

**Minutes**  
**2023 Minnetonka Local Board of Appeal and Equalization**  
**Monday, May 1, 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. **Approval of Agenda**

Calvert moved, Kirk seconded a motion to accept the agenda as amended with addenda to Item 4.A. All voted "yes." Motion carried.

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:**

Wiersum read the following into the record:

	Petitioner	2022 Estimated Market Value	2023 Estimated Market Value	2023 Assessors' Recommendation
1)	David Ribnick 2201 Dwight La Minnetonka, MN 55305 PID 11-117-22-21-0022	\$734,100	\$740,600	\$677,000
2)	Joseph Syfko Sandra Syfko 15510 Court Rd Minnetonka, MN 55345 PID 21-117-22-31-0038	\$660,100	\$703,800	\$650,000
3)	Maria Boley 6043 Fairwood Cir Minnetonka, MN 55345 PID 33-117-22-34-0009	\$538,000	\$579,100	\$500,000
4)	Michael J Abrams Sally G Abrams 12424 Creek Rd W Minnetonka, MN 55305 PID 14-117-22-22-0043	\$829,000	\$841,900	\$760,000
5)	Heartland Minnetonka LLC 10005 Greenbrier Rd Minnetonka, MN 55305 PID 12-117-22-43-0002	\$52,920,000	\$57,153,000	\$55,300,000

6)	DJD Partners VII LLC 10995 Red Cir Dr Minnetonka MN 55343 PID 36-117-22-33-0021	\$903,000	\$976,000	\$963,000
7)	Medica Health Plans 401 Carlson Pkwy Minnetonka MN 55305 PID 04-117-22-11-0011	\$37,302,000	\$36,237,000	\$31,760,000
8)	Medica Health Plans 301 Carlson Pkwy Minnetonka, MN 55305 PID 04-117-22-11-0010	\$39,428,000	\$38,362,000	\$33,885,000
9)	Pondview Plaza LLC 5850 Opus Pkwy Minnetonka, MN 55343 PID 36-117-22-42-0008	\$19,940,000	\$20,481,000	\$16,000,000
10)	Scott Hultgren Amanda Manning Hultgren 4617 Sparrow Rd Minnetonka, MN 55345 PID 30-117-22-12-0003	\$862,500	\$959,300	\$959,300
11)	Tyler Pangerl Nicole Pangerl 14324 Grenier Rd Minnetonka, MN 55345 PID 34-117-22-23-0007	\$771,200	\$821,100	\$765,000
12)	SFI Ltd. Partnership 54 10601 Smetana Rd Minnetonka, MN 55343 PID 36-117-22-21-0003	\$53,000,000	\$55,952,000	\$54,000,000
13)	Mary A Prechel William H Prechel 16508 Lakeland Dr Minnetonka, MN 55345 PID 32-117-22-13-0017	\$526,200	\$547,500	\$532,000
14)	Robert Silver Kim Silver 4052 Thrushwood La Minnetonka, MN 55345 PID 20-117-22-13-0023	\$1,319,700	\$1,455,200	\$1,400,000
15)	Thomas Edward Ltd Ptshp 5101 Shady Oak Rd Minnetonka, MN 55343 PIN 26-117-22-41-0014	\$11,833,000	\$11,833,000	\$8,000,000
16)	Marta Schechter 2062 Sherwood La Minnetonka, MN 55305 PIN 11-117-22-22-0293	\$610,600	\$638,100	\$600,000

17)	Lauren Dubosh Andrew Schneider 4908 Winterset Dr Minnetonka, MN 55343 PID 26-117-22-24-0045	\$402,000	\$476,500	\$476,500
18)	Patrick Galloway Brandy Galloway 6136 Clarion Pass Minnetonka, MN 55343 PID 35-117-22-44-0014	\$1,107,400	\$1,184,000	\$1,184,000
19)	Larson Cap Cr Rid LLC Et al 11055 Wayzata Blvd Minnetonka, MN 55305 PID 01-117-22-32-0056	\$16,190,000	\$22,686,000	\$22,686,000
20)	Extra Space of Minnetonka LLC 6150 Baker Rd Minnetonka, MN 55345 PID 34-117-22-43-0015	\$10,330,000	\$11,378,000	\$11,378,000
21)	Richard E Engebretson A Jean Engebretson 291 Bellwether Path Minnetonka, MN 55391 PID 04-117-22-21-0282	\$891,800	\$1,255,100	\$1,255,100
22)	Timothy L Oberg 12816 Lake St Extension Minnetonka, MN 55305 PID 22-117-22-14-0016	\$424,800	\$444,000	\$420,000
23)	Lowell M Oberg Prudence L Oberg 12938 Rutledge Cir Minnetonka, MN 55305 PID 15-117-22-14-0030	\$387,500	\$393,100	\$380,000

Schack moved, Calvert seconded a motion to accept the advisors' 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	\$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	\$1,815,300
3)	Douglas Simek April Olson 11442 Aspen Way Minnetonka, MN 55305 PID 11-117-22-41-0015	\$998,300	\$1,019,500	\$950,000
4)	Steven Posthumus 13216 Southridge Rd Minnetonka, MN 55391 PID 03-117-22-13-0026	\$452,900	\$483,000	\$438,000
5)	Jin Kim Justine Kim 30 Plymouth Rd Minnetonka, MN 55305 PID 03-117-22-12-0068	\$426,400	\$456,100	\$425,000

Calvert moved, Kirk seconded a motion to accept the advisors' recommendations. 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.

Wiersum thanked the assessing team for their assistance with this process.

## 5. **Adjournment**

Calvert moved, Kirk seconded a motion to adjourn the meeting at 6:12 p.m. All voted "yes". Motion carried.

Respectfully submitted,



Becky Koosman  
City Clerk