

Minutes
2023 Minnetonka Local Board of Appeal and Equalization
Monday, April 17, 2023

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 Melanie Putz gave the introductory report.

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

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

Wiersum read the following into the record:

	Petitioner	2022 Estimated Market Value	2023 Estimated Market Value	2023 Assessors' Recommendation
1)	David F Scott Barbara J Scott 17821 Comstock Rd Minnetonka, MN 55391 PID 18-117-22-14-0042	\$378,000	\$423,800	\$350,000
2)	Matthew Jensen Vera Jensen 4134 Trail Ridge La Minnetonka, MN 55345 PID 20-117-22-23-0015	\$659,100	\$645,000	\$600,000
3)	Conrad Segal 4430 Dunibar Ridge Rd Minnetonka, MN 55345 PID 19-117-22-44-0023	\$942,000	\$1,092,000	\$1,065,000
4)	Jack Bleet Laureen Bleet 4337 Avondale St Minnetonka, MN 55345 PID 20-117-22-41-0068	\$1,049,000	\$1,177,600	\$1,038,000
5)	Adrian Chan Hannah Chan 9801 Sandra La Minnetonka, MN 55305 PID 13-117-22-41-0032	\$450,000	\$497,100	\$475,000

6)	Daniel Maselter Julie Steele 5736 Glen Ave Minnetonka, MN 55345 PID 33-117-22-13-0027	\$387,700	\$407,900	\$385,000
7)	Joseph Gamble Shelagh Gamble 11809 Lake St Ext Minnetonka, MN 55343 PID 23-117-22-42-0019	\$440,000	\$479,700	\$470,000
8)	James Schelling Jackie Schelling Barbara Huber 5805 Mahoney Ave Minnetonka, MN 55345 PID 31-117-22-41-0004	\$587,100	\$611,100	\$545,000
9)	David Altnow Jaclyn Lilley 6167 Chasewood Pkwy #201 Minnetonka, MN 55343 PID 35-117-22-43-0064	\$210,200	\$229,000	\$197,500
10)	LMJH, LLC 14901 Minnetonka Indust Rd Minnetonka, MN 55345 PID 16-117-22-43-0015	\$2,200,400	\$2,800,000	\$2,750,000
11)	Adam Bosman Mollie Bosman 3660 Fairlawn Dr Minnetonka, MN 55345 PID 17-117-22-43-0069	\$425,800	\$589,300	\$560,000
12)	Brian Noah Dana Noah 5321 Michael Ln Minnetonka, MN 55345 PID 30-117-22-43-0014	\$435,000	\$472,600	\$450,000
13)	Robert Aronson Roberta Aronson 2820 Danbury Way Minnetonka, MN 55305 PID 11-117-22-33-0057	\$908,300	\$920,400	\$880,000
14)	Kaitlin Carlson 15819 Boulder Creek Dr Minnetonka, MN 55345 PID 33-117-22-33-0036	\$557,900	\$595,100	\$580,000

15)	Boulevard Garden Senior Housing 11333 Fairfield Rd Minnetonka, MN 55345 PID 02-117-22-14-0064	\$5,683,000	\$5,683,000	\$5,450,000
16)	David Richman 5645 Green Circle Dr #209 Minnetonka, MN 55345 PID 36-117-22-12-0476	\$156,100	\$184,600	\$179,000
17)	Andrew Cannon Courtney Cannon 3557 Fairway Ct Minnetonka, MN 55305 PID 13-117-22-32-0096	\$1,009,500	\$954,200	\$875,000
18)	Calvin Johnson Linda Johnson 12905 Jorissen Rd Minnetonka, MN 55343 PID 34-117-22-11-0062	\$524,100	\$526,100	\$505,000
19)	Lowell Noteboom Sonja Noteboom 11704 Live Oak Dr Minnetonka, MN 55305 PID 11-117-22-12-0026	\$619,500	\$660,800	\$619,500
20)	Paul Riester Anna Riester 11610 Minnetonka Mills Rd Minnetonka, MN 55305 PID 14-117-22-43-0075	\$861,900	\$895,100	\$880,000
21)	Nancy Farnes 2710 Foxgate Drive Minnetonka, MN 55305 PID 10-117-22-33-0017	\$528,900	\$538,900	\$506,400
22)	Jonathan Otto 12805 April Lane Minnetonka, MN 55305 PID 15-117-22-11-0033	\$452,900	\$448,600	\$360,000
23)	Gary O'Hagen Marcia O'Hagen 3220 Coggins Lane Minnetonka, MN 55305 PID 15-117-22-24-0013	\$553,900	\$615,500	\$597,500
24)	Ryan Bortolon Dawn Bortolon 16200 Pine Street Minnetonka, MN 55345 PID 20-117-22-11-0001	\$1,251,900	\$1,798,300	\$1,675,000

25)	John K Lee 5281 Beachside Dr Minnetonka, MN 55343 PID 26-117-22-32-0009	\$268,300	\$299,500	\$289,800
26)	James Hild Bonnie Hild 14511 Minnehaha Place Minnetonka, MN 55391 PID 16-117-22-11-0054	\$664,200	\$699,700	\$670,000

Coakley moved, Kirk 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	2022 Estimated Market Value	2023 Estimated Market Value	2023 Advisers' Recommendation
1)	Timothy McCauley Karen McCauley 13321 Inverness Rd Minnetonka, MN 55305 PID 15-117-22-43-0065	\$293,900	\$841,300	
2)	Grays Bay Holdings LLC 16516 Grays Bay Blvd Minnetonka, MN 55391 PID 08-117-22-43-0031	\$1,600,000	\$2,028,700	
3)	Douglas Simek April Olson 11442 Aspen Way Minnetonka, MN 55305 PID 11-117-22-41-0015	\$998,300	\$1,019,500	
4)	Steven Posthumus 13216 Southridge Rd Minnetonka, MN 55391 PID 03-117-22-13-0026	\$452,900	\$483,000	
5)	Jin Kim Justine Kim 30 Plymouth Rd Minnetonka, MN 55305 PID 03-117-22-12-0068	\$426,400	\$456,100	

Schack moved, Wilburn seconded a motion to refer the petitions for the listed properties to the advisors, with a recommendation to be presented at the May 1, 2023 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	2022 Estimated Market Value	2023 Estimated Market Value	2023 Assessors' Recommendation
1)	Heartland Minnetonka LLC 10005 Greenbrier Rd Minnetonka, MN 55305 PID 12-117-22-43-0002	\$52,920,000	\$57,153,000	
2)	DJD Partners VII LLC 10995 Red Cir Dr Minnetonka, MN 55305 PID 36-117-22-33-0021	\$903,000	\$976,000	

Coakley 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 May 1, 2023 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. There were no further comments at this time.

5. Recess and continue meeting to 6:00 p.m. on Monday, May 1, 2023.

Kirk moved, Wilburn seconded a motion to recess and continue the meeting at 6:00 p.m. on Monday, May 1, 2023.

All voted "yes". Motion carried.

Respectfully submitted,



Becky Koosman
City Clerk