

Minutes
2022 Minnetonka Local Board of Appeal and Equalization
Monday, April 11, 2022

1. **Call to Order**

Mayor Brad Wiersum called the meeting to order at 6:00 p.m.

2. **Roll Call**

Councilmembers Rebecca Schack, Kimberly Wilburn, Deb Calvert, Bradley Schaeppi, Kissy Coakley, Brian Kirk and Mayor Brad Wiersum were present.

3. **Introductory Report**

City Assessor Colin Schmit gave the introductory report.

Acting City Manager Mike Funk noted the addenda includes an updated agenda. Properties were added to sections 4A, 4B and 4C after the packet was distributed.

4. **Appeals to the board of review**

A. **Valuation changes being brought by the City Assessor to the Local Board of Appeal and Equalization for action:**

Wiersum read the following into the record:

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

6)	Jeffrey Norman Benjamin Peck 5157 Dominick Dr Minnetonka, MN 55343 PID 26-117-22-31-0029	\$884,300	\$1,144,600	\$1,050,000
7)	Hugh Allan Joanne Allan 16528 Hidden Valley Rd Minnetonka, MN 55345 PID 20-117-22-12-0012	\$451,800	\$524,600	\$495,000
8)	MSP Hutchins LLC 17809 Hutchins Dr Minnetonka, MN 55345 PID 30-117-22-41-0042	\$1,566,000	\$1,600,000	\$1,495,000
9)	Mark Dillon Cecelia Dillon 3411 Fairlawn Dr Minnetonka, MN 55345 PID 17-117-22-42-0051	\$365,800	\$434,400	\$415,000
10)	Jon Stone Linda Stone 1892 Yorkshire Ave S Minnetonka, MN 55305 PID 01-117-22-43-0060	\$729,400	\$834,300	\$776,000
11)	Zachary Kaplan Marissa Kaplan 11674 Cedar Pass Minnetonka, MN 55305 PID 11-117-22-43-0056	\$790,000	\$952,200	\$885,000
12)	James Field Martha Kudak 2630 Abbey Hill Dr Minnetonka, MN 55305 PID 10-117-22-41-0045	\$535,500	\$631,100	\$600,000
13)	David Hovde Victoria Hovde 16614 Meadowbrook La Wayzata, MN 55391 PID 08-117-22-43-0038	\$469,900	\$536,000	\$505,000
14)	Andrew Ward Stephanie Ward 5217 Westmill Rd Minnetonka, MN 55345 PID 29-117-22-34-0001	\$524,600	\$596,500	\$555,000
15)	Stuart Nelson Sara Nelson 14910 McGinty Rd W Wayzata, MN 55391 PID 09-117-22-43-0018	\$581,100	\$687,100	\$655,000

16)	Daniel Zenk Emmy Zenk 2426 Bantas Point La Wayzata, MN 55391 PID 08-117-22-13-0030	\$564,300	\$721,600	\$660,000
17)	Brandon Bolduc Jennifer Bolduc 16608 Meadowbrook La Wayzata, MN 55391 PID 08-117-22-43-0037	\$567,400	\$694,200	\$610,000
18)	Darrin Grove Maria Requiron 19010 Old Excelsior Blvd Minnetonka, MN 55345 PID 30-117-22-32-0046	\$724,600	\$812,400	\$740,000
19)	Nicklas Galanos Ursula Galanos 2650 Oakland Rd Minnetonka, MN 55305 PID 10-117-22-31-0013	\$790,900	\$920,600	\$885,000
20)	Woodhill LLC 4323 Woodhill Rd Minnetonka, MN 55345 PID 22-117-22-32-0076	\$465,300	\$518,800	\$495,000
21)	Kevin Shearer Katherine Shearer 3622 Farmington Rd Minnetonka, MN 55305 PID 15-117-22-44-0062	\$474,900	\$560,500	\$530,000
22)	Stephen Roberts Genevieve Roberts 5418 Mayview Rd Minnetonka, MN 55345 PID 34-117-22-21-0004	\$555,200	\$649,800	\$610,000
23)	Ronald Buchanan Lois Ebnet 3033 Chase Dr Minnetonka, MN 55305 PID 15-117-22-12-0012	\$590,100	\$721,700	\$675,000
24)	Logan Reed Kelsey Kiefer 4721 Deerwood Dr Minnetonka, MN 55343 PID 27-117-22-12-0016	\$279,400	\$411,100	\$390,000
25)	Brian Weitz Kara Bancroft 15849 Woodgate Rd N Minnetonka, MN 55345 PID 28-117-22-32-0064	\$444,400	\$517,400	\$475,000

26)	Mark Johnson Robin Johnson 4803 Chantrey Pl Minnetonka, MN 55345 PID 28-117-22-21-0028	\$684,900	\$786,500	\$750,000
27)	Rotherick Tan Yen Peng Lim 18934 Radford St Minnetonka, MN 55345 PID 31-117-22-32-0002	\$466,300	\$539,300	\$530,000
28)	Joan Nicol Hoium 2921 Bay St Wayzata, MN 55391 PID 17-117-22-22-0017	\$244,900	\$427,400	\$395,000
29)	Travis Michels Carrie Michels 12713 Twelve Oaks Dr Minnetonka, MN 55305 PID 11-117-22-33-0018	\$446,200	\$553,100	\$500,000
30)	Michael Oreck Susan Oreck 2091 Sherwood La Minnetonka, MN 55305 PID 11-117-22-22-0303	\$602,000	\$655,600	\$625,000
31)	Steven Leventhal 11209 Fetterly Rd W Minnetonka, MN 55305 PID 11-117-22-14-0038	\$587,300	\$663,300	\$645,000
32)	Lawrence Covin Rita Covin 2298 Sherwood Ct Minnetonka, MN 55305 PID 11-117-22-22-0249	\$331,400	\$359,200	\$350,000
33)	David Hoffman Rachael Hoffman 14317 McGinty Rd W Wayzata, MN 55391 PID 15-117-22-23-0035	\$703,900	\$887,000	\$840,000
34)	Lisa Lockwood 5113 Baker Rd Minnetonka, MN 55343 PID 27-117-22-41-0040	\$824,200	\$1,037,200	\$885,000
35)	Michael Paddock Amber Paddock 15612 Willowood Dr Minnetonka, MN 55345 PID 33-117-22-32-0011	\$532,600	\$700,400	\$685,000
36)	Robert Antonovich 17420 Bay La Wayzata, MN 553991 PID 17-117-22-22-0023	\$322,900	\$435,100	\$420,000

37)	Gerald Rosovitz Carol Rosovitz 5833 Whited Ave Minnetonka, MN 55345 PID 33-117-22-31-0033	\$376,300	\$440,400	\$425,000
38)	Stephen Shanesy Renee Shanesy 2643 Snowmass Cir Minnetonka, MN 55305 PID 11-117-22-44-0015	\$818,400	\$940,800	\$900,000
39)	Brooks Lambert Angela Lambert 12001 Golden Acre Dr Minnetonka, MN 55305 PID 11-117-22-31-0056	\$360,200	\$455,800	\$435,000
40)	Brian Heijerman Sarah Jarrett 12825 Greenwood Tr Minnetonka, MN 55343 PID 22-117-22-44-0033	\$388,200	\$562,600	\$535,000
41)	Michael Noble Kristi Noble 5937 Fairwood Dr Minnetonka, MN 55345 PID 33-117-22-32-0052	\$455,800	\$601,800	\$580,000
42)	Janie Fink 3325 Creekview Ter Minnetonka, MN 55305 PID 15-117-22-13-0055	\$680,100	\$792,000	\$777,000
43)	Peggy Kaplan 5592 Bristol La Minnetonka, MN 55343 PID 35-117-22-21-0047	\$710,800	\$803,200	\$760,000
44)	Jay Sachetti Rebecca Sachetti 5926 Lone Lake Loop Minnetonka, MN 55343 PID 35-117-22-42-0101	\$565,300	\$696,700	\$635,000
45)	Richard Bruce Deanna Bruce 3310 Hazelwood West Wayzata, MN 55391 PID 15-117-22-23-0019	\$700,700	\$966,000	\$900,000
46)	Jeffrey Noyes 14618 Oakwood Rd Minnetonka, MN 55345 PID 21-117-22-14-0004	\$414,500	\$498,600	\$450,000
47)	Veta Segal 12830 April La Minnetonka, MN 55305 PID 15-117-22-11-0029	\$460,000	\$541,500	\$480,000

48)	Jill Miyamoto 17208 Millwood Rd Minnetonka, MN 55345 PID 29-117-22-33-0006	\$493,600	\$564,800	\$545,000
49)	Michael Flower Jillian Flower 5559 Bristol La Minnetonka, MN 55343 PID 35-117-22-21-0038	\$656,900	\$814,000	\$790,000
50)	Daniel Mord Cynthia Mord 3108 Minnehaha Ct Wayzata, MN 55391 PID 16-117-22-11-0014	\$574,100	\$815,700	\$735,000
51)	James Hiller Joan Hiller 5638 Glen Ave Minnetonka, MN 55345 PID 33-117-22-13-0036	\$450,000	\$546,700	\$445,000
52)	Joshua Pettersen Kristen Stevens 17014 Patricia La Minnetonka, MN 55345 PID 29-117-22-34-0048	\$500,100	\$584,500	\$575,000
53)	David Saarela Stephanie Neitz 17003 Sherwood Rd Minnetonka, MN 55345 PID 29-117-22-34-0073	\$451,700	\$589,900	\$570,000
54)	Hale Lira Christina Lira 5025 Dominick Spur Minnetonka, MN 55343 PID 26-117-22-31-0004	\$322,400	\$382,200	\$375,000
55)	Stuart Remick Clara Remick 18213 Hermitage Way Minnetonka, MN 55345 PID 30-117-22-13-0022	\$554,200	\$590,300	\$567,000
56)	Duncan Malloch Kathleen Malloch 12701 Junction Rd Minnetonka, MN 55343 PID 23-117-22-33-0004	\$381,900	\$407,400	\$390,000
57)	Bruce Smith Sita Thapa Smith 608 Park La S Minnetonka, MN 55305 PID 02-117-22-21-0019	\$400,500	\$556,100	\$530,000
58)	Laurie Nelson 13808 Knollway Dr S Minnetonka, MN 55305 PID 03-117-22-24-0027	\$299,300	\$359,700	\$335,000

59)	Bradley Welberg 4133 Windridge Cir Minnetonka, MN 55305 PID 23-117-22-23-0058	\$379,300	\$470,400	\$440,000
60)	Kristine O'Reilly 5700 Lake Rose Dr Minnetonka, MN 55345 PID 33-117-22-24-0021	\$359,500	\$434,300	\$410,000
61)	David Nieting Beverly Nieting 12031 Townview Rd Minnetonka, MN 55343 PID 23-117-22-31-0040	\$329,000	\$392,400	\$380,000
62)	Conan Crum Amy Crum 15809 White Pine Dr Wayzata, MN 55391 PID 04-117-22-33-0033	\$528,800	\$649,600	\$615,000
63)	Zachary Elliott Morgan Fredrickson 12802 Linde La Minnetonka, MN 55305 PID 15-117-22-44-0001	\$323,500	\$395,300	\$375,000
64)	Darryl Nelson Angela Nelson 4777 Hamilton Rd Minnetonka, MN 55345 PID 28-117-22-23-0027	\$443,500	\$512,000	\$490,000
65)	Leslie Bork Lezlie Bork 16722 Grays Bay Blvd Wayzata, MN 55391 PID 08-117-22-43-0035	\$2,487,000	\$2,967,400	\$2,800,000
66)	Robert Alm Jeanne Alm 2024 Vernon Dr S Minnetonka, MN 55305 PID 12-117-22-22-0031	\$475,600	\$574,700	\$565,000
67)	Steven Wangstad 15509 Post Rd Wayzata, MN 55391 PID 09-117-22-21-0029	\$499,300	\$672,700	\$595,000
68)	Jason Brown Sumika Brown 4724 Eastwood Rd Minnetonka, MN 55345 PID 30-117-22-22-0002	\$502,500	\$644,400	\$625,000
69)	James Beatty 2311 Sherwood Hills Rd Minnetonka, MN 55305 PID 11-117-22-13-0045	\$276,600	\$429,600	\$350,000

70)	John Kilkelly Mary Kilkelly 4616 Oxford Pl Minnetonka, MN 55345 PID 29-117-22-12-0024	\$432,700	\$493,200	\$475,000
71)	Tannen Loge Angela Loge 5922 Lone Lake Loop Minnetonka, MN 55343 PID 35-117-22-42-0099	\$560,300	\$643,200	\$630,000
72)	Nicolas Horns Lynette Raichle 14325 Grenier Rd Minnetonka, MN 55345 PID 34-117-22-23-0021	\$808,200	\$979,200	\$940,000
73)	Brent Gensler Marni Gensler 11614 Cedar Pass Minnetonka, MN 55305 PID 11-117-22-42-0043	\$807,400	\$899,000	\$880,000

Schack moved, Calvert seconded a motion to approve the City Assessor's recommendations.

All voted "yes". Motion carried.

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

Wiersum read the following into the record:

	Petitioner	2021 Estimated Market Value	2022 Estimated Market Value	2022 Advisors' Recommendation
1)	Michael Gentz Elizabeth Gentz 14910 Woodruff Rd Wayzata, MN 55391 PID 09-117-22-13-0037	\$453,800	\$619,600	
2)	M. Tobak, I. Tobak and K. Tobak 2350 Crosby Rd Wayzata, MN 55391 PID 08-117-22-14-0031	\$843,900	\$1,041,800	
3)	Xuefeng Liu Jing Xu 12200 Hilloway Rd W Minnetonka, MN 55305 PID 11-117-22-21-0020	\$830,900	\$969,200	
4)	Matthew Griebie Jeannie Larson 16705 Grays Bay Blvd Wayzata, MN 55391 PID 17-117-22-12-0005	\$1,087,400	\$1,488,000	

5)	Gregg Erickson Jan Erickson 2434 Sherwood Hills Rd Minnetonka, MN 55305 PID 11-117-22-13-0019	\$683,800	\$838,900
6)	Grays Bay Holdings LLC 16516 Grays Bay Blvd Wayzata, MN 55391 PID 08-117-22-43-0031	\$1,429,000	\$1,750,000
7)	Mario Goessl 16511 Black Oaks Cir Wayzata, MN 55391 PID 05-117-22-12-0026	\$2,564,100	\$2,834,700
8)	Saul Bernick Maureen Bernick 3530 Fairway La Minnetonka, MN 55305 PID 13-117-22-32-0069	\$481,900	\$642,900
9)	Thomas Johnson Jill Johnson 15001 Tammer La Wayzata, MN 55391 PID 04-117-22-43-0032	\$582,700	\$659,200
10)	Jennifer Berman 2723 Ashbourne Rd Wayzata, MN 55391 PID 09-117-22-44-0052	\$620,500	\$749,900
11)	Michael Zudov Snezhana Zudova 3615 Aspen Ridge Dr Minnetonka, MN 55305 PID 14-117-22-33-0045	\$590,600	\$646,900
12)	Brian Noah Dana Noah 5321 Michaele La Minnetonka, MN 55345 PID 30-117-22-43-0014	\$339,200	\$467,600
13)	Melissa Bardal 13228 Dahlgren Rd Minnetonka, MN 55305 PID 15-117-22-43-0033	\$308,000	\$367,400
14)	Iryna Shafir Stanislav Shafir 3502 Larchwood Dr Minnetonka, MN 55345 PID 17-117-22-31-0072	\$397,900	\$475,400
15)	Michael Kollar Mingyu Xiao 5928 Lone Lake Loop Minnetonka, MN 55343 PID 35-117-22-42-0102	\$575,300	\$666,200

16)	Steven Stein Lori Stein 14900 Woodruff Rd Wayzata, MN 55391 PID 09-117-22-13-0038	\$503,400	\$675,500
17)	Twig Leininger 16440 Temple Dr S Minnetonka, MN 55345 PID 29-117-22-13-0051	\$342,500	\$388,600
18)	Dyanne Bauer 6161 Creek View Ridge Minnetonka, MN 55345 PID 31-117-22-34-0042	\$247,400	\$283,000
19)	Julien Baissat Christelle Baissat 4716 Fairhills Rd W Minnetonka, MN 55345 PID 28-117-22-22-0013	\$732,400	\$980,200
20)	Neng Xu Hui Wang 5202 Picha Rd Minnetonka, MN 55345 PID 29-117-43-0071	\$482,900	\$539,000

Calvert moved, Schack seconded a motion to refer the petitions for the listed properties to the advisors, with a recommendation to be presented at the April 25 meeting.

All voted "yes". Motion carried.

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

Wiersum read the following into the record:

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

4)	SELA Investments – Cedar Ridge LLC 10201 Cedar Lake Rd Minnetonka, MN 55305 PID 12-117-22-42-0223	\$7,848,000	\$9,060,000
5)	SELA Investments – Cedar Ridge LLC 10111 Cedar Lake Rd Minnetonka, MN 55305 PID 12-117-22-42-0224	\$7,848,000	\$9,060,000
6)	SELA Investments – Cedar Ridge LLC 10101 Cedar Lake Rd Minnetonka, MN 55305 PID 12-117-22-42-0225	\$7,848,000	\$9,060,000

Calvert moved, Kirk seconded a motion to refer the petitions for the properties listed to the Assessing staff, with a recommendation to be presented at the April 25, 2022 meeting.

All voted “yes”. Motion carried.

Wiersum invited any residents who wished to make an appeal, and whose properties were not included on the agenda, to come forward and speak.

Jennifer Berman of 2723 Ashbourne Road addressed the council. She requested an explanation on how market values of properties are calculated. Schmidt indicated he could not give a brief answer to that question, but offered to have a conversation with Ms. Berman over the phone regarding how that calculation is made.

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

Schmidt stated that due to the anticipated number of public speakers at the next meeting, the time in the motion to recess and continue on April 25 should be changed from 6:00 p.m. to 5:30 p.m.

Calvert moved, Schaeppi seconded a motion to recess and continue the meeting at 5:30 p.m. on Monday, April 25, 2022.

All voted “yes”. Motion carried.

Respectfully submitted,



Becky Koosman
City Clerk