

**Addenda**  
**Local Board of Appeal and Equalization**  
**Meeting of April 25, 2022**

**Updates to the Agenda**

Updates have been made to the agenda. A revised agenda is attached, which reflects the following changes to section 4A:

- Numbers 34 through 50 have been added
- The 2022 Assessors' Recommendation for numbers 7, 23 and 27 have been changed



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

**TO:** City Council

**FROM:** Colin Schmidt, City Assessor

**DATE:** April 25, 2022

**SUBJECT:** Change Memo for the April 25, 2022 Local Board of Appeal and Equalization meeting

---

### **2022 Minnetonka Local Board of Appeal and Equalization**

Section 4A – added numbers 34-50

Section 4A – changed the 2022 Assessors' Recommendation for numbers 7, 23, and 27

## 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	\$2,650,000
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	\$52,920,000
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	\$750,000
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
34)	Ebrima Dem Jahay Jallow Dem 3712 Westmark Cir Minnetonka, MN 55345 PID 16-117-22-44-0068	\$287,200	\$335,600	\$320,000
35)	Ebrima Dem Jahay Jallow Dem 3714 Westmark Cir Minnetonka, MN 55345 PID 16-117-22-44-0069	\$279,400	\$328,300	\$310,000
36)	Sarah Horst 4396 Woods Way Minnetonka, MN 55345 PID 21-117-22-43-0056	\$392,900	\$430,200	\$420,000
37)	James Enoksen Lyn Enoksen 3531 Oakton Dr 3004 Minnetonka, MN 55305 PID 13-117-22-32-0052	\$427,900	\$501,500	\$392,000
38)	Jason Londer Aryel Londer 16400 Blenheim Way Minnetonka, MN 55345 PID 20-117-22-42-0043	\$545,800	\$653,600	\$600,000
39)	Peter Korolchuk Annette Korolchuk 15217 Glen Oak St Minnetonka, MN 55345 PID 33-117-22-21-0040	\$367,000	\$444,600	\$430,000
40)	Tyler Gronli Miranda Gaugler 5944 Lone Lake Loop Minnetonka, MN 55343 PID 35-117-22-42-0110	\$609,500	\$703,100	\$685,000
41)	JP Nicholas Strandberg Patricia Strandberg 14616 Woodhaven Rd Minnetonka, MN 55345 PID 21-117-22-11-0082	\$359,500	\$423,400	\$385,000

	Petitioner	2021 Estimated Market Value	2022 Estimated Market Value	2022 Assessors' Recommendation
42)	Martha Head 3700 Westmark Cir Minnetonka, MN 55345 PID 16-117-22-44-0070	\$283,700	\$324,300	\$324,300
43)	Martha Head 3702 Westmark Cir Minnetonka, MN 55345 PID 16-117-22-44-0071	\$290,400	\$331,800	\$331,800
44)	Martha Head 3616 Westmark Cir Minnetonka, MN 55345 PID 16-117-22-44-0072	\$297,900	\$331,200	\$331,200
45)	Martha Head 3618 Westmark Cir Minnetonka, MN 55345 PID 16-117-22-44-0073	\$294,000	\$328,800	\$328,800
46)	Dan Woodbury Shelley Woodbury 15140 Woodruff Rd Wayzata, MN 55391 PID 09-117-22-13-0028	\$487,300	\$674,500	\$645,000
47)	Steven Engler Laura Engler 14600 Rocksborough Rd Minnetonka, MN 55345 PID 28-117-22-11-0009	\$690,000	\$779,700	\$779,700
48)	Michael Ruesewald Sandra Ruesewald 15601 Dawn Dr Minnetonka, MN 55345 PID 28-117-22-33-0017	\$500,000	\$601,800	\$601,800
49)	Matthew Epp Kristy Epp 4802 Timber Ridge Cir Minnetonka, MN 55345 PID 30-117-22-24-0064	\$1,271,800	\$1,429,500	\$1,429,500
50)	Peter Armbrust Krista Armbrust 5007 Westmill Rd Minnetonka, MN 55345 PID 29-117-22-31-0048	\$400,000	\$446,400	\$446,400

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			

	Petitioner	2021 Estimated Market Value	2022 Estimated Market Value	2022 Advisors' Recommendation
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			
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



	Petitioner	2021 Estimated Market Value	2022 Estimated Market Value	2022 Advisors' Recommendation
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
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