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TO: City Council
FROM: Colin Schmidt, SAMA, City Assessor
DATE: April 6, 2020
SUBJECT: Change Memo for the April 6, 2020 Local Board of Appeal and Equalization meeting

There have been several changes made to Sections A, B and C of the Local Board of Appeal and Equalization agenda. The sections now include the following:

4A 1-47

4B 1-11

4C 1-6

Agenda

2020 Minnetonka Local Board of Appeal and Equalization

Monday, April 6, 2020

6:00 p.m.

Council Chambers

1. Call to Order.
2. Roll Call: Calvert-Schaeppi-Coakley-Kirk-Schack-Carter-Wiersum
3. 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:

	Petitioner	2019 Estimated Market Value	2020 Estimated Market Value	2020 Assessors' Recommendation
1)	Jon Bartelt 709 Plymouth Rd Minnetonka, MN 55305 03-117-22-14-0053	\$413,900	\$412,700	\$295,000
2)	Timothy Munkeby Mary Munkeby 17820 Comstock Rd Wayzata, MN 55391 18-117-22-14-0059	\$364,500	\$370,500	\$315,000
3)	Steven Carlson Theresa Carlson 5208 Mayview Rd Minnetonka, MN 55345 27-117-22-31-0003	\$575,300	\$574,700	\$560,000
4)	John Twele Maressia Twele 5121 Baker Rd Minnetonka, MN 55343 27-117-22-41-0047	\$250,000	\$317,900	\$300,000
5)	Kelsey Halvin Jonathan Halvin 15841 Elodie La Minnetonka, MN 55345 28-117-22-33-0064	\$654,600	\$490,400	\$454,000
6)	Toi Hollie 5116 Holiday Rd Minnetonka, MN 55345 29-117-22-41-0077	\$256,200	\$314,300	\$291,000

	Petitioner	2019 Estimated Market Value	2020 Estimated Market Value	2020 Assessors' Recommendation
7)	Jennifer Bratton Keith Waxelman 4850 Timber Ridge Cir Minnetonka, MN 55345 30-117-22-24-0061	\$1,501,200	\$1,575,700	\$1,500,000
8)	Daniel Schultz 17848 Town Line Rd Minnetonka, MN 55345 31-117-22-44-0036	\$389,200	\$388,300	\$330,000
9)	Joel Rath 5537 Pompano Dr Minnetonka, MN 55343 35-117-22-11-0619	\$176,200	\$190,300	\$180,000
10)	Frederick Wehling 5536 Bristol La Minnetonka, MN 55343 35-117-22-21-0054	\$772,700	\$732,000	\$680,000
11)	Brody Hoyle Kathleen Burns 3915 Evergreen Dr Minnetonka, MN 55345 21-117-22-21-0011	\$332,400	\$335,300	\$315,000
12)	Stanislav Shafir Iryna Shafir 3502 Larchwood Dr Minnetonka, MN 55345 17-117-22-31-0072	\$376,400	\$406,900	\$380,000
13)	Zachary Kaplan Marissa Kaplan 11674 Cedar Pass Minnetonka, MN 55305 11-117-22-43-0056	\$799,300	\$806,300	\$775,000
14)	Michael Yanke Craig Solum 11206 Timberline Rd Minnetonka, MN 55305 02-117-22-44-0033	\$381,100	\$377,200	\$350,000
15)	Michael Tulkki 11221 Lorry La W Minnetonka, MN 55305 02-117-22-11-0012	\$279,000	\$298,500	\$278,000
16)	Zachary Quiring Jessica Quiring 211 Ranchview La S Wayzata, MN 55391 04-117-22-22-0028	\$595,500	\$594,800	\$552,000

	Petitioner	2019 Estimated Market Value	2020 Estimated Market Value	2020 Assessors' Recommendation
17)	Thomas Greene Joleen Greene 12700 Sherwood Pl 207 Minnetonka, MN 55305 11-117-22-22-0092	\$376,600	\$375,500	\$366,000
18)	Tom Rasche 13611 McGinty Rd E Minnetonka, MN 55305 15-117-22-21-0011	\$488,800	\$505,600	\$488,800
19)	Glen Schwartz Lenore Rockler 5925 Bren Cir Minnetonka, MN 55343 35-117-22-42-0087	\$330,000	\$341,400	\$330,000
20)	Robert White Susan White 16744 Grays Bay Blvd Wayzata, MN 55391 08-117-22-34-0001	\$2,599,800	\$2,766,500	\$2,700,000
21)	Darrell Schofield Mary Schofield 5829 Holiday Rd Minnetonka, MN 55345 32-117-22-41-0026	\$301,200	\$315,300	\$295,000
22)	Paul Thompson 5600 Bristol La Minnetonka, MN 55343 35-117-22-21-0046	\$780,000	\$828,300	\$795,000
23)	Paul Tegan Melissa Tegan 3313 Eldorado Tr E Minnetonka, MN 55305 15-117-22-24-0034	\$868,800	\$951,000	\$910,000
24)	Paul Tegan Melissa Tegan 3301 Eldorado Tr E Minnetonka, MN 55305 15-117-22-24-0046	\$317,600	\$407,900	\$395,000
25)	Peter Liupakka Elizabeth Christy 3109 Fairchild Ave Wayzata, MN 55391 17-117-22-11-0008	\$934,000	\$1,004,000	\$980,000
26)	Eric Ulmer 3648 Woody La Minnetonka, MN 55305 14-117-22-43-0042	\$345,900	\$344,300	\$337,000

	Petitioner	2019 Estimated Market Value	2020 Estimated Market Value	2020 Assessors' Recommendation
27)	Jonathan Davis 15120 Stone Ridge Trace Wayzata, MN 55391 09-117-22-13-0015	\$452,100	\$545,200	\$530,000
28)	James Field Martha Kudak 2630 Abbey Hill Dr Minnetonka, MN 55305 10-117-22-41-0045	\$507,600	\$529,100	\$507,600
29)	David Cherne 5641 Mahoney Ave Minnetonka, MN 55345 31-117-22-14-0043	\$596,300	\$634,800	\$625,000
30)	Vadim Mazo Nataliya Mazo 3219 Lake Shore Blvd Wayzata, MN 55391 17-117-22-13-0094	\$1,001,500	\$1,074,100	\$1,015,000
31)	Benjamin Godsave Andrea Godsave 5320 Scenic Heights Dr Minnetonka, MN 55345 29-117-22-43-0012	\$543,500	\$564,600	\$510,000
32)	James Thompson Georgia Thompson 4729 Chantrey Pl Minnetonka, MN 55345 28-117-22-21-0027	\$878,400	\$879,700	\$775,000
33)	Derek Weinberger Erin Fransen 18400 Wintergreen Ct Minnetonka, MN 55345 30-117-22-21-0012	\$796,400	\$874,700	\$800,000
34)	Douglas Espenson Suzanne Espenson 5800 Scenic Dr Minnetonka, MN 55345 32-117-22-42-0031	\$559,500	\$590,300	\$559,500
35)	Maurice Jamaleldin 9597 Sandra La Minnetonka, MN 55305 18-117-21-32-0242	\$125,000	\$212,400	\$125,000
36)	Hoa Trinh Hung Trinh 16280 Temple Dr S Minnetonka, MN 55345 29-117-22-14-0054	\$475,800	\$470,500	\$460,000

	Petitioner	2019 Estimated Market Value	2020 Estimated Market Value	2020 Assessors' Recommendation
37)	Michael Hiebel Debra Hiebel 16860 Creek Ridge Tr Minnetonka, MN 55345 32-117-22-31-0036	\$586,200	\$709,900	\$670,000
38)	Stephen Rowland 15709 Excelsior Blvd Minnetonka, MN 55345 33-117-22-22-0046	\$735,500	\$762,500	\$740,000
39)	James Masten II 4757 Coventry Rd E Minnetonka, MN 55345 27-117-22-24-0049	\$550,000	\$577,900	\$544,500
40)	Stuart Silberman Alison Silberman 11123 Mill Run Minnetonka, MN 12-117-22-23-0028	\$712,400	\$741,800	\$712,400
41)	Michael Holmes Michelle Holmes 4748 Baker Rd Minnetonka, MN 55343 27-117-22-12-0005	\$234,100	\$216,800	\$140,000
42)	Benjamin Humphrey Katherine Humphrey 5120 Stoney Bridge Ct Minnetonka, MN 55345 30-117-22-42-0036	\$263,100	\$320,400	\$290,000
43)	James Anderson Jean Anderson 12020 Mayflower Pl Minnetonka, MN 55305 11-117-22-34-0041	\$434,200	\$449,000	\$430,000
44)	Scott Rousseau Linda Rousseau 2500 Abbey Hill Dr Minnetonka, MN 55305 10-117-22-41-0025	\$432,500	\$441,000	\$432,500
45)	Michael Sedley Aimee Sedley 2460 Emerald Tr Minnetonka, MN 55305 11-117-22-32-0046	\$966,700	\$1,015,200	\$860,000
46)	Margaret Bicek 4836 Shady La N Minnetonka, MN 55345 30-117-22-23-0038	\$379,800	\$392,000	\$380,000
47)	Ben Nemode Katherine Erickson 14954 Linner Cir Wayzata, MN 55391 04-117-22-42-0046	\$778,900	\$813,100	\$780,000

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

	Petitioner	2019 Estimated Market Value	2020 Estimated Market Value	2020 Advisors' Recommendation
1)	Gay Neitzel 5373 Beachside Dr Minnetonka, MN 55343 26-117-22-44-0091	\$258,900	\$256,200	
2)	Norman Korn Bonnie Korn 6075 Clarion Pass Minnetonka, MN 55343 35-117-22-44-0017	\$800,000	\$884,300	
3)	Sakya Dama Vandana Gorjala 11444 Oberlin Rd Minnetonka, MN 55305 02-117-22-11-0054	\$850,000	\$929,900	
4)	Moved to Section A			
5)	Valery Gorodnichev Irina Pelutis 15010 Tammer La Wayzata, MN 55391 04-117-22-43-0022	\$819,700	\$832,000	
6)	James Oberg Emily Oberg 2016 Blackberry La Wayzata, MN 55391 08-117-22-11-0042	\$410,000	\$450,700	
7)	Steven Hanson Linda Whitteaker 5164 Beacon Hill Rd Minnetonka, MN 55345 28-117-22-44-0284	\$275,000	\$293,600	
8)	Martha Carland 2020 Meeting St Wayzata, MN 55391 09-117-22-12-0023	\$791,100	\$798,100	
9)	Gerald Haugen Sally Haugen 4835 Gaywood Dr Minnetonka, MN 55345 27-117-22-22-0025	\$497,200	\$519,700	
10)	Timothy Ross Elizabeth Ross 4557 Timber Woods La Minnetonka, MN 55345 21-117-22-33-0067	\$678,900	\$734,700	
11)	Kissy Coakley 16417 Hilltop Ter Minnetonka, MN 32-117-22-12-0035	\$243,800	\$248,300	

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

Petitioner	2019 Estimated Market Value	2020 Estimated Market Value	2020 Assessors' Recommendation
1) Dropped Appeal			
2) James Ryshavy 6100 Baker Rd Minnetonka, MN 55345 34-117-22-43-0003	\$1,500,000	\$1,620,000	
3) 12901 Wayzata Blvd LLC 12950 Wayzata Blvd Minnetonka, MN 55305 03-117-22-14-0005	\$2,365,000	\$2,365,000	
4) HMW LLC 10600 Wayzata Blvd Minnetonka, MN 55305 01-117-22-24-0030	\$7,200,000	\$7,200,000	
5) Associated Financial Grp LLC 6000 Clearwater Dr Minnetonka, MN 55343 34-117-22-44-0019	\$9,500,000	\$10,826,000	
6) MTKA-RAMADA RENAISSANCE 12201 Ridgedale Dr Minnetonka, MN 55305 02-117-22-34-0012	\$15,840,000	\$15,840,000	

5. Recess and continue meeting to 6:00 p.m. on Monday, April 20, 2020.