

**Addenda**  
**Local Board of Appeal and Equalization**  
**Meeting of May 1, 2023**

**Updates to the agenda**

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

- Section 4A: added numbers 12-23
- Section 4A: changed the 2023 Assessor's Recommendation for numbers 5,6,7,8 and 9



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

**TO:** City Council

**FROM:** Melanie Putz, City Assessor

**DATE:** May 1, 2023

**SUBJECT:** Change Memo for the May 1, 2023 Local Board of Appeal and Equalization meeting

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**2023 Minnetonka Local Board of Appeal and Equalization**

Section 4A – added numbers 12-23

Section 4A – changed the 2023 Assessor’s Recommendation for numbers 5, 6, 7, 8 and 9

## Agenda

### 2023 Minnetonka Local Board of Appeal and Equalization

Monday, May 1, 2023

6:00 p.m.

#### Council Chambers

1. Call to Order
2. Roll Call:
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                                                                                              | 2022 Estimated<br>Market Value | 2023 Estimated<br>Market Value | 2023<br>Assessors'<br>Recommendation |
|----|---------------------------------------------------------------------------------------------------------|--------------------------------|--------------------------------|--------------------------------------|
| 1) | David Ribnick<br>2201 Dwight La<br>Minnetonka, MN 55305<br>PID 11-117-22-21-0022                        | \$734,100                      | \$740,600                      | \$677,000                            |
| 2) | Joseph Syfko<br>Sandra Syfko<br>15510 Court Rd<br>Minnetonka, MN 55345<br>PID 21-117-22-31-0038         | \$660,100                      | \$703,800                      | \$650,000                            |
| 3) | Maria Boley<br>6043 Fairwood Cir<br>Minnetonka, MN 55345<br>PID 33-117-22-34-0009                       | \$538,800                      | \$579,100                      | \$500,000                            |
| 4) | Michael J Abrams<br>Sally G Abrams<br>12424 Creek Rd W<br>Minnetonka, MN 55305<br>PID 14-117-22-22-0043 | \$829,000                      | \$841,900                      | \$760,000                            |
| 5) | Heartland Minnetonka<br>LLC<br>10005 Greenbrier Rd<br>Minnetonka, MN 55305<br>PID 12-117-22-43-0002     | \$52,920,000                   | \$57,153,000                   | \$55,300,000                         |
| 6) | DJD Partners VII LLC<br>10995 Red Cir Dr<br>Minnetonka MN 55343<br>PID 36-117-22-33-0021                | \$903,000                      | \$976,000                      | \$963,000                            |
| 7) | Medica Health Plans<br>401 Carlson Pkwy<br>Minnetonka MN 55305<br>PID 04-117-22-11-0011                 | \$37,302,000                   | \$36,237,000                   | \$31,760,000                         |

|     | Petitioner                                                                                                       | 2022 Estimated<br>Market Value | 2023 Estimated<br>Market Value | 2023<br>Assessors'<br>Recommendation |
|-----|------------------------------------------------------------------------------------------------------------------|--------------------------------|--------------------------------|--------------------------------------|
| 8)  | Medica Health Plans<br>301 Carlson Pkwy<br>Minnetonka, MN 55305<br>PID 04-117-22-11-0010                         | \$39,428,000                   | \$38,362,000                   | \$33,885,000                         |
| 9)  | Pondview Plaza LLC<br>5850 Opus Pkwy<br>Minnetonka, MN 55343<br>PID 36-117-22-42-0008                            | \$19,940,000                   | \$20,481,000                   | \$16,000,000                         |
| 10) | Scott Hultgren<br>Amanda Manning<br>Hultgren<br>4617 Sparrow Rd<br>Minnetonka, MN 55345<br>PID 30-117-22-12-0003 | \$862,500                      | \$959,300                      | \$959,300                            |
| 11) | Tyler Pangerl<br>Nicole Pangerl<br>14324 Grenier Rd<br>Minnetonka, MN 55345<br>PID 34-117-22-23-0007             | \$771,200                      | \$821,100                      | \$765,000                            |
| 12) | SFI Ltd. Partnership 54<br>10601 Smetana Rd<br>Minnetonka, MN 55343<br>PID 36-117-22-21-0003                     | \$53,000,000                   | \$55,952,000                   | \$54,000,000                         |
| 13) | Mary A Prechel<br>William H Prechel<br>16508 Lakeland Dr<br>Minnetonka, MN 55345<br>PID 32-117-22-13-0017        | \$526,200                      | \$547,500                      | \$532,000                            |
| 14) | Robert Silver<br>Kim Silver<br>4052 Thrushwood La<br>Minnetonka, MN 55345<br>PID 20-117-22-13-0023               | \$1,319,700                    | \$1,455,200                    | \$1,400,000                          |
| 15) | Thomas Edward Ltd<br>Ptshp<br>5101 Shady Oak Rd<br>Minnetonka, MN 55343<br>PIN 26-117-22-41-0014                 | \$11,833,000                   | \$11,833,000                   | \$8,000,000                          |
| 16) | Marta Schechter<br>2062 Sherwood La<br>Minnetonka, MN 55305<br>PIN 11-117-22-22-0293                             | \$610,600                      | \$638,100                      | \$600,000                            |
| 17) | Lauren Dubosh<br>Andrew Schneider<br>4908 Winterset Dr<br>Minnetonka, MN 55343<br>PID 26-117-22-24-0045          | \$402,000                      | \$476,500                      | \$476,500                            |
| 18) | Patrick Galloway<br>Brandy Galloway<br>6136 Clarion Pass<br>Minnetonka, MN 55343<br>PID 35-117-22-44-0014        | \$1,107,400                    | \$1,184,000                    | \$1,184,000                          |

|     | Petitioner                                                                                                          | 2022 Estimated Market Value | 2023 Estimated Market Value | 2023 Assessors' Recommendation |
|-----|---------------------------------------------------------------------------------------------------------------------|-----------------------------|-----------------------------|--------------------------------|
| 19) | Larson Cap Cr Rid LLC<br>Et al<br>11055 Wayzata Blvd<br>Minnetonka, MN 55305<br>PID 01-117-22-32-0056               | \$16,190,000                | \$22,686,000                | \$22,686,000                   |
| 20) | Extra Space of<br>Minnetonka LLC<br>6150 Baker Rd<br>Minnetonka, MN 55345<br>PID 34-117-22-43-0015                  | \$10,330,000                | \$11,378,000                | \$11,378,000                   |
| 21) | Richard E Engebretson<br>A Jean Engebretson<br>291 Bellwether Path<br>Minnetonka, MN 55391<br>PID 04-117-22-21-0282 | \$891,800                   | \$1,255,100                 | \$1,255,100                    |
| 22) | Timothy L Oberg<br>12816 Lake St Extension<br>Minnetonka, MN 55305<br>PID 22-117-22-14-0016                         | \$424,800                   | \$444,000                   | \$420,000                      |
| 23) | Lowell M Oberg<br>Prudence L Oberg<br>12938 Rutledge Cir<br>Minnetonka, MN 55305<br>PID 15-117-22-14-0030           | \$387,500                   | \$393,100                   | \$380,000                      |

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

|    | Petitioner                                                                                                | 2022 Estimated Market Value | 2023 Estimated Market Value | 2023 Advisors' Recommendation |
|----|-----------------------------------------------------------------------------------------------------------|-----------------------------|-----------------------------|-------------------------------|
| 1) | Timothy McCauley<br>Karen McCauley<br>13321 Inverness Rd<br>Minnetonka, MN 55305<br>PID 15-117-22-43-0065 | \$293,900                   | \$841,300                   | \$841,300                     |
| 2) | Grays Bay Holdings LLC<br>16516 Grays Bay Blvd<br>Minnetonka, MN 55391<br>PID 08-117-22-43-0031           | \$1,600,000                 | \$2,028,700                 | \$1,815,300                   |
| 3) | Douglas Simek<br>April Olson<br>11442 Aspen Way<br>Minnetonka, MN 55305<br>PID 11-117-22-41-0015          | \$998,300                   | \$1,019,500                 | \$950,000                     |
| 4) | Steven Posthumus<br>13216 Southridge Rd<br>Minnetonka, MN 55305<br>PID 03-117-22-13-0026                  | \$452,900                   | \$483,000                   | \$438,000                     |

|    | Petitioner                                                                                | 2022 Estimated<br>Market Value | 2023 Estimated<br>Market Value | 2023<br>Advisors'<br>Recommendation |
|----|-------------------------------------------------------------------------------------------|--------------------------------|--------------------------------|-------------------------------------|
| 5) | Jin Kim<br>Justine Kim<br>30 Plymouth Rd<br>Minnetonka, MN 55305<br>PID 03-117-22-12-0068 | \$426,400                      | \$456,100                      | \$425,000                           |

5. Adjourn