		\$455,000		\$440,000							
Price/SF			\$296.13		\$253.48		\$253.46							
Adjustments			+(-) Adj.		+(-) Adj.		+(-) Adj.		+(-) Adj.		+(-) Adj.			
Time (Months)	-----		12		69,548		9		43,987		6		28,358	
Site Quality														
Site Influences							Highway/Freeway		10,000					
Style	Split Entry/Foyer		Split Entry/Foyer		Split Entry/Foyer		Split Entry/Foyer		Split Entry/Foyer					
Quality Class	Average		Average		Average		Average		Average					
Age	1987		1984		1968		1963		1990					
Effective Age	1990		2000		(15,000)		2000		(15,000)		1990		0	
Bedroom +	BR's	Bath	BR	Bth		BR	Bth		BR	Bth				
Bathroom Count	3	2	4	3	(7,500)	3	3	(7,500)	5	3	(7,500)			
GBA	1,768		1,822		(3,240)	1,795		(1,620)	1,736		1,920			
Basement Area	1,562		1,752		(1,900)	659		9,030	1,736		(1,740)			
Basement Finish	65%		65%		(3,705)	95%		11,678	80%		(11,205)			
Walkout	Standard Walkout		Standard Walkout		0			10,000			10,000			
Garage Type	Attached		Attached			Tuck Under			Attached					
Garage Stalls	2		2		0	2		0	2		0			
Deck(s)	514		160			514					5,000			
Porch(es)														
Fireplaces	2		2		0	3		(7,500)	1		7,500			
Other														
Gross Adjustment %			19%		23%		19%							
Net Adjustment%			7%		9%		10%							
Net Adjustment			\$38,203		\$43,075		\$42,333							
Indicated Value			\$577,753		\$498,075		\$482,333							

**Comments and analysis of Comps**

**Indicated value or range**

\$519,387



## 2022 Local Board of Appeal and Equalization

B15

Michael J. Kollar

Mingyu Xiao

5928 Lone Lake Loop

35-117-22-42-0102



2022 Assessed Value: \$666,200

Recommendation: \$635,000

*This report is not an appraisal as defined in M.S. § 82B.02 (subd.3) nor does it comply with the Uniform Standards of Professional Appraisal Practice. It is intended to be used as a reference only and any use other than its intended use is prohibited and unlawful. The author does not represent this to be an appraisal and is not responsible for any inappropriate use. It is a report of public records using a mass appraisal technique.*

2:00

## 2022 Minnetonka LBAE Advisor Appeal Review

**Appeal:** B15      **Advisor:** Tammy & Craig  
**Address:** 5928 Lone Lake Loop  
**PID:** 35-117-22-42-0102      **Owner:** Michael Kollar & Mingyu Xiao  
**Last Sale Date:** 3/24/2015      **Last Sale Price:** \$490,000

### Inspection Information:

**Date:** 4/13/2022      **Arrival:** 2:00      **Departure:** 2:20  
**Property Owners Present:** Mingyu

### Property Information

#### Physical Characteristics and Condition:

High ceilings- granite countertops  
 Home is in great condition - very small backyard  
 maintenance free check.

### Property Owner Information

#### Comments:

Owners Opinion of Value for January 2, 2022:

\$600,000

### Advisor's Findings

#### Market Comments:

Neighborhood asse. w/ similar built Polte homes.

#### Comparable Properties

**Address:** 5950 Lone Lake Loop      **Comments:**  
**Status:** closed  
**Price:** 565,000

**Address:** 5920 Lone Lake Loop      **Comments:**  
**Status:** closed  
**Price:** 584,000

**Address:** 5932 Lone Lake Loop      **Comments:**  
**Status:** closed  
**Price:** 690,000

### Advisor's Opinion of Value

Estimated Market Value for January 2, 2022:

\$666,200

Advisor's Recommendation of Value for January 2, 2022:

635,000

Reviewed by:

*Tammy J. Shade*

Date:

4-15-22



## 2022 Minnetonka LBAE Advisor Appeal Review

Appeal:	B15	Advisor:	Tammy & Craig
Address:	5928 Lone Lake Loop		
PID:	35-117-22-42-0102	Owner:	Michael Kollar & Mingyu Xiao
Last Sale Date:	3/24/2015	Last Sale Price:	\$490,000

### Inspection Information:

Date:	4/13/2022	Arrival:	2:00	Departure:	2:20
Property Owners Present:	Mingyu				

### Property Information

#### Physical Characteristics and Condition:

Good Condition in Neighborhood, (Lone Lake Highlands) built by Pulte. Smaller lots with Assoc. Open Plan, higher end amenities, wood floors, Granite Countertops, walkout bsmt. All Comps very similar to subject property within 1 block.

### Property Owner Information

#### Comments:

Owners Opinion of Value for January 2, 2022:

\$600,000

### Advisor's Findings

#### Market Comments:

Short supply of inventory, leading to multiple offers/appreciation  
 Unique Neighborhood, felt important to use comps from same.

#### Comparable Properties

Address:	5950 Lone Lk Loop	Comments: Adjusted for closing date Same builder Adjusted for 3 car very similar to subject home
Status:	Sold	
Price:	\$565,000	

Address:	5920 Lone Lk Loop	Comments: Very comparable. Tried to stay in same neighborhood Adjusted for closing time
Status:	Sold	
Price:	\$584,000	

Address:	5932 Lone Lk Loop	Comments: most recent sale Larger floor plan/sq ft.
Status:	Sold	
Price:	\$690,000	

### Advisor's Opinion of Value

Estimated Market Value for January 2, 2022:

\$666,200

Advisor's Recommendation of Value for January 2, 2022:

\$635,000

Reviewed by: Craig Dullum      Date: 4-13-2022

# City of Minnetonka

## Assessing Division

### 2022 Local Board of Appeal and Equalization Assessment Appeal

14600 Minnetonka Blvd  
Minnetonka, MN 55345  
Phone: 952.939.8220  
Email: assessor@minnetonkamn.gov

Office Use Only:		
Date Returned _____	Received via _____	
Date Withdrawn _____	Withdrawn via _____	
Dist _____	Nbhd _____	Appraiser _____

**We request you return this form to the City of Minnetonka Assessing Division by April 1, 2022.** By submitting this application your appeal will be entered into the record. It is **not required** to attend the first Board Meeting. You will be notified of the reconvene meeting where the Board will hear your appeal.

Date 4/10/2022 Daytime number 952-212-2209  
 Owners Name(s) Michael Kollar & Mingyu Xiao Alternate number \_\_\_\_\_  
 Address 5928 Lone Lake Loop  
 City Minnetonka State MN Zip Code 55343 Email lusterofgems@gmail.com

Property ID# 35-117-22-42-0102 Purchase Date Mar.2015  
 Property Address 5928 Lone Lake Loop Purchase Price \$490,000.00  
 2022 Estimated Market Value as it appears on Notice of Valuation \$666,200.00

Additions, Renovations, or Improvements since purchase Deck  
 Cost of Improvements since purchase \$9000.00 Owner's Opinion of Estimated Market Value as of January 2, 2022 \$600,000.00  
 What are the reasons or documentation supporting the owner's opinion of market value? (Please attach supporting documentation)  
5920 Lone Lake Loop sold in July.2020 for \$584,000.00 which is very close to our home model. We both have two car garge. 5920 has a larger yard.

I Do \_\_\_\_\_, Do not , wish to make a personal appearance.  
Mingyu Xiao Date 10.Apr.2022  
 Signature of Applicant

**Print Form**



**City of Minnetonka**  
Assessing Department



**2022 Local Board of Appeal and Equalization  
Staff Report**

B15

**Property Owner(s):** Michael J. Kollar  
Mingyu Xiao

**Property Address:** 5928 Lone Lake Loop

**PID #:** 35-117-22-42-0102

		<b>Market Value</b>
Assessment Year	2022	\$666,200
Assessment Year	2021	\$575,300
Assessment Year	2020	\$559,400

**Sale:** March 24, 2015 - 490,000 (01 - Warranty Deed)

**Assessor Recommendation:**

\$635,000

**Appraiser:**

**Last Inspection Date:**

EMK

August 28, 2019

**Comments:**

Staff was unable to schedule an interior inspection to view the property. The appeal was forwarded directly to the advisors for their recommendations.

## Subject Data Summary

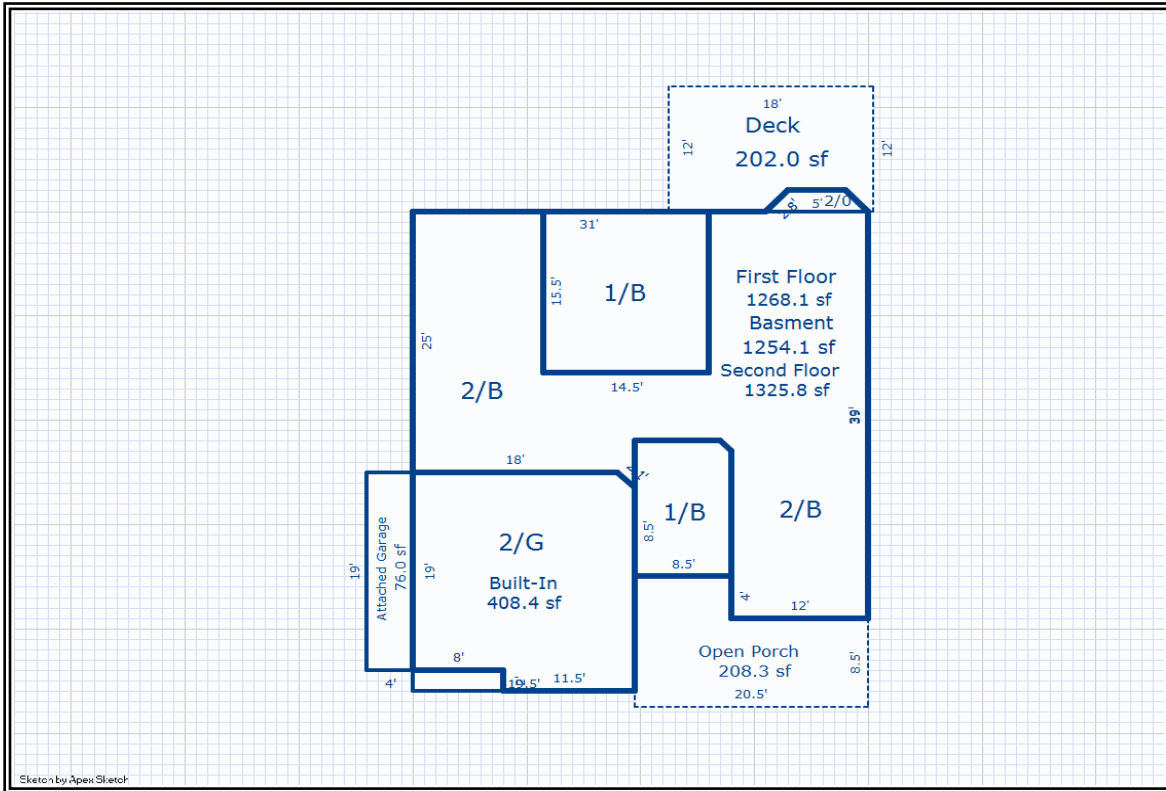
**PID #:** 35-117-22-42-0102  
**Property Address:** 5928 Lone Lake Loop  
Minnetonka, MN 55343  
**Multiple Address:** No  
**Lot/Block:** 5/1  
**Addition:** Lone Lake Highlands  
**Legal(120):**  
**Owner(s):** Michael J Kollar  
Mingyu Xiao  
**Property Classification:** Residential - Homestead  
**2022 EMV:** 666,200  
**2021 EMV:** 575,300  
**2020 EMV:** 559,400  
**Last Sale:** 3/24/2015 - 490,000 - Warranty Deed - 01  
**Lot Size:** 7,428 Sq.Ft. / .17 Acres  
**Zoning:** PUD  
**Dwelling Type:** Single Family  
**Style:** Two Story  
**Bedrooms:** 4  
**Baths:** 3  
**Actual Year Built:** 2012  
**Gross Building Area:** 2,590  
**Basement Area:** 1,254  
**Bsmt Finished %:** 50  
**Total Finished Sq Ft:** 3,217  
**Garage #1:** 2 Car Attached  
**Garage #2:** None



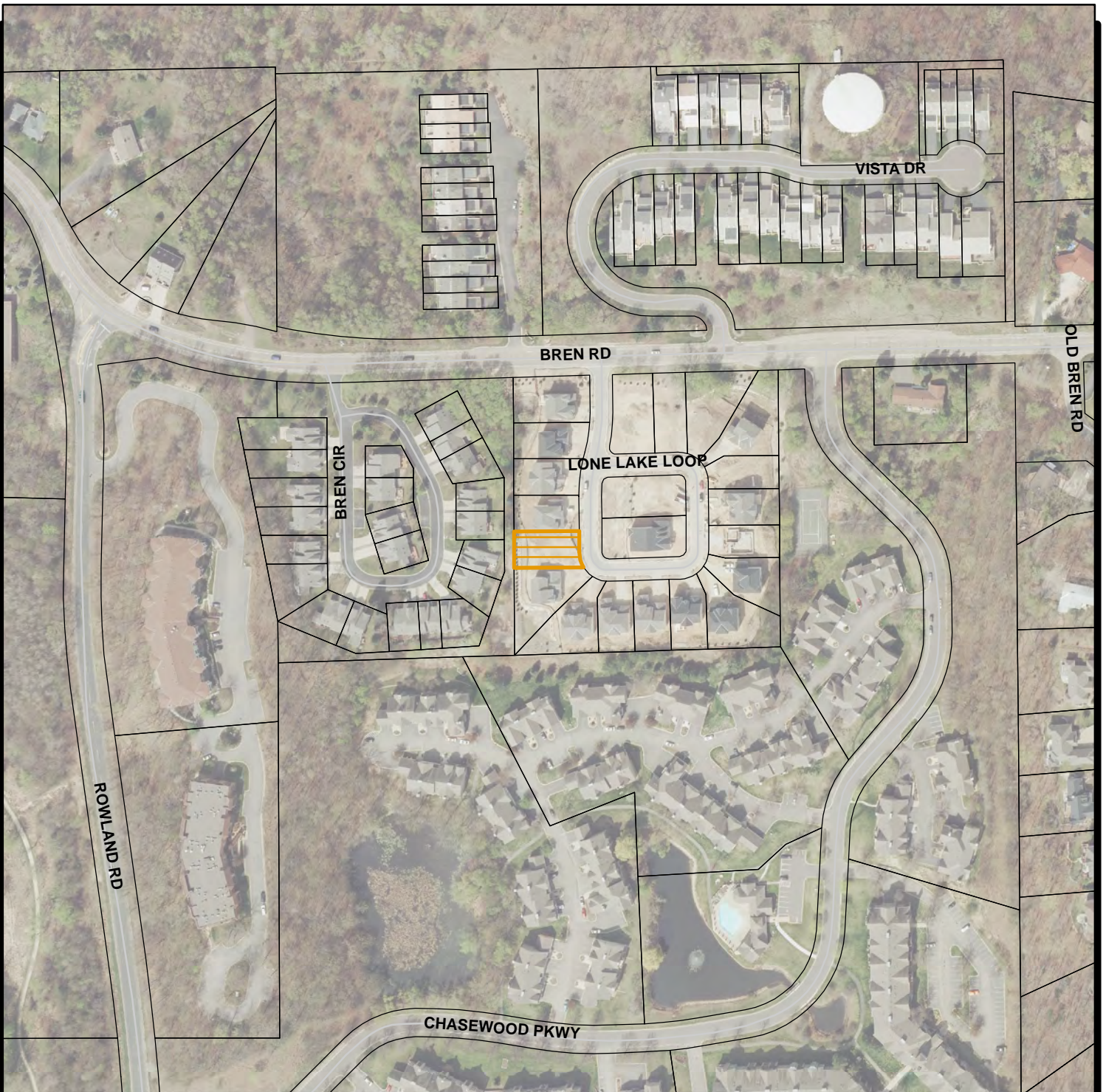
**Additional Subject Photos**



# Subject Sketch

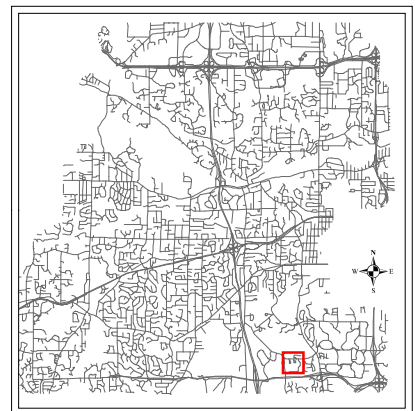






## 2022 Local Board of Appeal And Equalization

Michael Kollar  
Mingyu Xiao  
5928 Lone Lake Loop  
35-117-22-42-0102



This map is for illustrative purposes only.



## Sales Comparables



Comparable 1




Comparable 2



Comparable 3



## Sales Comparables

<u>Item</u>	<u>Subject</u>	<u>Comparable 1</u>	<u>Comparable 2</u>	<u>Comparable 3</u>
				
PID	3511722420102	3511722420104	3511722420098	3511722420113
Address	5928 Lone Lake Loop	5932 Lone Lake Loop	5920 Lone Lake Loop	5950 Lone Lake Loop
Neighborhood	1903	1903	1903	1903
District	19	19	19	19
Sale Price	\$490,000	\$690,000	\$584,000	\$565,000
Sale Date	03/24/2015	06/09/2021	07/10/2020	05/28/2020
Cash Equivalent		\$690,000	\$571,000	\$565,000
Year / Version	2022 / 1	2022 / 1	2021 / 1	2021 / 1
Price Per Sq. Ft.	\$189.19	\$241.77	\$220.46	\$226.45
Dwelling Type	Single Family	Single Family	Single Family	Single Family
Style	Two Story	Two Story	Two Story	Two Story
Property Area	7,428	10,992	10,940	12,591
Actual Age	2012	2011	2011	2011
1st Floor Area	1,271	1,498	1,271	1,256
Total GBA	2,590	2,854	2,590	2,495
Finished Area	3,217	3,966	3,531	2,495
Basement Area	1,254	1,482	1,254	1,256
Basement Finished (%)	50%	75%	75%	
1st Floor Clear Ht				
Total Bedrooms	4	5	4	4
Total Bathrooms	3	4	4	3
Garage 1 Floor Area	484	815	408	668
Garage 1 # of Cars	2	3	2	3
Garage 1 Placement	Attached	Attached	Attached	Attached
Total # of Cars	2	3	2	3
Walkout Type	Standard Walkout	Standard Walkout	Standard Walkout	Standard Walkout
Air Conditioning	Central	Central	Central	Central
Pool Area-Total				
Fireplaces	1	2	1	1
Deck Area-Total	202	224	224	288
Porches	208	160	198	156
Dormer Length				
River				
Lake				
Influences				

**Comp Grid**

PID 3511722420102  
Address 5928 Lone Lake Loop

District 19  
Appraiser Erin Kastner

Item	Subject		Comp 1		Comp 2		Comp 3		Comp 4		Comp 5			
PID	3511722420102		3511722420104		3511722420098		3511722420113							
Address	5928 Lone Lake Loop		5932 Lone Lake Loop		5920 Lone Lake Loop		5950 Lone Lake Loop							
Date of Sale			06/09/2021		07/10/2020		05/28/2020							
Sale Price			\$690,000		\$584,000		\$565,000							
Cash Equivalent			\$690,000		\$571,000		\$565,000							
Price/SF			\$241.77		\$220.46		\$226.45							
Adjustments			+(-) Adj.		+(-) Adj.		+(-) Adj.		+(-) Adj.		+(-) Adj.			
Time (Months)	-----		7		51,520		18		109,632		20		120,533	
Site Quality														
Site Influences														
Style	Two Story		Two Story		Two Story		Two Story							
Quality Class	Above Average		Above Average		Above Average		Above Average							
Age	2012		2011		2011		2011							
Effective Age	2012		2011		1,500		2011		1,500		2011		1,500	
Bedroom +	BR's	Bath	BR	Bth		BR	Bth		BR	Bth		BR	Bth	
Bathroom Count	4	3	5	4	(7,500)	4	4	(7,500)	4	3	0			
GBA	2,590		2,854		(17,160)	2,590		0	2,495		6,175			
Basement Area	1,254		1,482		(2,280)	1,254		0	1,256		(20)			
Basement Finish	50%		75%		(14,535)	75%		(9,405)			18,810			
Walkout	Standard Walkout		Standard Walkout		0	Standard Walkout		0	Standard Walkout		0			
Garage Type	Attached		Attached			Attached			Attached					
Garage Stalls	2		3		(10,000)	2		0	3		(10,000)			
Deck(s)	202		224			224			288					
Porch(es)	208		160			198			156					
Fireplaces	1		2		(7,500)	1		0	1		0			
Other														
Gross Adjustment %			16%			22%			28%					
Net Adjustment%			-1%			17%			24%					
Net Adjustment			(\$5,955)			\$94,227			\$136,998					
Indicated Value			\$684,045			\$665,227			\$701,998					

**Comments and analysis of Comps**

**Indicated value or range**

666,200



## 2022 Local Board of Appeal and Equalization

B17

Twig Leininger

16440 Temple Dr S

29-117-22-13-0051



2022 Assessed Value: \$388,600

Recommendation: \$375,000

*This report is not an appraisal as defined in M.S. § 82B.02 (subd.3) nor does it comply with the Uniform Standards of Professional Appraisal Practice. It is intended to be used as a reference only and any use other than its intended use is prohibited and unlawful. The author does not represent this to be an appraisal and is not responsible for any inappropriate use. It is a report of public records using a mass appraisal technique.*



2:30

## 2022 Minnetonka LBAE Advisor Appeal Review

Appeal: **B17** Advisor: Tammy & Craig  
 Address: 16440 Temple Dr S  
 PID: 29-117-22-13-0051 Owner: Twig Leininger  
 Last Sale Date: 1/1/1982 Last Sale Price: \$67,000

### Inspection Information:

Date: 4/13/2022 Arrival: 2:30 Departure: 3:00  
 Property Owners Present: Twig

### Property Information

#### Physical Characteristics and Condition:

38 ft. garage 4-level split  
 whole house needed interior trim/baseboards & doors  
 all cosmetic changes needed.  
 Stucco/brick exterior no backyard

### Property Owner Information

#### Comments:

the believes the whole house needs updating

Owners Opinion of Value for January 2, 2022:

\$285,000-\$295,000

### Advisor's Findings

#### Market Comments:

we deducted for home's condition

### Comparable Properties

Address: 4838 Woodland R Comments:  
 Status: closed  
 Price: 375,000

Address: 16318 Temple Dr. S. Comments:  
 Status: closed  
 Price: 396,000

Address: Comments:  
 Status:  
 Price:

### Advisor's Opinion of Value

Estimated Market Value for January 2, 2022:

\$388,600

Advisor's Recommendation of Value for January 2, 2022:

375,000

Reviewed by:

Date:

Tammy O. Grade

4-15-22



## 2022 Minnetonka LBAE Advisor Appeal Review

Appeal: B17 Advisor: Tammy & Craig  
Address: 16440 Temple Dr S  
PID: 29-117-22-13-0051 Owner: Twig Leininger  
Last Sale Date: 1/1/1982 Last Sale Price: \$67,000

### Inspection Information:

Date: 4/13/2022 Arrival: 2:30 Departure: 3:00  
Property Owners Present: Twig

### Property Information

#### Physical Characteristics and Condition:

Home in process of being updated or remodeled. Brick front - 4-car garage

### Property Owner Information

#### Comments:

Owner feels home is outdated in need of updating

#### Owners Opinion of Value for January 2, 2022:

\$285,000-\$295,000

### Advisor's Findings

#### Market Comments:

Not many homes under \$400K most sell with multiples. Updates needed but unfinished trim not a major detriment

#### Comparable Properties

Address:

16318 Temple

Status:

Sold 1-2022

Price:

\$396,000

Comments: Similar style - lot but more updated but slightly. Subject appears to be in process of upgrades/repairs 2car vs 4car

Address:

4838 Woodland

Status:

Sold 9-2021

Price:

\$375,000

Comments: Similar in upgrades, area and size

Address:

Status:

Price:

Comments:

### Advisor's Opinion of Value

Estimated Market Value for January 2, 2022:

\$388,600

Advisor's Recommendation of Value for January 2, 2022:

\$375,000

Reviewed by: Craig Dulum Date: 4-13-2022

**From:** [twig.leininger](#)  
**To:** [Erin Kastner](#)  
**Subject:** Re: 2022 Appeal Form  
**Date:** Monday, April 11, 2022 2:48:47 PM  
**Attachments:** [image002.png](#)

---

[Sent from Yahoo Mail on Android](#)

On Mon, Apr 11, 2022 at 1:47 PM, Erin Kastner  
<[ekastner@minnetonkamn.gov](mailto:ekastner@minnetonkamn.gov)> wrote:

Hi Erin Twig here, this is in regards to my home value. 16440 Temple Drive South Minnetonka In order for me to receive the county's value I will need to replace the roof, replace concrete in garbage floor, replace outside deck, recap chimney, install inside doors, along with door trim and base board throughout house and replace kitchen cabinets, the furnace and a.c. is 25 years old and will need to be replaced and grade and put down sod, in which there is nothing there now. After comparing my home with other that are identical in my area which have had these repairs and upgrades done, my value should be 285,000 to 295,000.



**Erin Kastner, AMA** | Principal Appraiser  
City of Minnetonka | [ekastner@minnetonkamn.gov](mailto:ekastner@minnetonkamn.gov)  
14600 Minnetonka Blvd. | Minnetonka, MN 55345  
Office: 952-939-8224



**City of Minnetonka**  
Assessing Department



**2022 Local Board of Appeal and Equalization  
Staff Report**

B17

<b>Property Owner(s):</b>	Twig Leininger
<b>Property Address:</b>	16440 Temple Dr S
<b>PID #:</b>	29-117-22-13-0051

		Market Value
Assessment Year	2022	\$388,600
Assessment Year	2021	\$342,500
Assessment Year	2020	\$305,500

**Sale:** January 1, 1982 - 67,000 (01 - Warranty Deed)

**Assessor Recommendation:**

\$375,000

<b>Appraiser:</b>	<b>Last Inspection Date:</b>
EMK	April 4, 2022

**Comments:**

Staff completed an interior inspection of the property on 4/4/22. After a review of comparable sales, staff can support the current value. Owner disagreed and filed a formal appeal. Appeal application was referred to advisors for final valuation.

## Subject Data Summary

**PID #:** 29-117-22-13-0051  
**Property Address:** 16440 Temple Dr S  
Minnetonka, MN 55345  
**Multiple Address:** No  
**Lot/Block:** 015/004  
**Addition:** Temple Village  
**Legal(120):**  
**Owner(s):** Twig Leininger  
**Property Classification:** Residential - Homestead  
**2022 EMV:** 388,600  
**2021 EMV:** 342,500  
**2020 EMV:** 305,500  
**Last Sale:** 1/1/1982 - 67,000 - Warranty Deed - 01  
**Lot Size:** 18,478 Sq.Ft. / .42 Acres  
**Zoning:** R-1  
**Dwelling Type:** Single Family  
**Style:** Split Level  
**Bedrooms:** 4  
**Baths:** 2  
**Actual Year Built:** 1960  
**Gross Building Area:** 1,129  
**Basement Area:** 1,104  
**Bsmt Finished %:** 60  
**Total Finished Sq Ft:** 1,791  
**Garage #1:** 2 Car Attached  
**Garage #2:** None

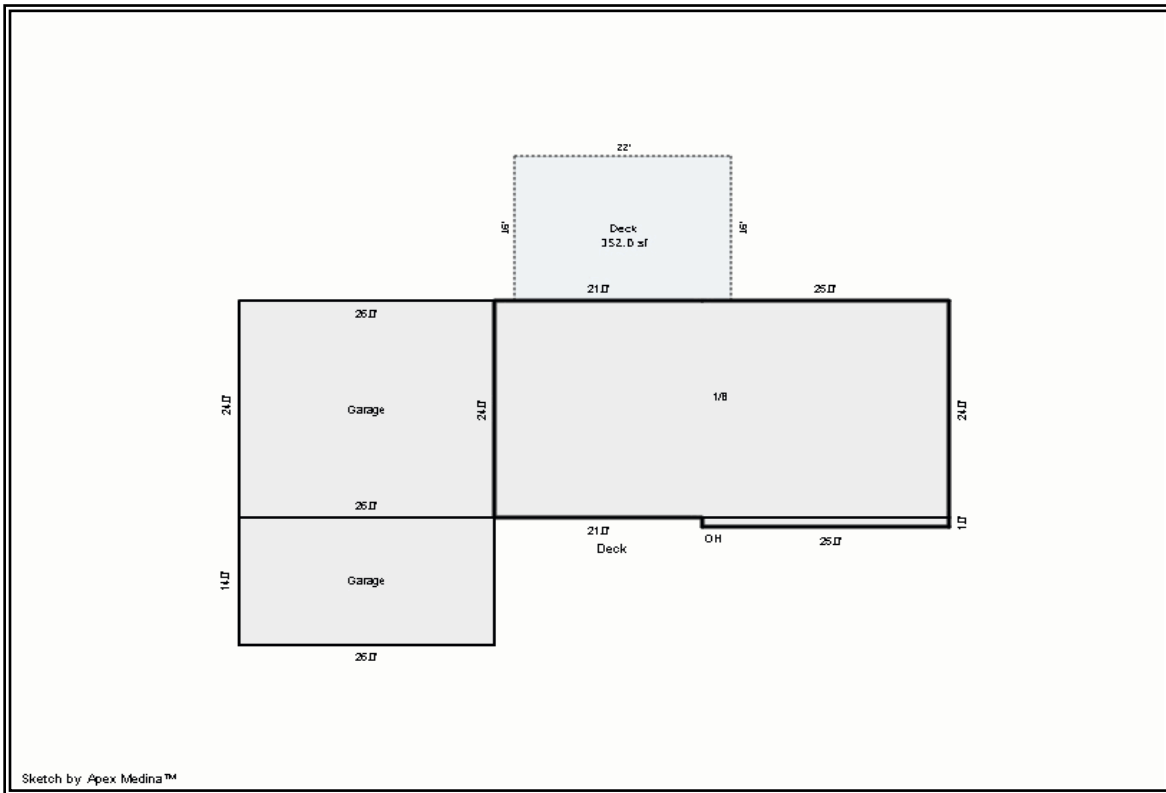


**Additional Subject Photos**

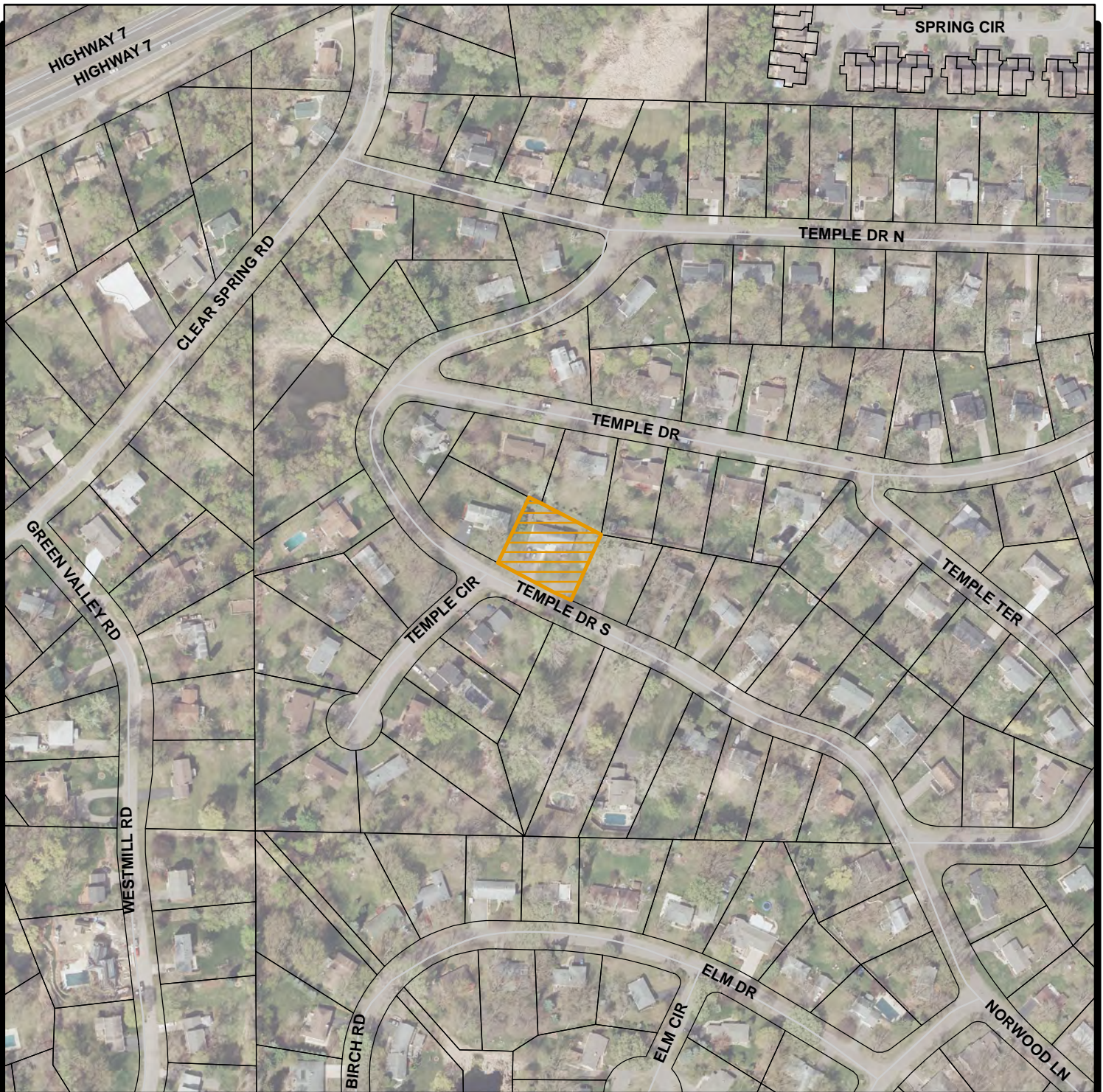


Front 7/6/07

# Subject Sketch

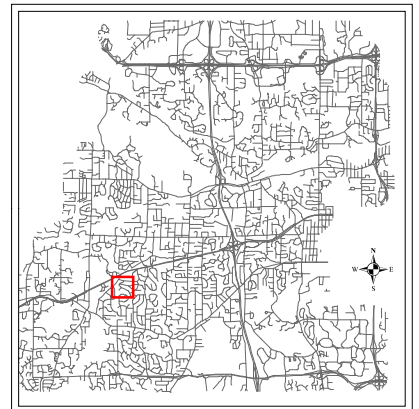






## 2022 Local Board of Appeal And Equalization

Twig Leiniger  
16440 Temple Dr S  
29-117-22-13-0051



This map is for illustrative purposes only.



## Sales Comparables



Comparable 1







Comparable 2



Comparable 3



## Sales Comparables

<u>Item</u>	<u>Subject</u>	<u>Comparable 1</u>	<u>Comparable 2</u>	<u>Comparable 3</u>
				
PID	2911722130051	1411722440064	2911722140034	2811722440287
Address	16440 Temple Dr S	3601 Robinwood Ter 0006	16326 Temple Dr S	5222 Beacon Hill Rd 1600
Neighborhood				
District	13	06	13	16
Sale Price	\$67,000	\$387,000	\$400,000	\$415,000
Sale Date	01/01/1982	03/26/2021	12/09/2020	08/13/2021
Cash Equivalent		\$387,000	\$398,000	\$415,000
Year / Version	2022 / 1	2022 / 1	2021 / 1	2022 / 1
Price Per Sq. Ft.	\$59.34	\$351.82	\$265.33	\$365.32
Dwelling Type	Single Family	Single Family	Single Family	Single Family
Style	Split Level	Split Level	Split Level	Split Level
Property Area	18,478	15,151	15,990	25,941
Actual Age	1960	1956	1960	1987
1st Floor Area	1,129	1,100	1,500	1,136
Total GBA	1,129	1,100	1,500	1,136
Finished Area	1,791	1,925	2,209	1,946
Basement Area	1,104	1,100	834	1,080
Basement Finished (%)	60%	75%	85%	75%
1st Floor Clear Ht				
Total Bedrooms	4	3	4	3
Total Bathrooms	2	2	2	2
Garage 1 Floor Area	988	520	600	484
Garage 1 # of Cars	2	2	2	2
Garage 1 Placement	Attached	Attached	Tuck Under	Attached
Total # of Cars	2	2	2	2
Walkout Type		Standard Walkout	Standard Walkout	Standard Walkout
Air Conditioning	Central	Central	Central	Central
Pool Area-Total				
Fireplaces	1	1	2	1
Deck Area-Total	352	100	344	336
Porches		96	154	
Dormer Length				
River				
Lake				
Influences				

**Sales Comparables**






**Comparable 4**



**Comparable 5**

## Sales Comparables

<u>Item</u>	<u>Subject</u>	<u>Comparable 4</u>	<u>Comparable 5</u>
			
PID	2911722130051	3311722210035	2611722210067
Address	16440 Temple Dr S	15501 Wing Lake Dr	12320 Pioneer Rd
Neighborhood		1600	1903
District	13	16	19
Sale Price	\$67,000	\$405,000	\$425,000
Sale Date	01/01/1982	11/30/2020	05/25/2021
Cash Equivalent		\$405,000	\$425,000
Year / Version	2022 / 1	2021 / 1	2022 / 1
Price Per Sq. Ft.	\$59.34	\$299.56	\$337.30
Dwelling Type	Single Family	Single Family	Single Family
Style	Split Level	Split Level	Split Level
Property Area	18,478	21,944	26,212
Actual Age	1960	1969	1974
1st Floor Area	1,129	1,352	1,260
Total GBA	1,129	1,352	1,260
Finished Area	1,791	1,900	1,890
Basement Area	1,104	730	1,260
Basement Finished (%)	60%	75%	50%
1st Floor Clear Ht			
Total Bedrooms	4	4	4
Total Bathrooms	2	3	2
Garage 1 Floor Area	988	576	576
Garage 1 # of Cars	2	2	2
Garage 1 Placement	Attached	Attached	Attached
Total # of Cars	2	2	4
Walkout Type		Standard Walkout	Standard Walkout
Air Conditioning	Central	Central	Central
Pool Area-Total			
Fireplaces	1	1	1
Deck Area-Total	352		548
Porches		112	
Dormer Length			
River			
Lake			
Influences		Thru Street	Thru Street

**Comp Grid**

PID 2911722130051  
Address 16440 Temple Dr S

District 13  
Appraiser Erin Kastner

Item	Subject		Comp 1		Comp 2		Comp 3		Comp 4		Comp 5		
PID	2911722130051		1411722440064		2911722140034		2811722440287		3311722210035		2611722210067		
Address	16440 Temple Dr S		3601 Robinwood Ter		16326 Temple Dr S		5222 Beacon Hill Rd		15501 Wing Lake Dr		12320 Pioneer Rd		
Date of Sale	03/26/2021		12/09/2020		08/13/2021		11/30/2020		05/25/2021				
Sale Price	\$387,000		\$400,000		\$398,000		\$415,000		\$405,000		\$425,000		
Cash Equivalent	\$387,000		\$398,000		\$398,000		\$415,000		\$405,000		\$425,000		
Price/SF	\$351.82		\$265.33		\$265.33		\$365.32		\$299.56		\$337.30		
Adjustments			+(-) Adj.		+(-) Adj.		+(-) Adj.		+(-) Adj.		+(-) Adj.		
Time (Months)	10		41,280		13		55,189		5		22,133		
Site Quality													
Site Influences									Thru Street		Thru Street		
Style	Split Level		Split Level		Split Level		Split Level		Split Level		Split Level		
Quality Class	Average		Average		Average		Average		Average		Average		
Age	1960		1956		1960		1987		1969		1974		
Effective Age	1975		1980		(7,500)		1980		(7,500)		1985		
Bedroom +	BR's	Bath	BR	Bth		BR	Bth		BR	Bth		BR	Bth
Bathroom Count	4	2	3	2	0	4	2	0	3	2	0	4	2
GBA	1,129		1,100	1,740		1,500	(22,260)		1,136	(420)		1,352	(13,380)
Basement Area	1,104		1,100	40		834	2,700		1,080	240		730	3,740
Basement Finish	60%		75%	(4,065)		85%	(1,163)		75%	(3,690)		75%	2,873
Walkout			Standard Walkout	(10,000)		Standard Walkout	(10,000)		Standard Walkout	(10,000)		Standard Walkout	(10,000)
Garage Type	Attached		Attached		Tuck Under		Attached		Attached		Attached		
Garage Stalls	2		2		0		2		0		2		
Deck(s)	352		100		344		336				548		
Porch(es)			96		154				112				
Fireplaces	1		1		0		2		(7,500)		1		
Other													
Gross Adjustment %			17%		27%		14%		26%		22%		
Net Adjustment%			6%		2%		-3%		7%		-4%		
Net Adjustment			\$21,495		\$9,467		(\$14,237)		\$28,713		(\$17,343)		
Indicated Value			\$408,495		\$407,467		\$400,763		\$433,713		\$407,657		

**Comments and analysis of Comps**

**Indicated value or range**

388,600





## 2022 Local Board of Appeal and Equalization

B18

Dyanne M. Bauer

6161 Creek View Ridge

31-117-22-34-0042



2022 Assessed Value: \$283,000

Recommendation: \$283,000

*This report is not an appraisal as defined in M.S. § 82B.02 (subd.3) nor does it comply with the Uniform Standards of Professional Appraisal Practice. It is intended to be used as a reference only and any use other than its intended use is prohibited and unlawful. The author does not represent this to be an appraisal and is not responsible for any inappropriate use. It is a report of public records using a mass appraisal technique.*

8:30

## 2022 Minnetonka LBAE Advisor Appeal Review

Appeal:	B18	Advisor:	Tammy & Craig
Address:	6161 Creek View Ridge		
PID:	31-117-22-34-0042	Owner:	Dyanne Bauer
Last Sale Date:	11/1/1990	Last Sale Price:	\$79,900

### Inspection Information:

Date: 4-14-22 Arrival: 8:30 Departure: 8:50  
 Property Owners Present: yes

### Property Information

**Physical Characteristics and Condition:**  
*Dated, however kept up very well -- orig carpet, etc.  
 lower level wet bar  
 Nice home - just dated.*

### Property Owner Information

**Comments:**  
*Owner commented that she hasn't updated anything - including the carpet.*

Owners Opinion of Value for January 2, 2022: \$247,000

### Advisor's Findings

**Market Comments:**  
*subject property is 200-300 square feet smaller*

### Comparable Properties

Address: 6151 Creek View Ridge Comments:  
 Status: closed  
 Price: \$246,900

Address: 6142 Creek View Ridge Comments:  
 Status: closed  
 Price: \$276,000

Address: 6027 Covington Tr. Comments:  
 Status: closed  
 Price: \$259,900

### Advisor's Opinion of Value

Estimated Market Value for January 2, 2022: \$283,000  
 Advisor's Recommendation of Value for January 2, 2022: 283,000

Reviewed by: *Tammy & Craig* Date: *4-15-22*

## 2022 Minnetonka LBAE Advisor Appeal Review

**Appeal:** B18 **Advisor:** Tammy & Craig  
**Address:** 6161 Creek View Ridge  
**PID:** 31-117-22-34-0042 **Owner:** Dyanne Bauer  
**Last Sale Date:** 11/1/1990 **Last Sale Price:** \$79,900

### Inspection Information:

**Date:** 4-14-2022 **Arrival:** 8:30 **Departure:** 8:50  
**Property Owners Present:** yes

### Property Information

#### Physical Characteristics and Condition:

Well kept, has not been updated with new floor coverings, cabinets. Comparables in same association or similar association 1/4 mile away with home on Couington

### Property Owner Information

#### Comments:

Owner felt her home didn't compare with updated units. Comparable used were not as updated and adjusted for any upgrades.

#### Owners Opinion of Value for January 2, 2022:

\$247,000

### Advisor's Findings

#### Market Comments:

Limited homes on market, most selling quickly with multiple offers.

#### Comparable Properties

<b>Address:</b>	6151 Creekview	<b>Comments:</b> Very comparable in location and updates, with somewhat more updated cabinets carpet
<b>Status:</b>	Sold 6-2021	
<b>Price:</b>	\$296,900	

<b>Address:</b>	6142 Creekview	<b>Comments:</b> Comparable with painted cabinets, newer laminate floors
<b>Status:</b>	Sold 4-2021	
<b>Price:</b>	\$276,000	

<b>Address:</b>	6027 Couington	<b>Comments:</b> Several blocks away. Same style original cabinets. Very comparable
<b>Status:</b>	Sold 10-2021	
<b>Price:</b>	\$259,900	

### Advisor's Opinion of Value

#### Estimated Market Value for January 2, 2022:

\$283,000

#### Advisor's Recommendation of Value for January 2, 2022:

\$283,000

Reviewed by: Craig Dullum

Date: 4-14-2022



# City of Minnetonka

## Assessing Division

### 2022 Local Board of Appeal and Equalization Assessment Appeal

14600 Minnetonka Blvd  
Minnetonka, MN 55345  
Phone: 952.939.8220  
Email: assessor@minnetonkamn.gov

We request you return this form to the City of Minnetonka Assessing Division by April 1, 2022. By submitting this application your appeal will be entered into the record. It is not required to attend the first Board Meeting. You will be notified of the reconvene meeting where the Board will hear your appeal.

Office Use Only:		
Date Returned	_____	Received via _____
Date Withdrawn	_____	Withdrawn via _____
Dist _____	Nbhd _____	Appraiser _____

Date 4-10-22 Daytime number 952-949-3848  
Owners Name  Dyann Bauer Alternate number \_\_\_\_\_  
Address 6661 Creek View Ridge  
City Mtka State MN Zip Code 55345 Email \_\_\_\_\_

Property ID# 31-117-22-34-0042 Purchase Date 11/1990  
Property Address 6661 Creek View Ridge Purchase Price 79,900  
2022 Estimated Market Value as it appears on Notice of Valuation 283,000

Additions, Renovations, or Improvements since purchase NONE  
Cost of Improvements since purchase NONE Owner's Opinion of Estimated Market Value as of January 2, 2022 247,000  
What are the reasons or documentation supporting the owner's opinion of market value? (Please attach supporting documentation)  
42 year old original twin home compares to twin home sold 08/2019 for 247,000. Lot depreciated due to traffic/noise pollution from CO. RD. 62

I Do , Do not \_\_\_\_\_, wish to make a personal appearance.

Dyann Bauer  
Signature of Applicant

Date 4-10-22

Print Form





**City of Minnetonka**  
Assessing Department



**2022 Local Board of Appeal and Equalization  
Staff Report**

B18

**Property Owner(s):** Dyanne M. Bauer

**Property Address:** 6161 Creek View Ridge

**PID #:** 31-117-22-34-0042

		Market Value
Assessment Year	2022	\$283,000
Assessment Year	2021	\$247,400
Assessment Year	2020	\$234,000

**Sale:** November 1, 1990 - 79,900 (01 - Warranty Deed)

**Assessor Recommendation:**

\$283,000

**Appraiser:**

**Last Inspection Date:**

AJW

March 21, 2022

**Comments:**

Staff completed an interior inspection of the property on 3/21/2022. After a review of comparable sales, staff can support the current value. Owner disagreed and filed a formal appeal. Appeal application was referred to advisors for final valuation.

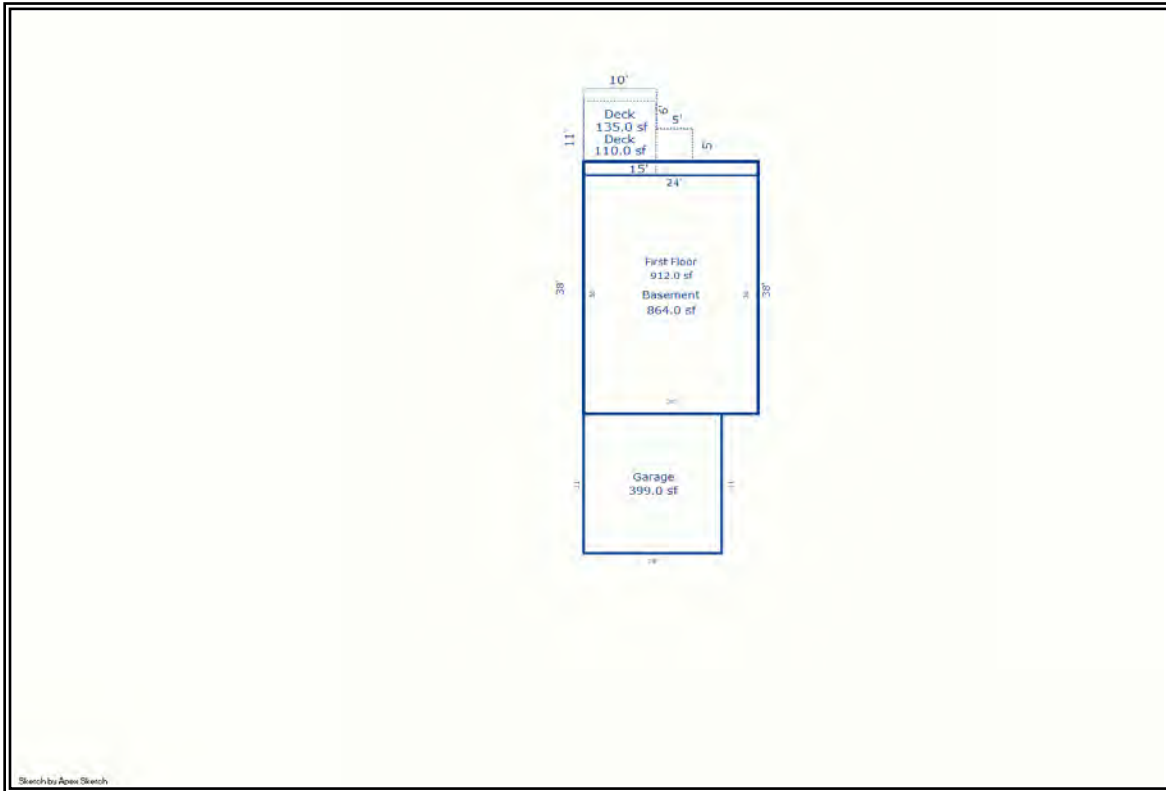
## Subject Data Summary

**PID #:** 31-117-22-34-0042  
**Property Address:** 6161 Creek View Ridge  
Minnetonka, MN 55345  
**Multiple Address:** No  
**Lot/Block:** 017/002  
**Addition:** Donnay's Creek View Hills  
**Legal(120):**  
**Owner(s):** Dyanne M Bauer  
**Property Classification:** Townhouse - Homestead  
**2022 EMV:** 283,000  
**2021 EMV:** 247,400  
**2020 EMV:** 234,000  
**Last Sale:** 11/1/1990 - 79,900 - Warranty Deed - 01  
**Lot Size:** 9,864 Sq.Ft. / .22 Acres  
**Zoning:** R-3 PURD  
**Dwelling Type:** Townhome  
**Style:** Split Entry/Foyer  
**Bedrooms:** 3  
**Baths:** 2  
**Actual Year Built:** 1980  
**Gross Building Area:** 912  
**Basement Area:** 864  
**Bsmt Finished %:** 50  
**Total Finished Sq Ft:** 1,344  
**Garage #1:** 2 Car Attached  
**Garage #2:** None

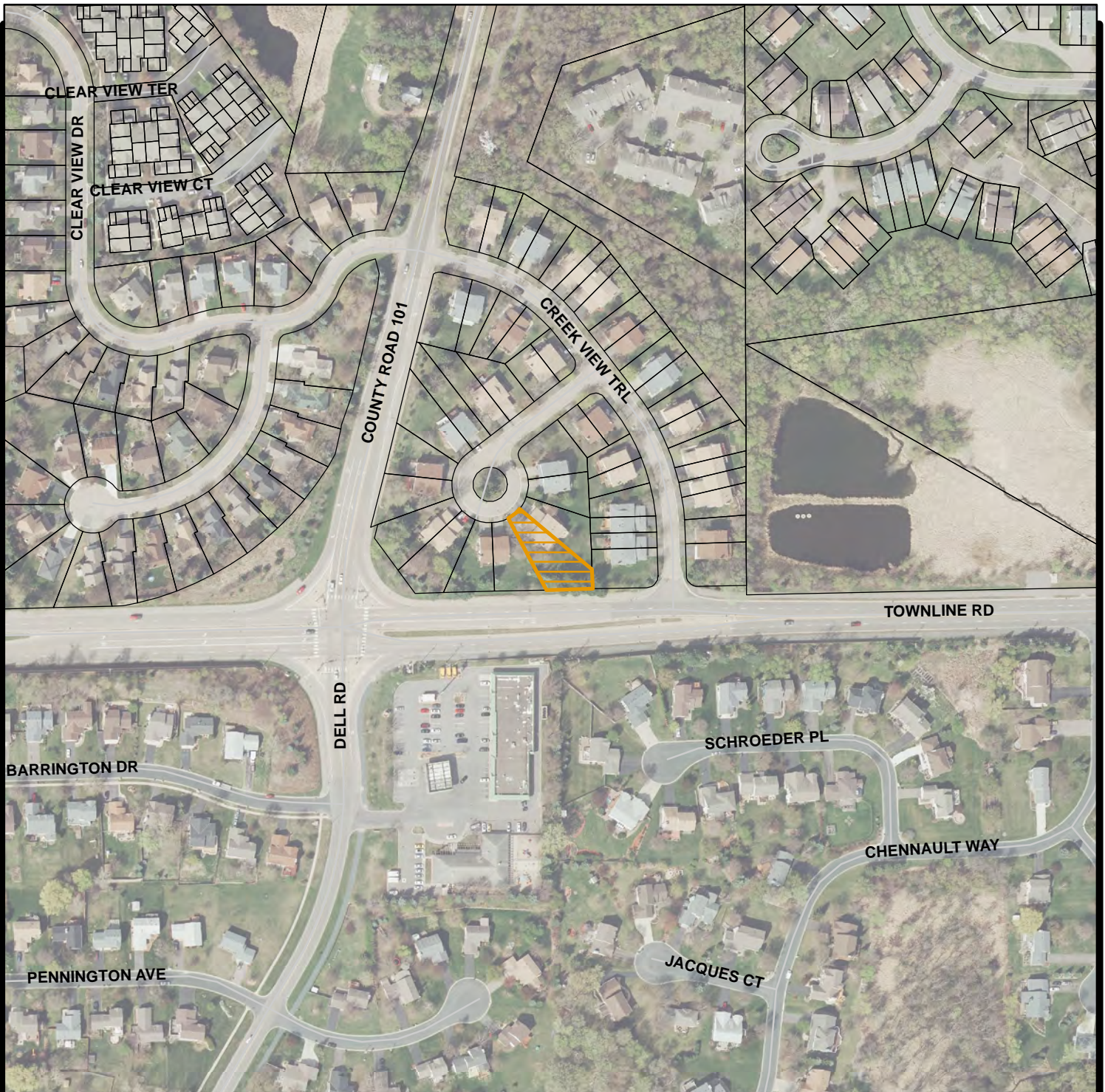
**Additional Subject Photos**



# Subject Sketch







## 2022 Local Board of Appeal And Equalization

Dyanne Bauer  
6161 Creek View Ridge  
31-117-22-34-0042



This map is for illustrative purposes only.



## Sales Comparables



Comparable 1



Comparable 2



Comparable 3

## Sales Comparables

<u>Item</u>	<u>Subject</u>	<u>Comparable 1</u>	<u>Comparable 2</u>	<u>Comparable 3</u>
				
PID	3111722340042	3111722340043	3111722340053	3111722430139
Address	6161 Creek View Ridge	6151 Creek View Ridge	6142 Creek View Tr	6167 Creek Line Dr
Neighborhood	4012	4012	4012	4014
District	23	23	23	23
Sale Price	\$79,900	\$296,900	\$276,000	\$285,000
Sale Date	11/01/1990	06/30/2021	05/03/2021	05/27/2021
Cash Equivalent		\$296,900	\$276,000	\$285,000
Year / Version	2022 / 1	2022 / 1	2022 / 1	2022 / 1
Price Per Sq. Ft.	\$87.61	\$325.55	\$302.63	\$255.38
Dwelling Type	Townhome	Townhome	Townhome	Townhome
Style	Split Entry/Foyer	Split Entry/Foyer	Split Entry/Foyer	Split Level
Property Area	9,864	7,029	7,980	3,630
Actual Age	1980	1980	1980	1995
1st Floor Area	912	912	912	1,116
Total GBA	912	912	912	1,116
Finished Area	1,344	1,344	1,344	1,488
Basement Area	864	864	864	620
Basement Finished (%)	50%	50%	50%	60%
1st Floor Clear Ht				
Total Bedrooms	3	3	3	2
Total Bathrooms	2	2	2	2
Garage 1 Floor Area	399	399	399	440
Garage 1 # of Cars	2	2	2	2
Garage 1 Placement	Attached	Attached	Attached	Tuck Under
Total # of Cars	2	2	2	2
Walkout Type	Standard Walkout	Standard Walkout		Standard Walkout
Air Conditioning	Central	Central	Central	Central
Pool Area-Total				
Fireplaces	1	1	1	1
Deck Area-Total	245	235	210	304
Porches				
Dormer Length				
River				
Lake				
Influences			Highway/Freeway	

**Comp Grid**

PID 3111722340042  
Address 6161 Creek View Ridge

District 23  
Appraiser AJW

Item	Subject		Comp 1		Comp 2		Comp 3		Comp 4		Comp 5			
PID	3111722340042		3111722340043		3111722340053		3111722430139							
Address	6161 Creek View Ridge		6151 Creek View Ridge		6142 Creek View Tr		6167 Creek Line Dr							
Date of Sale			06/30/2021		05/03/2021		05/27/2021							
Sale Price			\$296,900		\$276,000		\$285,000							
Cash Equivalent			\$296,900		\$276,000		\$285,000							
Price/SF			\$325.55		\$302.63		\$255.38							
Adjustments			+(-) Adj.		+(-) Adj.		+(-) Adj.		+(-) Adj.		+(-) Adj.			
Time (Months)	-----		7		22,324		8		23,718		8		24,491	
Site Quality														
Site Influences					Highway/Freeway		(10,000)							
Style	Split Entry/Foyer		Split Entry/Foyer		Split Entry/Foyer		Split Level							
Quality Class	Average		Average		Average		Average							
Age	1980		1980		1980		1995							
Effective Age	1995		1995		0		2010		(22,500)		2000		(7,500)	
Bedroom +	BR's	Bath	BR	Bth		BR	Bth		BR	Bth				
Bathroom Count	3	2	3	2	0	3	2	0	2	2	5,000			
GBA	912		912	0		912	0		1,116	(10,200)				
Basement Area	864		864	0		864	0		620	2,440				
Basement Finish	50%		50%	0		50%	0		60%	1,800				
Walkout	Standard Walkout		Standard Walkout	0			10,000		Standard Walkout	0				
Garage Type	Attached		Attached			Attached			Tuck Under					
Garage Stalls	2		2	0		2	0		2	0				
Deck(s)	245		235			210			304					
Porch(es)														
Fireplaces	1		1	0		1	0		1	0				
Other														
Gross Adjustment %			8%		24%		18%							
Net Adjustment%			8%		0%		6%							
Net Adjustment			\$22,324		\$1,218		\$16,031							
Indicated Value			\$319,224		\$277,218		\$301,031							

**Comments and analysis of Comps**

**Indicated value or range**

\$283,000





## 2022 Local Board of Appeal and Equalization

B19

Christelle Baissat

Julien Baissat

4716 Fairhills Rd W

28-117-22-22-0013



2022 Assessed Value: \$980,200

Recommendation: \$960,000

*This report is not an appraisal as defined in M.S. § 82B.02 (subd.3) nor does it comply with the Uniform Standards of Professional Appraisal Practice. It is intended to be used as a reference only and any use other than its intended use is prohibited and unlawful. The author does not represent this to be an appraisal and is not responsible for any inappropriate use. It is a report of public records using a mass appraisal technique.*

9:30

## 2022 Minnetonka LBAE Advisor Appeal Review

Appeal: **B19** Advisor: **Tammy & Craig**  
 Address: **4716 Fairhills Rd W**  
 PID: **28-117-22-22-0013** Owner: **Julien & Christelle Baissat**  
 Last Sale Date: **6/28/2021** Last Sale Price: **\$960,000**

### Inspection Information:

Date: 4-14-22 Arrival: 9:30 Departure: 9:45  
 Property Owners Present: yes

### Property Information

Physical Characteristics and Condition:  
Great condition - 8 yr. old house  
beautiful full master suite

### Property Owner Information

Comments:  
Homeowner purchased 7/1/21 and felt he over paid at the time.

Owners Opinion of Value for January 2, 2022:

### Advisor's Findings

Market Comments:  
Definitely one of the newer/nicer homes in the neighborhood

### Comparable Properties

Address: 18105 Tamarack Dr Comments:  
 Status: Closed  
 Price: \$870,000

Address: 4804 Woodhurst Ln Comments:  
 Status: closed  
 Price: \$950,000

Address: 4266 Maror Ct. Rd. Comments:  
 Status: closed  
 Price: \$975,000

### Advisor's Opinion of Value

Estimated Market Value for January 2, 2022: \$980,200  
 Advisor's Recommendation of Value for January 2, 2022: 900,000

Reviewed by: Tammy A. Shadle Date: 4-15-22



## 2022 Minnetonka LBAE Advisor Appeal Review

**Appeal:** B19 **Advisor:** Tammy & Craig  
**Address:** 4716 Fairhills Rd W  
**PID:** 28-117-22-22-0013 **Owner:** Julien & Christelle Baissat  
**Last Sale Date:** 6/28/2021 **Last Sale Price:** \$960,000

### Inspection Information:

**Date:** 4-14-2022 **Arrival:** 9:30 **Departure:** 9:45  
**Property Owners Present:** yes

### Property Information

#### Physical Characteristics and Condition:

Well finished with wood floors, granite, covered porch walkout lot fenced yard. IN neighborhood of older/smaller homes.

### Property Owner Information

#### Comments:

felt he probably paid too much due to market conditions at the time with multiple offers

**Owners Opinion of Value for January 2, 2022:**

### Advisor's Findings

#### Market Comments:

### Comparable Properties

<b>Address:</b>	18165 Tamarack	<b>Comments:</b> Similar home/features 20yrs older 4 bedroom, 4 bath NON walkout lot
<b>Status:</b>	Sold 8-2021	
<b>Price:</b>	\$870,000	
<b>Address:</b>	4864 Woodhurst	<b>Comments:</b> slightly larger sqft, 20 years older, extensive backyd landscaping
<b>Status:</b>	Sold 8-2021	
<b>Price:</b>	\$950,000	
<b>Address:</b>	4266 Manor ct	<b>Comments:</b> slightly larger sqft, 15yrs older, similar features and finishings in area of older/smaller home
<b>Status:</b>	Sold 7-2021	
<b>Price:</b>	\$975,000	

### Advisor's Opinion of Value

**Estimated Market Value for January 2, 2022:**

**\$980,200**

**Advisor's Recommendation of Value for January 2, 2022:**

**\$960,000**

**Reviewed by:** Craig Dullum **Date:** 4-14-2022

# City of Minnetonka

## Assessing Division

### 2022 Local Board of Appeal and Equalization Assessment Appeal

14600 Minnetonka Blvd  
 Minnetonka, MN 55345  
 Phone: 952.939.8220  
 Email: [assessor@minnetonkamn.gov](mailto:assessor@minnetonkamn.gov)

Office Use Only:		
Date Returned	_____	Received via _____
Date Withdrawn	_____	Withdrawn via _____
Dist _____	Nbhd _____	Appraiser _____

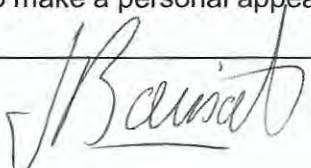
**We request you return this form to the City of Minnetonka Assessing Division by April 1, 2022.** By submitting this application your appeal will be entered into the record. It is **not required** to attend the first Board Meeting. You will be notified of the reconvene meeting where the Board will hear your appeal.

Date 4/11/2022 Daytime number 612 269 4767  
 Owners Name(s) Julien Baissat Alternate number \_\_\_\_\_  
 Address 4716 Fairhills Rd W  
 City Minnetonka State MN Zip Code 55345 Email jbaissat@yahoo.com

Property ID# 28-117-22-22-0013 Purchase Date 7/1/2021  
 Property Address 4716 Fairhills Rd W Purchase Price \$960,000  
 2022 Estimated Market Value as it appears on Notice of Valuation \$980,200

Additions, Renovations, or Improvements since purchase none  
 Cost of Improvements since purchase 0 Owner's Opinion of Estimated Market Value as of January 2, 2022 overvalued  
 What are the reasons or documentation supporting the owner's opinion of market value? (Please attach supporting documentation)  
I overpaid my house. A market analysis based on similar houses sold in the area over the last 12 months shows a significantly lower value between \$850,000 and \$860,000. See analysis attached.

I Do \_\_\_\_\_, Do not , wish to make a personal appearance.

Signature of Applicant  Date 4/11/2022

[Print Form](#)





**City of Minnetonka**  
Assessing Department



**2022 Local Board of Appeal and Equalization  
Staff Report**

B19

<b>Property Owner(s):</b>	Julien Baissat Christelle Baissat
<b>Property Address:</b>	4716 Fairhills Rd W
<b>PID #:</b>	28-117-22-22-0013

		Market Value
Assessment Year	2022	\$980,200
Assessment Year	2021	\$732,400
Assessment Year	2020	\$714,800

**Sale:** June 28, 2021 - 960,000 (01 - Warranty Deed)

**Assessor Recommendation:**

\$960,000

<b>Appraiser:</b>	<b>Last Inspection Date:</b>
-------------------	------------------------------

MLP	March 31, 2022
-----	----------------

**Comments:**

Staff looked at comparable sales and recommended a reduction to \$960,000 for the 2022 market value. Owner disagreed and filed a formal appeal. Appeal application was referred to advisors for final valuation.

## Subject Data Summary

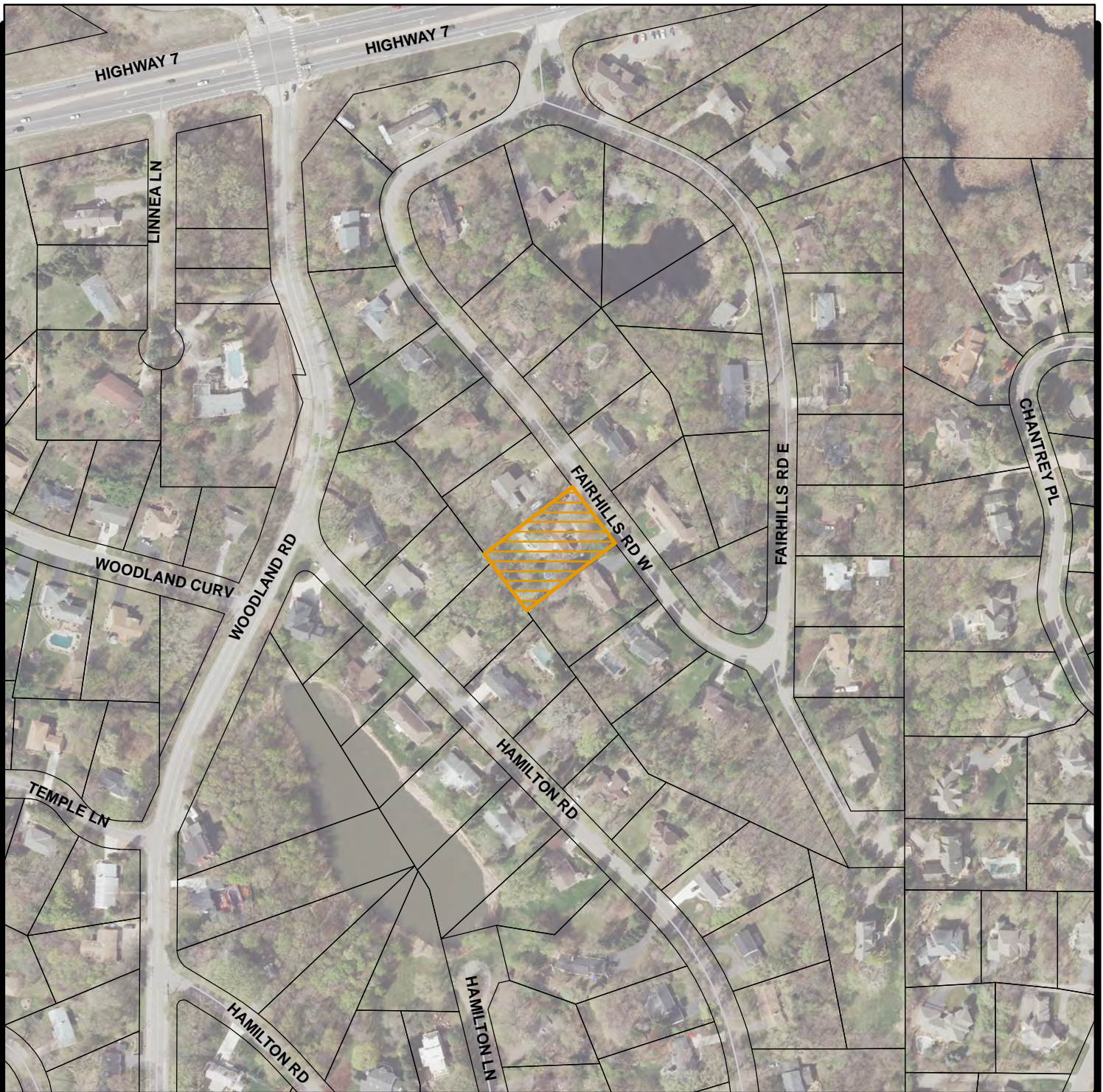
**PID #:** 28-117-22-22-0013  
**Property Address:** 4716 Fairhills Rd W  
Minnetonka, MN 55345  
**Multiple Address:** No  
**Lot/Block:** 015/001  
**Addition:** Fair Hills  
**Legal(120):**  
**Owner(s):** Julien Baissat  
Christelle Baissat  
**Property Classification:** Residential - Homestead  
**2022 EMV:** 980,200  
**2021 EMV:** 732,400  
**2020 EMV:** 714,800  
**Last Sale:** 6/28/2021 - 960,000 - Warranty Deed - 01  
**Lot Size:** 24,534 Sq.Ft. / .56 Acres  
**Zoning:** R-1  
**Dwelling Type:** Single Family  
**Style:** Two Story  
**Bedrooms:** 5  
**Baths:** 4  
**Actual Year Built:** 2014  
**Gross Building Area:** 2,825  
**Basement Area:** 1,421  
**Bsmt Finished %:** 95  
**Total Finished Sq Ft:** 4,175  
**Garage #1:** 3 Car Attached  
**Garage #2:** None

**Additional Subject Photos**



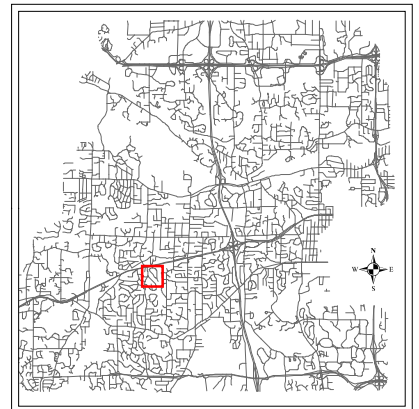






## 2022 Local Board of Appeal And Equalization

Julien Baissat  
Christelle Baissat  
4716 Fairhills Rd W  
28-117-22-22-0013



This map is for illustrative purposes only.



## Sales Comparables



Comparable 1







Comparable 2



Comparable 3

## Sales Comparables

<u>Item</u>	<u>Subject</u>	<u>Comparable 1</u>	<u>Comparable 2</u>	<u>Comparable 3</u>
				
PID	2811722220013	1711722130049	1711722310085	3011722130038
Address	4716 Fairhills Rd W	3308 Highland Ave	3427 Groveland La	18200 Hermitage Way
Neighborhood	1699	1002	1004	1102
District	16	10	10	21
Sale Price	\$960,000	\$1,174,500	\$875,000	\$1,255,000
Sale Date	06/28/2021	06/01/2021	04/16/2021	12/20/2021
Cash Equivalent		\$1,174,500	\$875,000	\$1,255,000
Year / Version	2022 / 1	2022 / 1	2022 / 1	2022 / 1
Price Per Sq. Ft.	\$339.82	\$351.23	\$372.82	\$364.30
Dwelling Type	Single Family	Single Family	Single Family	Single Family
Style	Two Story	Two Story	Two Story	Two Story
Property Area	24,534	13,000	6,551	22,045
Actual Age	2014	2020	2018	2020
1st Floor Area	1,401	1,313	1,237	1,470
Total GBA	2,825	3,344	2,347	3,445
Finished Area	4,175	4,394	3,474	4,695
Basement Area	1,421	1,313	1,252	1,470
Basement Finished (%)	95%	80%	90%	85%
1st Floor Clear Ht	9.0			
Total Bedrooms	5	5	4	5
Total Bathrooms	4	6	5	5
Garage 1 Floor Area	804	755	722	852
Garage 1 # of Cars	3	3	2	3
Garage 1 Placement	Attached	Attached	Attached	Attached
Total # of Cars	3	3	2	3
Walkout Type			Standard Walkout	
Air Conditioning	Central	Central	Central	Central
Pool Area-Total	480			
Fireplaces	3	1	1	1
Deck Area-Total	168			
Porches	156			
Dormer Length				
River				
Lake				
Influences				

**Comp Grid**

PID 281172220013  
Address 4716 Fairhills Rd W

District 16  
Appraiser MLP

Item	Subject		Comp 1		Comp 2		Comp 3		Comp 4		Comp 5			
PID	281172220013		1711722130049		1711722310085		3011722130038							
Address	4716 Fairhills Rd W		3308 Highland Ave		3427 Groveland La		18200 Hermitage Way							
Date of Sale			06/01/2021		04/16/2021		12/20/2021							
Sale Price			\$1,174,500		\$875,000		\$1,255,000							
Cash Equivalent			\$1,174,500		\$875,000		\$1,255,000							
Price/SF			\$351.23		\$372.82		\$364.30							
Adjustments			+(-) Adj.		+(-) Adj.		+(-) Adj.		+(-) Adj.		+(-) Adj.			
Time (Months)	-----		8		9		1		12,550					
Site Quality														
Site Influences														
Style	Two Story		Two Story		Two Story		Two Story							
Quality Class	Very Good		Very Good		Very Good		Very Good +		(100,000)					
Age	2014		2020		2018		2020							
Effective Age	2015		2020		(25,000)		2018		(15,000)		2020			
Bedroom +	BR's	Bath	BR	Bth		BR	Bth		BR	Bth		BR	Bth	
Bathroom Count	5	4	5	6	(15,000)	4	5	(7,500)	5	5	(7,500)			
GBA	2,825		3,344		(41,520)	2,347		38,240		3,445		(49,600)		
Basement Area	1,421		1,313		1,080	1,252		1,690		1,470		(490)		
Basement Finish	95%		80%		8,987	90%		6,695		85%		3,014		
Walkout			0		Standard Walkout		(20,000)		0					
Garage Type	Attached		Attached		Attached		Attached							
Garage Stalls	3		3		0	2		10,000		3		0		
Deck(s)	168		1,700		1,700		1,700		1,700					
Porch(es)	156		1,600		1,600		1,600		1,600					
Fireplaces	3		1		15,000		1		15,000		1		15,000	
Other														
Gross Adjustment %			17%		22%		17%							
Net Adjustment%			3%		13%		-12%							
Net Adjustment			\$40,807		\$111,175		(\$148,727)							
Indicated Value			\$1,215,307		\$986,175		\$1,106,274							

**Comments and analysis of Comps**

**Indicated value or range**

\$960,000





## 2022 Local Board of Appeal and Equalization

B20

Hui Wang

Neng Xu

5202 Picha Rd

29-117-22-43-0071



2022 Assessed Value: \$539,000

Recommendation: \$539,000

*This report is not an appraisal as defined in M.S. § 82B.02 (subd.3) nor does it comply with the Uniform Standards of Professional Appraisal Practice. It is intended to be used as a reference only and any use other than its intended use is prohibited and unlawful. The author does not represent this to be an appraisal and is not responsible for any inappropriate use. It is a report of public records using a mass appraisal technique.*

## 2022 Minnetonka LBAE Advisor Appeal Review

Appeal: B20 Advisor: Tammy & Craig  
Address: 5202 Picha Rd  
PID: 29-117-22-43-0071 Owner: Neng Xu & Hui Wang  
Last Sale Date: 1/1/2000 Last Sale Price: \$307,000

### Inspection Information:

Date: 4-13-22 Arrival: 3:00 Departure: 3:10  
Property Owners Present: Drive By

### Property Information

#### Physical Characteristics and Condition:

2-story brick home on cul de sac  
2-car garage  
photos that were sent are dated

### Property Owner Information

#### Comments:

see owners photos

Owners Opinion of Value for January 2, 2022:

### Advisor's Findings

#### Market Comments:

.5 acres

### Comparable Properties

Address: 15217 Lake Rose Ln Comments:  
Status: closed  
Price: 500,000

Address: 13828 Green Briar Dr Comments:  
Status: closed  
Price: 540,000

Address: 16003 Stonelybrook Dr Comments:  
Status: closed  
Price: 529,000

### Advisor's Opinion of Value

Estimated Market Value for January 2, 2022:

\$539,000

Advisor's Recommendation of Value for January 2, 2022:

539,000

Reviewed by:

Date:

Tammy & Snade

4-15-22

## 2022 Minnetonka LBAE Advisor Appeal Review

Appeal:	B20	Advisor:	Tammy & Craig
Address:	5202 Picha Rd	Owner:	Neng Xu & Hui Wang
PID:	29-117-22-43-0071	Last Sale Price:	\$307,000
Last Sale Date:	1/1/2000		

### Inspection Information:

Date: 4-13-2022 Arrival: Drive by Departure: 1:30 pm  
Property Owners Present: Drive By

### Property Information

#### Physical Characteristics and Condition:

Culde Sac lot 4BR 3bath 2-car - Porch 3 or 4 Season UNKNOWN.  
Photos show dated.

### Property Owner Information

#### Comments:

NA with exception of photos provided

#### Owners Opinion of Value for January 2, 2022:

### Advisor's Findings

#### Market Comments:

Homes in area vary on degree of updating. Used comps that weren't on the high end of upgrades.

#### Comparable Properties

Address:	<u>6003 Stonybrook</u>	<b>Comments:</b> older but slightly more updated. smaller in sqft finished
Status:	<u>Sold 6-2021</u>	
Price:	<u>\$529,000</u>	
Address:	<u>15217 Lake Rose</u>	<b>Comments:</b> older and smaller in sqft but appears comparable finish and has 3-season porch
Status:	<u>Sold 12-2021</u>	
Price:	<u>500,000</u>	
Address:	<u>13828 Green Briar</u>	<b>Comments:</b> Comparable size, includes porch, not a lot of updates most liked comparable to subject
Status:	<u>Sold 6-2021</u>	
Price:	<u>\$540,000</u>	

### Advisor's Opinion of Value

Estimated Market Value for January 2, 2022:

**\$539,000**

Advisor's Recommendation of Value for January 2, 2022:

**\$539,000**

Reviewed by: Craig Dullum Date: 4-13-2022



# City of Minnetonka

## Assessing Division

### 2022 Local Board of Appeal and Equalization Assessment Appeal

14600 Minnetonka Blvd  
Minnetonka, MN 55345  
Phone: 952.939.8220  
Email: [assessor@minnetonkamn.gov](mailto:assessor@minnetonkamn.gov)

**We request you return this form to the City of Minnetonka Assessing Division by April 1, 2022.** By submitting this application your appeal will be entered into the record. It is **not required** to attend the first Board Meeting. You will be notified of the reconvene meeting where the Board will hear your appeal.

Office Use Only:		
Date Returned	_____	Received via _____
Date Withdrawn	_____	Withdrawn via _____
Dist _____	Nbhd _____	Appraiser _____

Date <u>04/11/2022</u>	Daytime number <u>612-8455302</u>
Owners Name(s) <u>Neng Xu</u>	Alternate number _____
Address <u>5202 Picha Road</u>	
City <u>Minnetonka</u> State <u>MN</u> Zip Code <u>55345</u>	Email <u>neng1998@gmail.com</u>

Property ID# <u>29-117-22 43 00 71</u>	Purchase Date <u>2000</u>
Property Address <u>Picha Road Minnetonka</u>	Purchase Price <u>307,000</u>
2022 Estimated Market Value as it appears on Notice of Valuation <u>539,000</u>	

Additions, Renovations, or Improvements since purchase	<u>Nothing</u>
Cost of Improvements since purchase _____	Owner's Opinion of Estimated Market Value as of January 2, 2022 _____
What are the reasons or documentation supporting the owner's opinion of market value? (Please attach supporting documentation)	<u>We are senior persons. Due to financial reason and COVID-19, we did not repair house for at least 5 years. The house is word siding, need to be painted. The drive way is craked everywhere, need to rebuild. The furnace and air condition are need to be replaced because they are used more than 20 years.</u>

I Do X, Do not \_\_\_\_\_, wish to make a personal appearance.

\_\_\_\_\_  
Signature of Applicant

Date 4/11/2022

**Print Form**





**City of Minnetonka**  
Assessing Department



**2022 Local Board of Appeal and Equalization  
Staff Report**

B15

<b>Property Owner(s):</b>	Neng Xu Hui Wang
<b>Property Address:</b>	5202 Picha Rd
<b>PID #:</b>	29-117-22-43-0071

		Market Value
Assessment Year	2022	\$539,000
Assessment Year	2021	\$482,900
Assessment Year	2020	\$461,900

**Sale:** January 1, 2000 - 307,000 (01 - Warranty Deed)

**Assessor Recommendation:**

\$539,000

<b>Appraiser:</b>	<b>Last Inspection Date:</b>
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MLP	July 7, 2017
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**Comments:**

Staff completed a review of the property. After the review, staff looked at comparable sales and recommended no change to the 2022 valuation. Owner disagreed and filed a formal appeal. Appeal application was referred to advisors for final valuation.

## Subject Data Summary

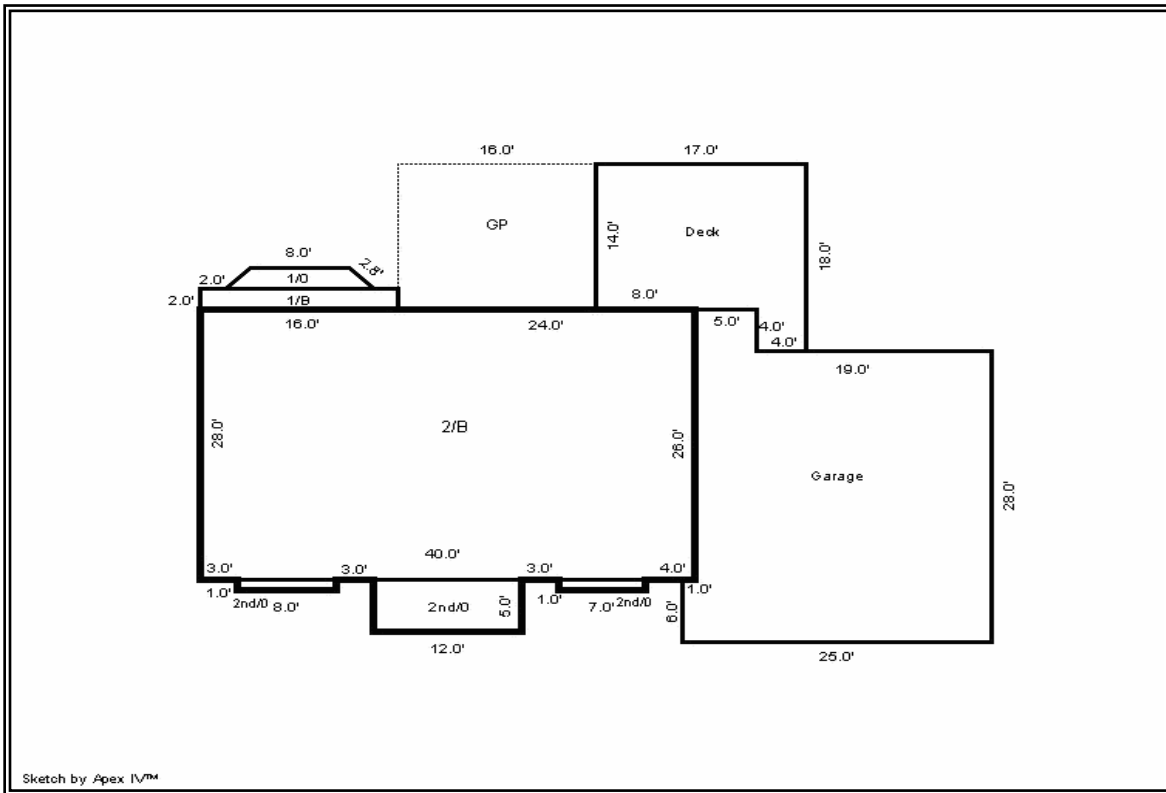
**PID #:** 29-117-22-43-0071  
**Property Address:** 5202 Picha Rd  
Minnetonka, MN 55345  
**Multiple Address:** No  
**Lot/Block:** 001/001  
**Addition:** Stonecrest  
**Legal(120):**  
**Owner(s):** Neng Xu  
Hui Wang  
**Property Classification:** Residential - Homestead  
**2022 EMV:** 539,000  
**2021 EMV:** 482,900  
**2020 EMV:** 461,900  
**Last Sale:** 1/1/2000 - 307,000 - Warranty Deed - 01  
**Lot Size:** 22,002 Sq.Ft. / .5 Acres  
**Zoning:** R-1  
**Dwelling Type:** Single Family  
**Style:** Two Story  
**Bedrooms:** 4  
**Baths:** 4  
**Actual Year Built:** 1992  
**Gross Building Area:** 2,207  
**Basement Area:** 1,072  
**Bsmt Finished %:** 90  
**Total Finished Sq Ft:** 3,172  
**Garage #1:** 2 Car Attached  
**Garage #2:** None

**Additional Subject Photos**

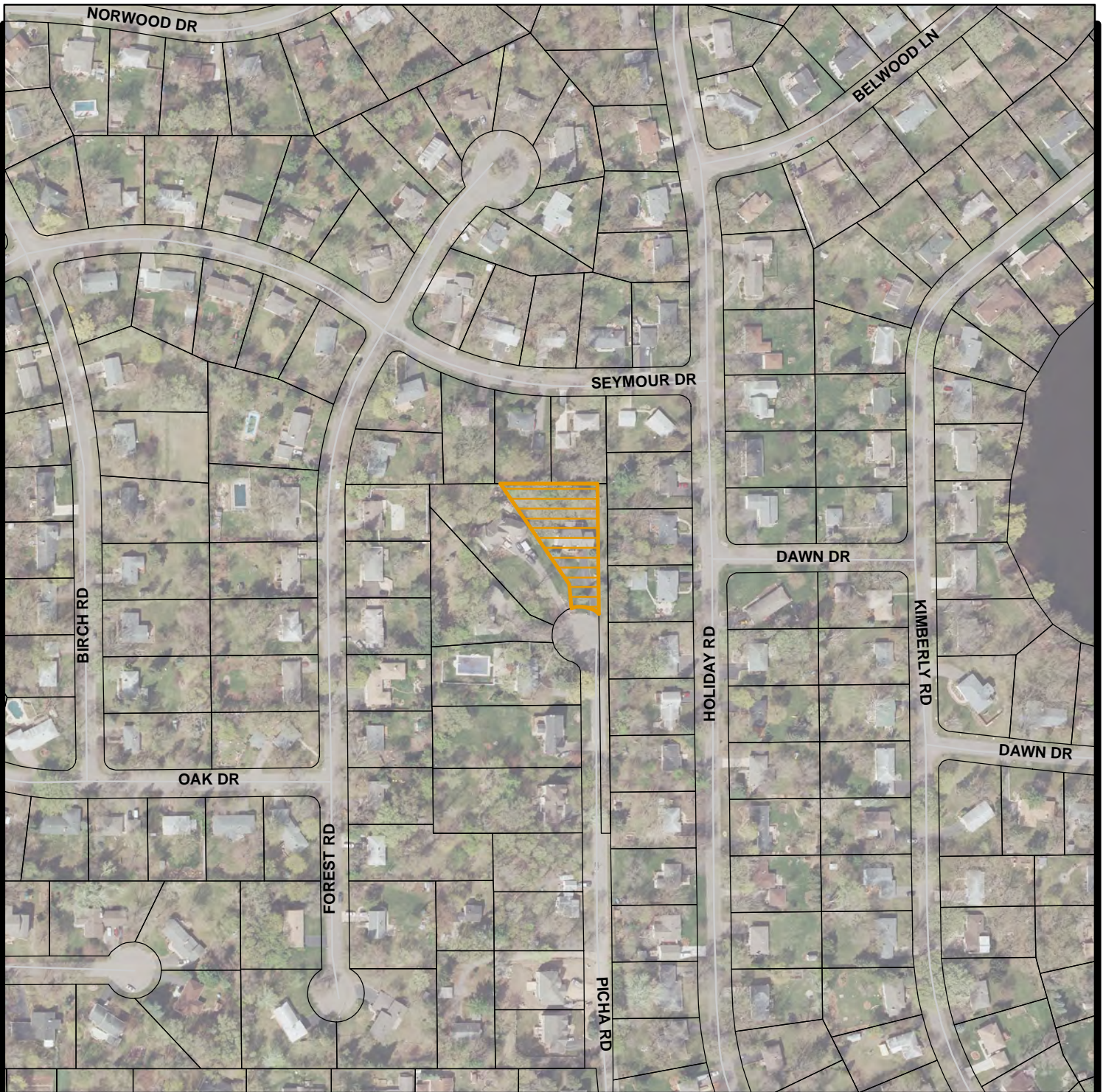


Front 10/19/07

# Subject Sketch

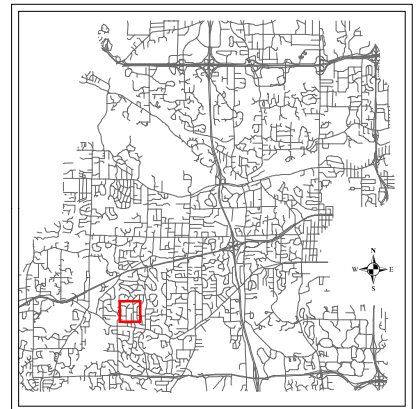






## 2022 Local Board of Appeal And Equalization

Neng Xu  
Hui Wang  
5202 Picha Rd  
29-117-22-43-0071



This map is for illustrative purposes only.



## Sales Comparables



**Comparable 1**







**Comparable 2**



**Comparable 3**

## Sales Comparables

<u>Item</u>	<u>Subject</u>	<u>Comparable 1</u>	<u>Comparable 2</u>	<u>Comparable 3</u>
				
PID	2911722430071	3211722310016	2011722320015	2011722140017
Address	5202 Picha Rd	5808 High Park Dr	4308 Lancelot Dr	16309 Hidden Valley Rd
Neighborhood	1401	1203	1101	1101
District	14	12	11	11
Sale Price	\$307,000	\$460,000	\$515,000	\$589,500
Sale Date	01/01/2000	07/30/2021	08/10/2021	01/20/2022
Cash Equivalent		\$453,544	\$515,000	\$589,500
Year / Version	2022 / 1	2022 / 1	2022 / 1	2022 / 1
Price Per Sq. Ft.	\$139.10	\$227.34	\$239.31	\$292.70
Dwelling Type	Single Family	Single Family	Single Family	Single Family
Style	Two Story	Two Story	Two Story	Two Story
Property Area	22,002	17,874	23,535	22,316
Actual Age	1992	1974	1971	1961
1st Floor Area	1,092	1,179	1,200	988
Total GBA	2,207	1,995	2,152	2,014
Finished Area	3,172	2,799	2,152	2,261
Basement Area	1,072	893	1,192	988
Basement Finished (%)	90%	90%		25%
1st Floor Clear Ht				
Total Bedrooms	4	4	4	5
Total Bathrooms	4	3	3	3
Garage 1 Floor Area	698	528	528	520
Garage 1 # of Cars	2	2	2	2
Garage 1 Placement	Attached	Attached	Attached	Attached
Total # of Cars	2	2	2	2
Walkout Type	Standard Walkout			
Air Conditioning	Central	Central	Central	Central
Pool Area-Total				
Fireplaces	2	1	2	2
Deck Area-Total	254	144		
Porches	224	144		120
Dormer Length				
River				
Lake				
Influences				



## Sales Comparables



Comparable 4



## Sales Comparables

<u>Item</u>	<u>Subject</u>	<u>Comparable 4</u>
		
PID	2911722430071	2911722430075
Address	5202 Picha Rd	5280 Picha Rd
Neighborhood	1401	1401
District	14	14
Sale Price	\$307,000	\$580,000
Sale Date	01/01/2000	12/18/2020
Cash Equivalent		\$580,000
Year / Version	2022 / 1	2021 / 1
Price Per Sq. Ft.	\$139.10	\$223.94
Dwelling Type	Single Family	Single Family
Style	Two Story	Two Story
Property Area	22,002	28,937
Actual Age	1992	1992
1st Floor Area	1,092	1,190
Total GBA	2,207	2,590
Finished Area	3,172	3,542
Basement Area	1,072	1,120
Basement Finished (%)	90%	85%
1st Floor Clear Ht		
Total Bedrooms	4	4
Total Bathrooms	4	4
Garage 1 Floor Area	698	624
Garage 1 # of Cars	2	2
Garage 1 Placement	Attached	Attached
Total # of Cars	2	2
Walkout Type	Standard Walkout	Standard Walkout
Air Conditioning	Central	Central
Pool Area-Total		
Fireplaces	2	2
Deck Area-Total	254	270
Porches	224	182
Dormer Length		
River		
Lake		
Influences		

**Comp Grid**

PID 2911722430071  
Address 5202 Picha Rd

District 14  
Appraiser MLP

Item	Subject		Comp 1		Comp 2		Comp 3		Comp 4		Comp 5			
PID	2911722430071		3211722310016		2011722320015		2011722140017		2911722430075					
Address	5202 Picha Rd		5808 High Park Dr		4308 Lancelot Dr		16309 Hidden Valley Rd		5280 Picha Rd					
Date of Sale	07/30/2021		08/10/2021		01/20/2022		12/18/2020							
Sale Price	\$460,000		\$515,000		\$589,500		\$580,000							
Cash Equivalent	\$453,544		\$515,000		\$589,500		\$580,000							
Price/SF	\$227.34		\$239.31		\$292.70		\$223.94							
Adjustments			+(-) Adj.		+(-) Adj.		+(-) Adj.		+(-) Adj.		+(-) Adj.			
Time (Months)	6		27,213		5		25,750		0		0			
Site Quality														
Site Influences														
Style	Two Story		Two Story		Two Story		Two Story		Two Story					
Quality Class	Average		Average -		Average		Average		Average					
Age	1992		1974		1971		1961		1992					
Effective Age	1992		1980		18,000		1980		18,000		1995			
Bedroom +	BR's	Bath	BR	Bth		BR	Bth		BR	Bth		BR	Bth	
Bathroom Count	4	4	4	3	7,500	4	3	7,500	5	3	7,500	4	4	0
GBA	2,207		1,995	14,840	2,152	3,850	2,014	13,510	2,590	(26,810)				
Basement Area	1,072		893	1,790	1,192	(1,200)	988	840	1,120	(480)				
Basement Finish	90%		90%	4,833		28,944	25%	21,534	85%	384				
Walkout	Standard Walkout			10,000		10,000		10,000	Standard Walkout	0				
Garage Type	Attached		Attached			Attached		Attached		Attached				
Garage Stalls	2		2	0	2	0	2	0	2	0				
Deck(s)	254		144	1,100		2,500		270	(200)					
Porch(es)	224		144	800		2,200		120	1,000	182	400			
Fireplaces	2		1	7,500		2		0	2	0				
Other														
Gross Adjustment %			21%		19%		14%		19%					
Net Adjustment%			21%		19%		14%		8%					
Net Adjustment			\$93,576		\$97,544		\$79,884		\$44,194					
Indicated Value			\$547,120		\$612,544		\$669,384		\$624,194					

**Comments and analysis of Comps**

**Indicated value or range**

\$539,000