

## Agenda

### 2021 Minnetonka Local Board of Appeal and Equalization

Monday, April 26, 2021

5:45 p.m.

#### Council Chambers

1. Call to Order
2. Roll Call: Kirk-Schack-Carter-Calvert-Schaeppi-Coakley-Wiersum
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	2020 Estimated Market Value	2021 Estimated Market Value	2021 Assessors' Recommendation
1)	CAPGROW Holdings JV Sub VII LLC 21 Westwood Rd Minnetonka, MN 55305 01-117-22-24-0027	\$998,000	\$998,000	\$998,000
2)	MTKA II MP LLC 10709 Wayzata Blvd Minnetonka, MN 55305 01-117-22-24-0002	\$5,580,000	\$5,580,000	\$5,580,000
3)	GPH Wayzata LLC 15409 Wayzata Blvd Wayzata, MN 55391 04-117-22-31-0019	\$3,652,000	\$3,652,000	\$3,269,000
4)	GPH Wayzata LLC 15407 Wayzata Blvd Wayzata, MN 55391 04-117-22-31-0020	\$6,972,000	\$6,972,000	\$6,231,000
5)	Naresh Uppal 14822 Walker Pl Minnetonka, MN 55345 21-117-22-12-0048	\$1,023,500	\$985,800	\$985,800
6)	Peter Armbrust Krista Armbrust 5007 Westmill Rd Minnetonka, MN 55345 29-117-22-31-0048	\$361,000	\$411,100	\$400,000
7)	Dorothy Janssen 12709 Burwell Dr Minnetonka, MN 55305 14-117-22-23-0003	\$340,800	\$376,900	\$376,900

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

	Petitioner	2020 Estimated Market Value	2021 Estimated Market Value	2021 Advisors' Recommendation
1)	John Alexander III Ruth Alexander 2447 Emerald Tr Minnetonka, MN 55305 11-117-22-23-0044	\$1,124,000	\$1,046,300	\$1,046,300
2)	Judy Askevold 4163 Pepperwood Tr Minnetonka, MN 55305 22-117-22-13-0070	\$223,200	\$259,400	\$259,400
3)	Thomas Johnson Jill Johnson 15001 Tammer La Wayzata, MN 55391 04-117-22-43-0032	\$545,000	\$582,700	\$582,700

5. Adjourn

**Minnetonka 2021 Local Board of Appeal and Equalization  
Meeting of April 26, 2021**

**Brief Description:** 2021 Local Board of Appeal and Equalization (LBAE)

**Recommended Action:** Receive and adopt Assessors' recommendations on appeals  
Receive and adopt/modify Advisors' recommendations on appeals

**Background**

The first meeting of the LBAE was held on Monday, April 12, 2021, at 5:45 p.m. via video conferencing, with live streaming on the city's website and cable television channel. The meeting of April 26, 2021, is the reconvene of the LBAE.

**Agenda**

Attached is the agenda for the April 26, 2021 meeting. As indicated, there are ten properties requiring action by the LBAE. Information for the appeals reviewed by the advisors on the agenda includes a map, the advisor's review and recommendation of valuation, preliminary information from the property owner, staff conclusion and comments.

The agenda provided for the LBAE held on April 12, 2021, contained an error in the address for item 4B-3. The attached agenda contains the corrected property address for item 4B-3.

**Meeting Procedure**

**Receive and adopt Assessors' recommendations on appeals that were not reviewed by the Advisors.** These appeals consist of properties reviewed by staff with staff recommendations.

**Receive and act upon the Advisors' recommendations.** The three advisors to the LBAE composed of Craig Dullum, Larry Kriedberg, and Keith Swanson reviewed properties on Wednesday, April 14 and Thursday, April 15, 2021. At that time, the property owners had an opportunity to discuss the property and present any information they believed would assist the advisors in making their recommendation.

The advisors then presented their recommendation to staff including supporting information. The advisors will be available to the LBAE for questions should any arise regarding their recommendations.

The property owners have been notified of the advisors' recommendation. The owners have the opportunity to speak to the LBAE and present further information should they choose regarding the advisors' recommendations.

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**Meeting process.** At the reconvene, the process will be as follows for each property under active appeal. At each step, the LBAE may ask clarifying questions.

1. The property owners present information, if desired.
2. The advisors present their findings and recommendation.
3. City assessing division staff presents information, as needed.
4. The LBAE individually acts upon each appeal as required by state guidelines.

Actions the LBAE may take include:

- reduce the value of a property;
- sustain the original value;
- increase the value of a property;
- add improvements to the assessment list; and
- change classification of a property.

The LBAE has certain limitations to its power. The LBAE cannot:

- consider prior year assessments;
- reduce the aggregate assessment of the city by more than one percent;
- exempt property;
- make changes to a property in which a member has a conflict of interest or a financial interest;
- grant a special program;
- make changes benefiting a property owner who refuses entry by the assessor; or
- order percentage increases or decreases for an entire class of property.

Due to the COVID-19 pandemic, advisors did not conduct on-site inspections. They reviewed all verbal and written information submitted. Also, advisors reviewed photographs or video, to arrive at their value recommendations.

Each of the property owners who have appealed their valuation to the LBAE may continue their appeal to the Hennepin County Board of Appeal and Equalization (HCBAE) that meets on June 14, 2021. Owners must call in advance and submit an application to be added to the agenda for this meeting. They must call 612-348-7050 by May 21, 2021.

### **Recommendation**

Receive and adopt assessors' recommendations on appeals. Receive and adopt/modify advisors' recommendations on appeals.

Submitted through:

Geralyn Barone, City Manager  
Darin Nelson, Finance Director

Originated by:

Colin Schmidt, SAMA, City Assessor



## 2021 Local Board of Appeal and Equalization

B1

John J. Alexander, III

Ruth Alexander

2447 Emerald Tr

11-117-22-23-0044



**2021 Assessed Value: \$1,046,300**

**Recommendation: \$1,046,300**

*This report is not an appraisal as defined in M.S. § 82B.02 (subd.3) nor does it comply with the Uniform Standards of Professional Appraisal Practice. It is intended to be used as a reference only and any use other than its intended use is prohibited and unlawful. The author does not represent this to be an appraisal and is not responsible for any inappropriate use. It is a report of public records using a mass appraisal technique.*



**2447 Emerald Trail, Minnetonka, MN 55305**



**TAX INFORMATION**

Property ID: 1111722230044  
 Tax Year: 2008  
 Tax Amt: 16,299.00  
 Assess Bal: \$0.00  
 Tax w/assess: 16,299.00  
 Assess Pend:  
 Homestead: Yes  
 Year Built: 2005  
 Bedrooms: 6  
 Total Baths: 5  
 Garage: 3

Status: **Sold**  
 List Price: **\$1,289,000**  
 Sold Price: **\$1,301,000**  
 Original List Price: **\$1,439,000**  
 Map Page: 105 Map Coord: A4  
 Directions: 494 to MTKA Blvd, E to  
 Plymouth Rd, N to Amy Ln, E to  
 Emerald Trl, S to home

Const Status: **Previously Owned**

Style: **(SF) Single Family** Stories: **2 Stories** Fire #:  
 Above Ground Finished SqFt: **3,820** Foundation Size: **1,951** Acres: **0.65**  
 Below Ground Finished SqFt: **1,736** Total Finished SqFt: **5,556** Lot Size: **118x285x109x235**  
 List Date: **3/17/08** Received By MLS: **3/17/08** Days On Market: **78** CDOM: **78**  
 Off Market Date: **06/02/2008** Date Closed: **6/27/08** Selling Agent: **Marcia G. McLean**  
 Projected Close Date: **6/27/08** Seller's Contrib: **\$0** Selling Office: **Choice Properties Plus**

Legal Description: **EMERALD TRAIL 4TH ADDN Lot 001 Block 001**  
 County: **Hennepin** School District: **270 - Hopkins, 952-988-4000**  
 Complex/Dev/Sub: Common Wall: **No**  
 Restrictions/Covts: Lot Description: **Tree Coverage - Heavy**  
 Agent Remarks: **Fabulous Lecy 2005 Parade home with all the quality you'd expect! Cherry & enameled millwork, lots of built-ins, superb finishing + on a large private wooded lot so close to it all. Great room concept with granite, stone, pillars & walls of windows.Hurry!**

Room	Level	Dimen	Other Rooms	Level	Dimen	
Living Rm	Main	19x17	Study	Main	14x12	Heat: <b>Forced Air, In-Floor Heating</b> Fuel: <b>Natural Gas</b> Air Cnd: <b>Central</b> Water: <b>City Water/Connected</b> Sewer: <b>City Sewer/Connected</b> Garage Stalls: <b>3</b> Other Parking: Pool: <b>None</b>
Dining Rm	Main	16x12	Screened Porch	Main	14x14	
Family Rm	Main	17x16	Fifth (5th) Bedroom	Lower	14x14	
Kitchen	Main	18x11	Sixth (6th) Bedroom	Lower	16x12	
Bedroom 1	Upper	16x16	<b>Bathrooms</b>			
Bedroom 2	Upper	16x12	Total: <b>5</b>	<b>3/4: 2</b>	<b>1/4: 0</b>	
Bedroom 3	Upper	15x12	Full: <b>2</b>	<b>1/2: 1</b>		
Bedroom 4	Upper	13x13				

Bath Description: **Main Floor 1/2 Bath, Upper Level Bath, Private Master, Full Master, 3/4 Basement, Separate Tub & Shower**  
 Dining Room Desc: **Separate/Formal Dining Room, Informal Dining Room, Family Room Char: Main Level, Lower Level, 2**  
 Fireplaces: **2** Fireplace Characteristics: **Living Room, Family Room, Gas Burning**  
 Appliances: **Cooktop, Wall Oven, Microwave, Dishwasher, Refrigerator, Water Softener - Owned, Disposal, Air-To-Air Exchanger**  
 Basement: **Walkout, Full, Finished (Livable), Drain Tiled** Exterior: **Shakes, Brick/Stone**  
 Roof: **Asphalt Shingles, Age 8 Years or Less** Fencing: **None**  
 Amenities-Unit: **Patio, Porch, Natural Woodwork, Hardwood Floors, Tiled Floors, Washer/Dryer Hookup, Security System, In-**  
 Parking Char: **Attached Garage, Garage Door Opener, Driveway - Asphalt**  
 Shared Rooms: Special Search: **Main Floor Laundry, 4 BR on One Level**  
 Buyer Broker Comp: **2.7000** Sub-Agent Comp: **0 %** Facilitator Comp: **2.7000 %**  
 Variable Rate: **N** List Type: **Exclusive Right** Owner is an Agent?: **No**  
 In Foreclosure?: Lender Owned?: Potential Short Sale?:

Listing Agent: **Diana L Johnson 952-946-1637** Co-List Agent:  
 Listing Office: **Coldwell Banker Burnet** Appt Phone: **952-885-6280** Office Phone: **952-844-6000**  
 This Report Prepared By: **Keith B. Swanson 612-770-4337**

**2074 Austrian Pine Lane, Minnetonka, MN 55305-2429**



**TAX INFORMATION**

Property ID: 1111722210055  
 Tax Year: 2020  
 Tax Amt: 18,016.00  
 Assess Bal: \$0.00  
 Tax w/assess: 18,016.00  
 Assess Pend: No  
 Homestead: Yes  
 Year Built: 2013  
 Bedrooms: 5  
 Total Baths: 5  
 Garage: 3

Status: Pending  
 List Price: \$1,650,000

Original List Price: \$1,650,000

Map Page: 105 Map Coord: A3  
 Directions: Plymouth Rd/Hilloway Rd/Pine Island Rd, N/Austrian Pine Lane, end of cul-de-sac to Left.

Const Status: **Previously Owned**

Style: (SF) Single Family Stories: 2 Stories Fire #:   
 Above Ground Finished SqFt: 4,809 Foundation Size: 2,481 Acres: 0.89  
 Below Ground Finished SqFt: 1,391 Total Finished SqFt: 6,200 Lot Size: irregular  
 List Date: 2/23/21 Received By MLS: 2/25/21 Days On Market: 14 CDOM: 14  
 Off Market Date: 03/16/2021 Date Closed: Selling Agent: Ben Ganje + Partners  
 Projected Close Date: 4/26/21 Seller's Contrib: Selling Office: Lakes Sotheby's International Realty

Legal Description: LOT 001 BLOCK 001 AUSTRIAN PINES  
 County: Hennepin School District: 284 - Wayzata, 763-745-5000  
 Complex/Dev/Sub: Austrian Pines Common Wall: No  
 Restrictions/Covts: Lot Description:  
 Agent Remarks: Buyers/Agents to verify all MLS and Tax information. Data deemed reliable but not guaranteed. 5th bedroom on upper level is non-conforming (currently a craft/studio room) but sellers will add a built-in closet if buyer prefers with an acceptable offer. Powder room mirror and dining chandelier not for sale (see features sheet in supplements, many personal property items for sale). All buyers must provide a pre-approval letter or proof of funds PRIOR to showing (please send to JayEttinger@edinarealty.com and SenaNeilitz@edinarealty.com).

Room	Level	Dimen	Other Rooms	Level	Dimen			
Living Rm	Main	34x19	Screened Porch	Main	9x9	Heat:	Forced Air	
Dining Rm	Main	19x15	Recreation Room	Lower	27x19	Fuel:	Natural Gas	
Family Rm	Lower	19x14	Exercise Room	Lower	14x9	Air Cnd:	Central	
Kitchen	Main	16x10	Fifth (5th) Bedroom	Upper	19x15	Water:	City Water/Connected	
Bedroom 1	Main	19x16	<b>Bathrooms</b>			Sewer:	City Sewer/Connected	
Bedroom 2	Upper	12x16	Total:	5	3/4:	3	1/4:	0
Bedroom 3	Upper	12x16	Full:	0	1/2:	2		
Bedroom 4	Upper	12.5x18.!				Garage Stalls:	3	
						Other Parking:		
						Pool:		

Bath Description: Main Floor 1/2 Bath, Main Floor 3/4 Bath, Private Master, Upper Level 3/4 Bath, 1/2 Basement  
 Dining Room Desc: Separate/Formal Dining Room Family Room Char: Lower Level, Family Room  
 Fireplaces: 1 Fireplace Characteristics: Living Room, Electric, Other  
 Appliances: Range, Wall Oven, Microwave, Exhaust Fan/Hood, Dishwasher, Refrigerator, Washer, Dryer, Gas Water Heater, Water Filtration System, Air-To-Air Exchanger, Furnace Humidifier, Disposal  
 Basement: Finished (Livable) Exterior: Stucco, Vinyl, Brick/Stone  
 Roof: Age 8 Years or Less, Metal Fencing:  
 Amenities-Unit: Porch, Natural Woodwork, Kitchen Window, Kitchen Center Island, Ceiling Fan(s), Hardwood Floors, Tiled Fl  
 Parking Char: Attached Garage, Insulated Garage, Heated Garage, Electric Vehicle Charging Station, Garage Door Opener  
 Shared Rooms: Special Search: Main Floor Laundry, 2nd Floor Laundry, Main Floor Bedroom, 3 BR on One Level, All Living Facilities on One Level  
 Buyer Broker Comp: 2.7 % Sub-Agent Comp: 0 % Facilitator Comp: 0 %  
 Variable Rate: Y List Type: Exclusive Right Owner is an Agent?: No  
 In Foreclosure?: No Lender Owned?: No Potential Short Sale?: No

Listing Agent: Jay A. Ettinger 612-990-7777

Co-List Agent: Sena Neilitz 920-428-7232

Listing Office: Edina Realty, Inc.

Appt Phone:

Office Phone: 952-920-1960



**2460 Emerald Trail, Minnetonka, MN 55305-1910**



**TAX INFORMATION**

Property ID: 1111722320046  
 Tax Year: 2020  
 Tax Amt: 14,024.00  
 Assess Bal: \$0.00  
 Tax w/assess: 14,024.00  
 Assess Pend: No  
 Homestead: Yes

Status: **Sold**  
 List Price: **\$999,000**  
 Sold Price: **\$1,020,000**  
 Original List Price: **\$999,000**  
 Map Page: 105      Map Coord: A4  
 Directions: .

Year Built: 2004  
 Bedrooms: 5  
 Total Baths: 5      Lake/WF:  
 Garage: 3      Lake/WF Name:

Const Status: **Previously Owned**

Style: **(SF) Single Family**      Stories: **2 Stories**      Fire #:  
 Above Ground Finished SqFt: **4,001**      Foundation Size: **1,711**      Acres: **0.49**  
 Below Ground Finished SqFt: **1,565**      Total Finished SqFt: **5,566**      Lot Size: **117x159x213x119x70**  
 List Date: **8/21/20**      Received By MLS: **8/21/20**      Days On Market: **14**      CDOM: **44**  
 Off Market Date: **09/04/2020**      Date Closed: **10/14/20**      Selling Agent: **Sharon A McWhite**  
 Projected Close Date: **10/14/20**      Seller's Contrib: **\$0**      Selling Office: **Coldwell Banker Realty**

Legal Description: **LOT 004 BLOCK 002 EMERALD TRAIL 4TH ADDN**  
 County: **Hennepin**      School District: **270 - Hopkins, 952-988-4000**  
 Complex/Dev/Sub: **Emerald Trail 4Th Add**      Common Wall: **No**  
 Restrictions/Covts:      Lot Description: **City Bus (w/in 6 blks), Tree Coverage - Medi**

Agent Remarks: **Showings only to pre-qualified buyers or those with verified proof of funds please. All data deemed reliable but not guaranteed. Buyers or buyer's agent to confirm all measurements. The following are excluded in the sale: small refrigerator in laundry rm, mirror in basement bath, mirror in master above toilet, chandelier in basement bedrm, mirror in blue bathrm, DR mirror, powder rm mirror, refrigerator in garage and all electronics with the exception of the basement projector, tv and movie screen. Please note new water heater installed 8/2020 and underground fence surrounds the home for dogs.**

Room	Level	Dimen	Other Rooms	Level	Dimen	
Living Rm	Main	18x20	Fifth (5th) Bedroom	Basement	14x14	Heat: <b>Forced Air, Fireplace</b>
Dining Rm	Main	13x15	Office	Main	12x12	Fuel: <b>Natural Gas</b>
Family Rm	Basement	18x20	Screened Porch	Main	17x12	Air Cnd: <b>Central</b>
Kitchen	Main	25x16				Water: <b>City Water/Connected</b>
Bedroom 1	Upper	19x16				Sewer: <b>City Sewer/Connected</b>
Bedroom 2	Upper	12x16				Garage Stalls: <b>3</b>
Bedroom 3	Upper	13x14				Other Parking:
Bedroom 4	Upper	25x14				Pool:
<b>Bathrooms</b>						
Total: <b>5</b> 3/4: <b>2</b> 1/4: <b>0</b>						
Full: <b>2</b> 1/2: <b>1</b>						

Bath Description: **3/4 Basement, Bathroom Ensuite, Full Master, Private Master, Main Floor 1/2 Bath, Separate Tub & Shower, U**  
 Dining Room Desc: **Separate/Formal Dining Room, Informal Dining Room, E Family Room Char: Main Level, Lower Level, G**  
 Fireplaces: 2      Fireplace Characteristics: **Living Room, Gas Burning, Stone**  
 Appliances: **Cooktop, Wall Oven, Microwave, Exhaust Fan/Hood, Dishwasher, Refrigerator, Freezer, Washer, Dryer, Water Softener - Owned, Gas Water Heater, Water Osmosis System, Disposal, Air-To-Air Exchanger, Furnace Humidifier**

Basement: **Walkout**      Exterior: **Cedar**  
 Roof: **Asphalt Shingles, Age Over 8 Years**      Fencing: **Invisible**  
 Amenities-Unit: **Ceiling Fan(s), Deck, Ethernet Wired, Exercise Room, French Doors, Hardwood Floors, Kitchen Center Islanc**  
 Parking Char: **Attached Garage, Driveway - Asphalt**

Shared Rooms:      Special Search: **2nd Floor Laundry, 4 BR on One Level**  
 Buyer Broker Comp: **2.7 %**      Sub-Agent Comp: **0 %**      Facilitator Comp: **0 %**  
 Variable Rate: **N**      List Type: **Exclusive Right**      Owner is an Agent?: **No**  
 In Foreclosure?: **No**      Lender Owned?: **No**      Potential Short Sale?: **No**

**2063 Austrian Pine Lane, Minnetonka, MN 55305-2429**



**TAX INFORMATION**

Property ID: **1111722210056**  
 Tax Year: **2020**  
 Tax Amt: **18,021.00**  
 Assess Bal: **\$0.00**  
 Tax w/assess: **18,020.82**  
 Assess Pend: **Unknown**  
 Homestead: **No**  
 Year Built: **2005**  
 Bedrooms: **5**  
 Total Baths: **6**  
 Garage: **3**

Status: **Sold**

List Price: **\$1,195,000**  
 Sold Price: **\$1,095,000**  
 Original List Price: **\$1,195,000**

Map Page: **105** Map Coord: **A3**  
 Directions: **394 to Plymouth rd south to Hilloway rd W. take a left on Hilloway then follow to Pine island rd. follow around to Austrian Pine**

Const Status: **Previously Owned**

Style: **(SF) Single Family** Stories: **Modified Two Story** Fire #:  
 Above Ground Finished SqFt: **2,850** Foundation Size: **1,000** Acres: **0.64**  
 Below Ground Finished SqFt: **2,850** Total Finished SqFt: **5,700** Lot Size: **Lister**  
 List Date: **9/10/20** Received By MLS: **9/10/20** Days On Market: **23** CDOM: **23**  
 Off Market Date: **10/03/2020** Date Closed: **12/3/20** Selling Agent: **Cassie L. Frick**  
 Projected Close Date: **12/3/20** Seller's Contrib: **\$2,500** Selling Office: **Edina Realty, Inc.**

Legal Description: **LOT 002 BLOCK 001 AUSTRIAN PINES**  
 County: **Hennepin** School District: **284 - Wayzata, 763-745-5000**  
 Complex/Dev/Sub: **Austrian Pines** Common Wall: **No**  
 Restrictions/Covts: Lot Description: **Irregular Lot, Tree Coverage - Heavy**  
 Agent Remarks: **Beautiful 5BR/6BA Steiner & Koppelman custom built home. Stunning finishes and craftsmanship with over 5700 finished sq. ft. Private cul-de-sac setting, mature trees and gorgeous landscaped yard with large private patio. Large center island kitchen, sunroom, main floor office, formal dining, large main floor master on-suite, and three BR on the upper level. Finished lower level with family room, amusement room, bedroom and bathroom. Wayzata schools. Owner is agent.**

Room	Level	Dimen	Other Rooms	Level	Dimen	
Living Rm	Main	19x19	Fifth (5th) Bedroom	Lower	17x14	Heat: <b>Forced Air</b>
Dining Rm	Main	14x12	Exercise Room	Lower	19x18	Fuel: <b>Natural Gas</b>
Family Rm	Main	12x12	Family Room	Lower	41x16	Air Cnd: <b>Central</b>
Kitchen	Main	20x15	Office	Main	12x10	Water: <b>City Water/Connected</b>
Bedroom 1	Main	19x17	<b>Bathrooms</b>			Sewer: <b>City Sewer/Connected</b>
Bedroom 2	Upper	17x13	Total: <b>6</b>	3/4: <b>2</b>	1/4: <b>0</b>	Garage Stalls: <b>3</b>
Bedroom 3	Upper	14x12	Full: <b>2</b>	1/2: <b>2</b>		Other Parking:
Bedroom 4	Upper	14x12				Pool:

Bath Description: **Main Floor Full Bath, Main Floor 1/2 Bath, Upper Level Full Bath, Upper Level 3/4 Bath, Private Master, Full B**  
 Dining Room Desc: **Separate/Formal Dining Room, Informal Dining Room, Ez Family Room Char: Main Level, Lower Level, 2**  
 Fireplaces: **1** Fireplace Characteristics: **Living Room, Gas Burning**  
 Appliances: **Range, Cooktop, Wall Oven, Microwave, Exhaust Fan/Hood, Dishwasher, Refrigerator, Freezer, Washer, Dryer, Water Softener - Owned, Disposal, Air-To-Air Exchanger, Furnace Humidifier**  
 Basement: **Walkout, Full, Crawl Space, Finished (Livable), Sump Pum Exterior: Wood, Stucco, Brick/Stone**  
 Roof: **Asphalt Shingles, Pitched, Age 8 Years or Less** Fencing: **None**  
 Amenities-Unit: **Patio, Natural Woodwork, Kitchen Window, Vaulted Ceiling(s), Hardwood Floors, Tiled Floors, Walk-In Closet**  
 Parking Char: **Attached Garage, Driveway - Asphalt, Garage Door Opener**  
 Shared Rooms: Special Search: **Main Floor Laundry, Main Floor Bedroom, 3 BR on One Level**  
 Buyer Broker Comp: **2.7 %** Sub-Agent Comp: **0 %** Facilitator Comp: **0 %**  
 Variable Rate: **N** List Type: **Exclusive Right** Owner is an Agent?: **Yes**  
 In Foreclosure?: **No** Lender Owned?: **No** Potential Short Sale?: **No**

# City of Minnetonka

## Assessing Division

### 2021 Local Board of Appeal and Equalization Assessment Appeal

14600 Minnetonka Blvd  
Minnetonka, MN 55345  
Phone: 952.939.8220 Fax: 952.939.8244  
Email: [assessor@minnetonkamn.gov](mailto:assessor@minnetonkamn.gov)

**We request you return this form to the City of Minnetonka Assessing Division by April 2, 2021.** By submitting this application, your appeal will be entered into the record. It is **not required** to attend the first Board Meeting. You will be notified of the reconvene meeting where the Board will hear your appeal.

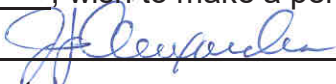
Office Use Only:		
Date Returned	_____	Received via _____
Date Withdrawn	_____	Withdrawn via _____
Dist _____	Nbhd _____	Appraiser _____

Date	<u>4/2/2021</u>	Daytime number	<u>612-377-5825</u>
Owners Name(s)	<u>john alexander</u>	Alternate number	<u>952-222-9795</u>
Address	<u>2447 emerald trail</u>		
City	<u>minnetonka</u>	State	<u>mn</u>
Zip Code	<u>55305</u>	Email	<u>jjalexander3@yahoo.com</u>

Property ID#	<u>11-117-22-23-0044</u>	Purchase Date	<u>june 2008</u>
Property Address	<u>2447 emerald trail, minnetonka, mn 55305</u>	Purchase Price	<u>1,301,000</u>
2021 Estimated Market Value as it appears on Notice of Valuation	<u>1,046,300</u>		
	<u>1.046,300</u>		

Additions, Renovations, or Improvements since purchase	<u>none</u>		
Cost of Improvements since purchase	<u>none</u>	Owner's Opinion of Estimated Market Value as of January 2, 2021	<u>872,000</u>
What are the reasons or documentation supporting the owner's opinion of market value? (Please attach supporting documentation)	<u>In analyzing the 4 homes on my street which have sold recently (3 in the last year and 1 within 16 months) and another 5 homes in a broader neighborhood area with similar build date, bed and bathrooms, and overall condition and sold in the last 11 months, the range of price/sq ft runs from \$160 to \$192 [with one at \$138 and another at \$228 as outliers) and a median price of \$169/sq ft. The current EMV assumes a price/sq ft of \$273, well above market. My price represents a lower price closer to market value.</u>		

I Do , Do not , wish to make a personal appearance.

Signature of Applicant  Date 4/2/2021

**Print Form**

Comparable [neighborhood] houses

<u>#</u>	<u>Street</u>	<u>City</u>	<u>date sold</u>	<u>selling price</u>	<u>\$/Sq FT</u>	<u>Yr Built</u>	<u>BR</u>	<u>bath</u>	<u>Sq ft</u>
2448	Emerald Trail	Minnetonka	11/8/2020	\$ 1,025,000	\$228	2005	4	4	4,492
2460	Emerald Trail	Minnetonka	10/14/2020	\$ 1,020,000	\$183	2004	5	5	5,566
2439	Emerald Trail	Minnetonka	4/10/2020	\$ 1,100,000	\$160	1997	4	6	6,892
2418	Emerald Trail	Minnetonka	11/21/2019	\$ 738,000	\$138	2001	5	5	5,334
3727	Shady Oak Rd	Minnetonka	5/6/2020	\$ 1,010,000	\$167	2003	5	5	6,033
14259	Trace Ridge Rd	Wayzata	10/21/2020	\$ 1,025,000	\$172	2005	5	5	5,952
13740	Wood Ln	Minnetonka	9/2/2020	\$ 1,100,000	\$169	2001	4	5	6,515
15313	Oric Ave	Minnetonka	7/14/2020	\$ 830,000	\$168	2007	4	5	4,942
2063	Austrialian Pine	Minnetonka	12/2/2020	\$ 1,095,000	<u>\$192</u>	2005	5	4	5,700
Median Price/Sq Ft					\$169				
2447	Emerald Trail	Minnetonka				2005	5	4	3,823



**City of Minnetonka**  
Assessing Department



**2021 Local Board of Appeal and Equalization  
Staff Report**

B1

**Property Owner(s):** John J. Alexander, III  
Ruth Alexander

**Property Address:** 2447 Emerald Tr

**PID #:** 11-117-22-23-0044

		<b>Market Value</b>
Assessment Year	2021	\$1,046,300
Assessment Year	2020	\$1,124,000
Assessment Year	2019	\$1,045,700

**Sale:** June 27, 2008 - 1,301,000 (06 - Probate Deed)

**Assessor Recommendation:**

\$1,046,300

**Appraiser:**

**Last Inspection Date:**

AJW

May 24, 2017

**Comments:**

Staff completed a review of the property. After the review, staff looked at comparable sales and recommended no change to the 2021 valuation. Owner disagreed and filed a formal appeal. Appeal application was referred to advisors for final valuation.

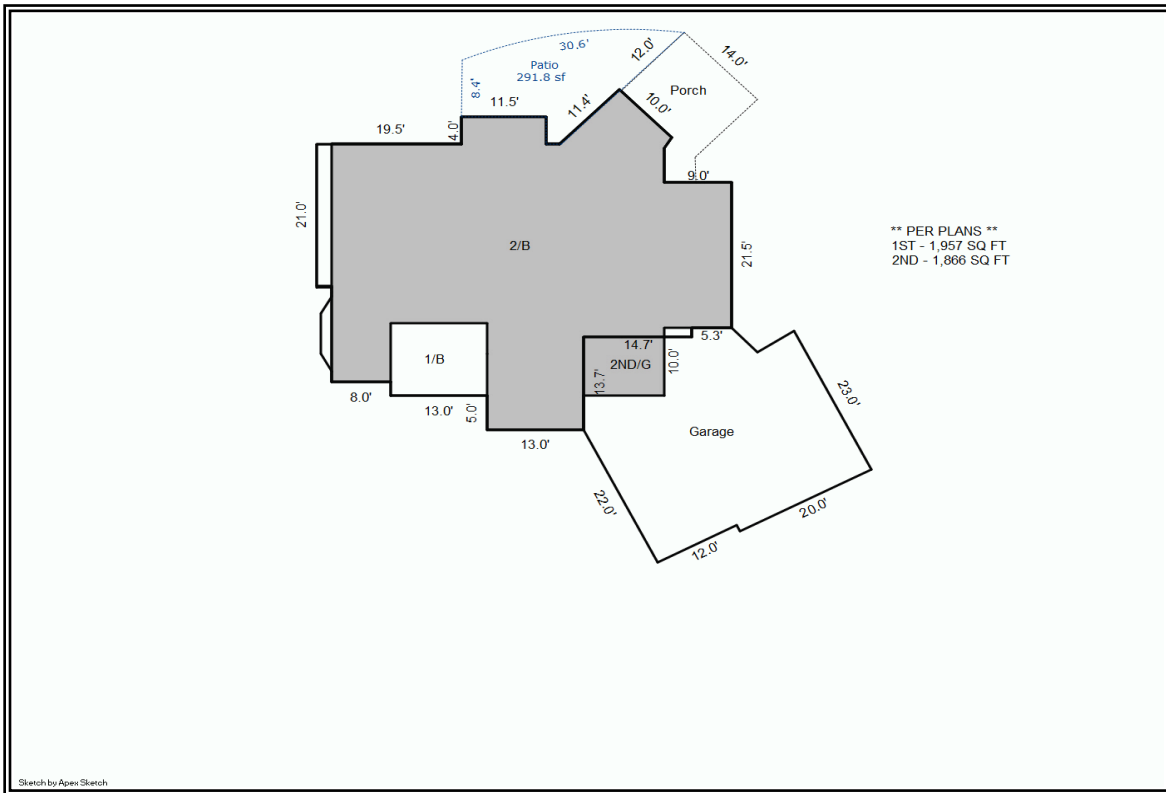
## Subject Data Summary

**PID #:** 11-117-22-23-0044  
**Property Address:** 2447 Emerald Tr  
Minnetonka, MN 55305  
**Multiple Address:** No  
**Lot/Block:** 001/001  
**Addition:** Emerald Trail 4th Addition  
**Legal(120):**  
**Owner(s):** John J Alexander, III  
Ruth Alexander  
**Property Classification:** Residential - Homestead  
**2021 EMV:** 1,046,300  
**2020 EMV:** 1,124,000  
**2019 EMV:** 1,045,700  
**Last Sale:** 6/27/2008 - 1,301,000 - Probate Deed - 06  
**Lot Size:** 27,987 Sq.Ft. / .64 Acres  
**Zoning:** R-1  
**Dwelling Type:** Single Family  
**Style:** Two Story  
**Bedrooms:** 5  
**Baths:** 5  
**Actual Year Built:** 2005  
**Gross Building Area:** 3,823  
**Basement Area:** 1,942  
**Bsmt Finished %:** 85  
**Garage #1:** 3 Car Attached  
**Garage #2:** None

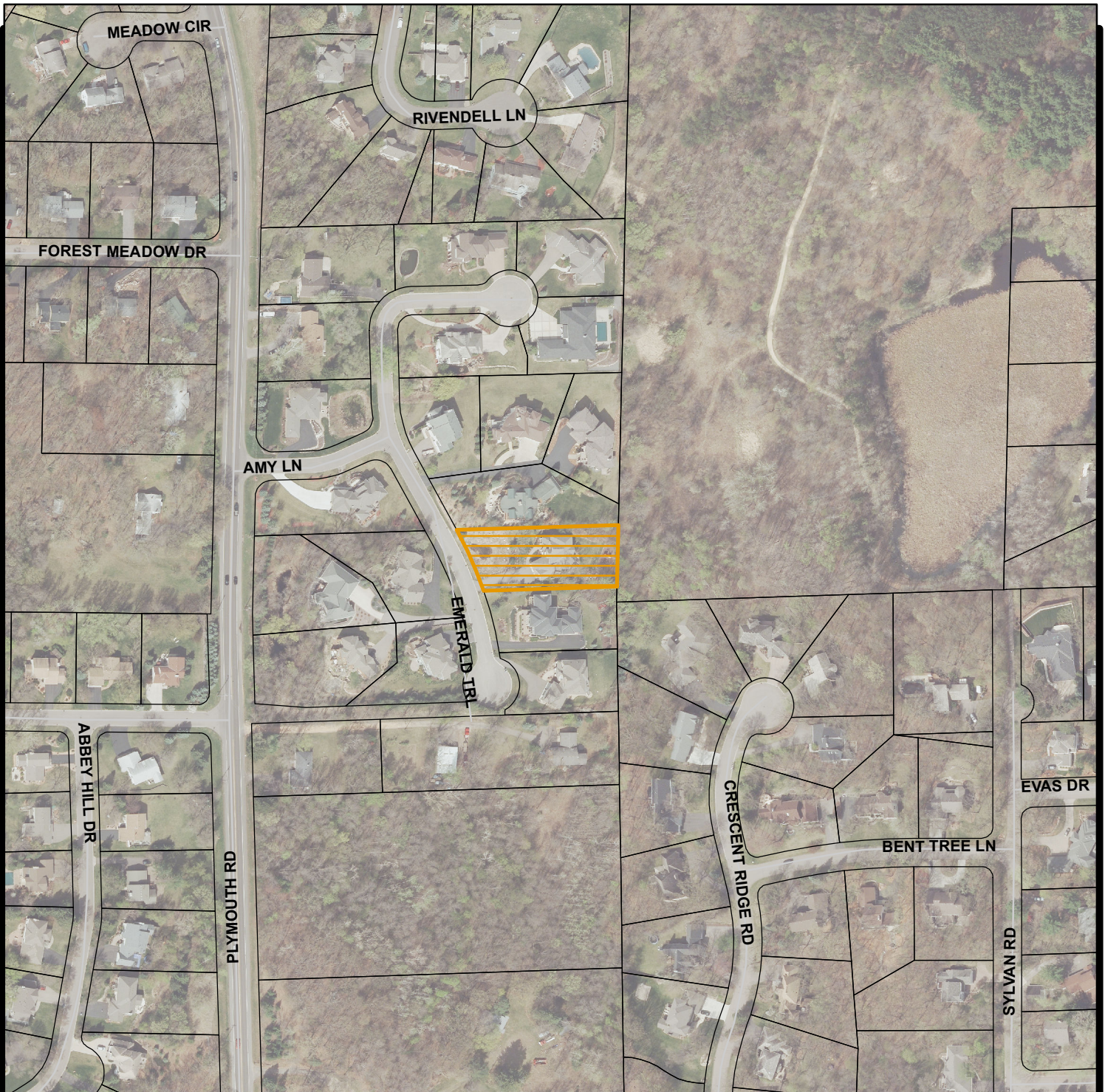
**Additional Subject Photos**



# Subject Sketch

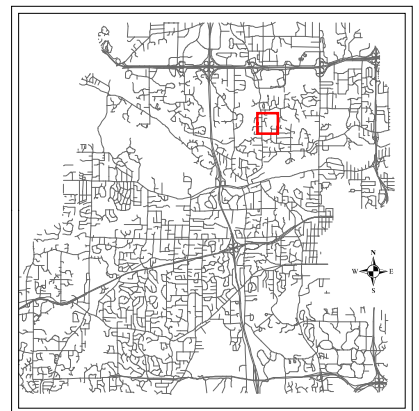






## 2021 Local Board of Appeal And Equalization

John Alexander III  
Ruth Alexander  
2447 Emerald Tr  
11-117-22-23-0044



This map is for illustrative purposes only.

## Sales Comparables



Comparable 1





Comparable 2



Comparable 3

## Sales Comparables

<u>Item</u>	<u>Subject</u>	<u>Comparable 1</u>	<u>Comparable 2</u>	<u>Comparable 3</u>
				
PID	1111722230044	1111722320046	1111722230036	0311722340052
Address	2447 Emerald Tr	2460 Emerald Tr	2439 Emerald Tr	13972 Emerald Ridge
Neighborhood	0302	0302	0302	0505
District	03	03	03	05
Sale Price	\$1,301,000	\$1,020,000	\$1,100,000	\$950,000
Sale Date	06/27/2008	10/14/2020	04/10/2020	12/16/2019
Cash Equivalent		\$1,020,000	\$1,097,500	\$950,000
Year / Version	2021 / 1	2021 / 1	2021 / 1	2020 / 1
Price Per Sq. Ft.	\$340.31	\$256.54	\$290.42	\$256.00
Dwelling Type	Single Family	Single Family	Single Family	Single Family
Style	Two Story	Two Story	Two Story	Two Story
Property Area	27,987	22,605	28,251	29,578
Actual Age	2005	2004	1997	2002
1st Floor Area	1,957	1,703	2,402	1,818
Total GBA	3,823	3,976	3,779	3,711
Finished Area	5,474	5,253	5,828	5,347
Basement Area	1,942	1,703	2,732	1,818
Basement Finished (%)	85%	75%	75%	90%
1st Floor Clear Ht				
Total Bedrooms	5	4	4	5
Total Bathrooms	5	5	6	5
Garage 1 Floor Area	908	808	962	777
Garage 1 # of Cars	3	3	3	3
Garage 1 Placement	Attached	Attached	Attached	Attached
Total # of Cars	3	3	3	3
Walkout Type		Standard Walkout	Standard Walkout	Standard Walkout
Air Conditioning	Central	Central	Central	Central
Pool Area-Total			402	
Fireplaces	2	2	3	1
Deck Area-Total		184	114	385
Porches	190	456	210	
Dormer Length				
River				
Lake				
Influences				

**Comp Grid**

PID 1111722230044  
Address 2447 Emerald Tr

District 3  
Appraiser Amy Weber

Item	Subject		Comp 1		Comp 2		Comp 3	
PID	1111722230044		1111722320046		1111722230036		0311722340052	
Address	2447 Emerald Tr		2460 Emerald Tr		2439 Emerald Tr		13972 Emerald Ridge	
Date of Sale			10/14/2020		04/10/2020		12/16/2019	
Sale Price			\$1,020,000		\$1,100,000		\$950,000	
Cash Equivalent			\$1,020,000		\$1,097,500		\$950,000	
Price/SF			\$256.54		\$290.42		\$256.00	
Adjustments			+(-) Adj.		+(-) Adj.		+(-) Adj.	
Time (Months)	-----		3 11,373		9 36,711		13 45,901	
Site Size	27987		22605		28251		29578	
Style	Two Story		Two Story		Two Story		Two Story	
Quality Class	Very Good		Very Good		Very Good		Very Good	
Age	2005		2004		1997		2002	
Bedroom +	BR's	Bath	BR	Bth	BR	Bth	BR	Bth
Bathroom Count	5	5	4	5	4	6	5	5
GBA	3,823		3,976 (12,240)		3,779 3,520		3,711 8,960	
Basement Area	1,942		1,703 4,780		2,732 (15,800)		1,818 2,480	
Basement Finish	85%		75% 14,938		75% (15,932)		90% 580	
Garage Type	Attached		Attached		Attached		Attached	
Garage Stalls	3		3 0		3 0		3 0	
Deck(s)/Patio	291		184		114		385	
Porch(es)	190		456 (5,000)		210		10,000	
Fireplaces	2		2 0		3 (7,500)		1 7,500	
Other								
Gross Adjustment %			6%		8%		9%	
Net Adjustment%			1%		-1%		7%	
Net Adjustment			\$11,351		(\$9,001)		\$65,421	
Indicated Value			\$1,031,351		\$1,088,499		\$1,015,421	

**Comments and analysis of Comps**

**Indicated value or range**

\$1,046,300



## 2021 Local Board of Appeal and Equalization

B2

Judy D. Askevold

4163 Pepperwood Tr

22-117-22-13-0070



2021 Assessed Value: \$259,400

Recommendation: \$259,400

*This report is not an appraisal as defined in M.S. § 82B.02 (subd.3) nor does it comply with the Uniform Standards of Professional Appraisal Practice. It is intended to be used as a reference only and any use other than its intended use is prohibited and unlawful. The author does not represent this to be an appraisal and is not responsible for any inappropriate use. It is a report of public records using a mass appraisal technique.*

## 2021 Minnetonka LBAE Advisor Appeal Review

Appeal:	B2	Advisor:
Address:	4163 Pepperwood Tr	
PID:	22-117-22-13-0070	Owner: Judy Askevold
Last Sale Date:	12/20/2012	Last Sale Price: \$149,000

**Inspection Information:**

Date: 4/16/21 Arrival: 4/16/21 3:30 Departure: 3:50  
 Property Owners Present: NO

**Property Information**

**Physical Characteristics and Condition:**

*Updated Kitchen "Ikea"  
 Very nice neighborhood, Town House in a desirable  
 price point.*

**Property Owner Information**

**Comments:**

Owners Opinion of Value for January 2, 2021:

**Advisor's Findings**

**Market Comments:**

**Comparable Properties**

Address:	<u>13400 Pepperwood</u>	<i>circle</i> Comments: Refaced Kitchen Cabinets. Plastic Counter tops. Newer Floors Floor & painted Living Room. Sold 15 days on 4/17/20
Status:	<u>Sold</u>	
Price:	<u>\$258,000</u>	
Address:	<u>134 Pepperwood</u>	<i>circle</i> Comments: Same House as above. They do update The Family Room in the lower level with floating floor & paint sold in 7 days \$5,000 Above list price.
Status:	<u>Sold</u>	
Price:	<u>\$270,000</u>	
Address:	<u>5257 Sides Maple</u>	<i>circle</i> Comments: Not many updates. Different color appliance, Vaulted ceiling. 2 story does not have basement or Family Room. Sold in 40 days over \$5,000 over
Status:	<u>Sold</u>	
Price:	<u>\$270,000</u>	

**Advisor's Opinion of Value**

Estimated Market Value for January 2, 2021:

Advisor's Recommendation of Value for January 2, 2021:

<del>\$223,200</del>	List Price
<u>\$259,400</u>	Cost

# City of Minnetonka

## Assessing Division

### 2021 Local Board of Appeal and Equalization Assessment Appeal

14600 Minnetonka Blvd  
 Minnetonka, MN 55345  
 Phone: 952.939.8220 Fax: 952.939.8244  
 Email: assessor@minnetonkamn.gov

Office Use Only:		
Date Returned _____	Received via _____	
Date Withdrawn _____	Withdrawn via _____	
Dist _____	Nbhd _____	Appraiser _____

**We request you return this form to the City of Minnetonka Assessing Division by April 2, 2021.** By submitting this application, your appeal will be entered into the record. It is **not required** to attend the first Board Meeting. You will be notified of the reconvene meeting where the Board will hear your appeal.

Date 4-7-21 Daytime number 952-544-0728  
 Owners Name(s) JUDY D. ASKEVOLD Alternate number \_\_\_\_\_  
 Address 4163 PEPPERWOOD TR.  
 City MNKA State MN Zip Code 55305 Email jdaskevold@msn.com

Property ID# 22-117-22-13-0070 Purchase Date 2013  
 Property Address 4163 PEPPERWOOD TR. Purchase Price ON FILE  
 2021 Estimated Market Value as it appears on Notice of Valuation 259,400

Additions, Renovations, or Improvements since purchase REPAIRS, PAINTING, \$2,000 IKEA CUPBOARDS  
 Cost of Improvements since purchase 5-10,000? Owner's Opinion of Estimated Market Value as of January 2, 2021 \_\_\_\_\_  
 What are the reasons or documentation supporting the owner's opinion of market value? (Please attach supporting documentation)  
TAXABLE MKT VALUE - HIGH  
 HOMESTEAD EXCLUSION HAS DROPPED 38.4%!  
 SEE ATTACHED EVALUATION

I Do  Do not \_\_\_\_\_, wish to make a personal appearance.

Judy Askevold  
 Signature of Applicant

Date 4-7-21

Print Form

Property ID 22-117-22 13 0070

4163 Pepperwood Tr

Tax Year	est Mkt Value	Homestead Exclusion	Other	Taxable Mkt Value	Taxes Paid
2022	256,400	13,894	0	245,506	
2021	223,200	17,152	0	206,048	2,589.94 to be paid
2020	230,000	16,540	0	213,460	2,828.70
2019	213,400	18,034	0	195,366	2,571.16
2018	198,900	19,339	0	179,561	2,457.72
2017	182,100	20,851	0	161,249	2,247.40
2016	179,400	21,094	0	158,306	2,273.62
2015	177,000	21,310	0	155,690	2,287.62
2014	176,000	21,400	0	154,600	2,336.97
2013	163,000	22,570	0	140,430	2,088.54

WHY has the homestead exclusion gone from \$22,570 to \$13,894 in the 8 years I've lived here?

why has the homestead since 2013 dropped **38.4%???**

WHY has the 2022 homestead exclusion dropped **19%** from 2021 to 2022?? That's just ONE year.

I live in "affordable" housing, 1,500 sqft townhouse--I share a roof and pay, currently, \$3,000 per year for association maintenance.

My neighbor who shares my roof--same sqft but her floor plan is slightly different--an tiny upgrade from mine.

Yes, I did upgrade my kitchen, Ikea \$2,000 which my nephew assembled and installed for me.

I live solely on my social security check.

**My neighbor, same floor plan, who shares my roof has been assessed:**

<b>2022</b>	<b>246,500</b>	<b>15,055</b>	<b>0</b>	<b>231,445</b>	<b>WHY!?!?!</b>
-------------	----------------	---------------	----------	----------------	-----------------

Why has my Homestead Exclusion been dropped 38.4%, 19% from 2021 to 2022, when my income has stayed the same but medical has increased steadily, Plus inflation is higher than ever--everything, especially food, now costs far more. Plus the 494 traffic is in my bedroom!

I feel, as a senior, that I am being targeted! **Trying to force me out of my home!**





**City of Minnetonka**  
Assessing Department



**2021 Local Board of Appeal and Equalization  
Staff Report**

B2

<b>Property Owner(s):</b>	Judy D. Askevold
<b>Property Address:</b>	4163 Pepperwood Tr
<b>PID #:</b>	22-117-22-13-0070

		Market Value
Assessment Year	2021	\$259,400
Assessment Year	2020	\$223,200
Assessment Year	2019	\$230,000

**Sale:** December 20, 2012 - 149,000 (01 - Warranty Deed)

**Assessor Recommendation:**

\$259,400

<b>Appraiser:</b>	<b>Last Inspection Date:</b>
MLP	September 21, 2020

**Comments:**

Staff completed a review of the property. After the review, staff looked at comparable sales and recommended no change to the 2021 valuation. Owner disagreed and filed a formal appeal. Appeal application was referred to advisors for final valuation.

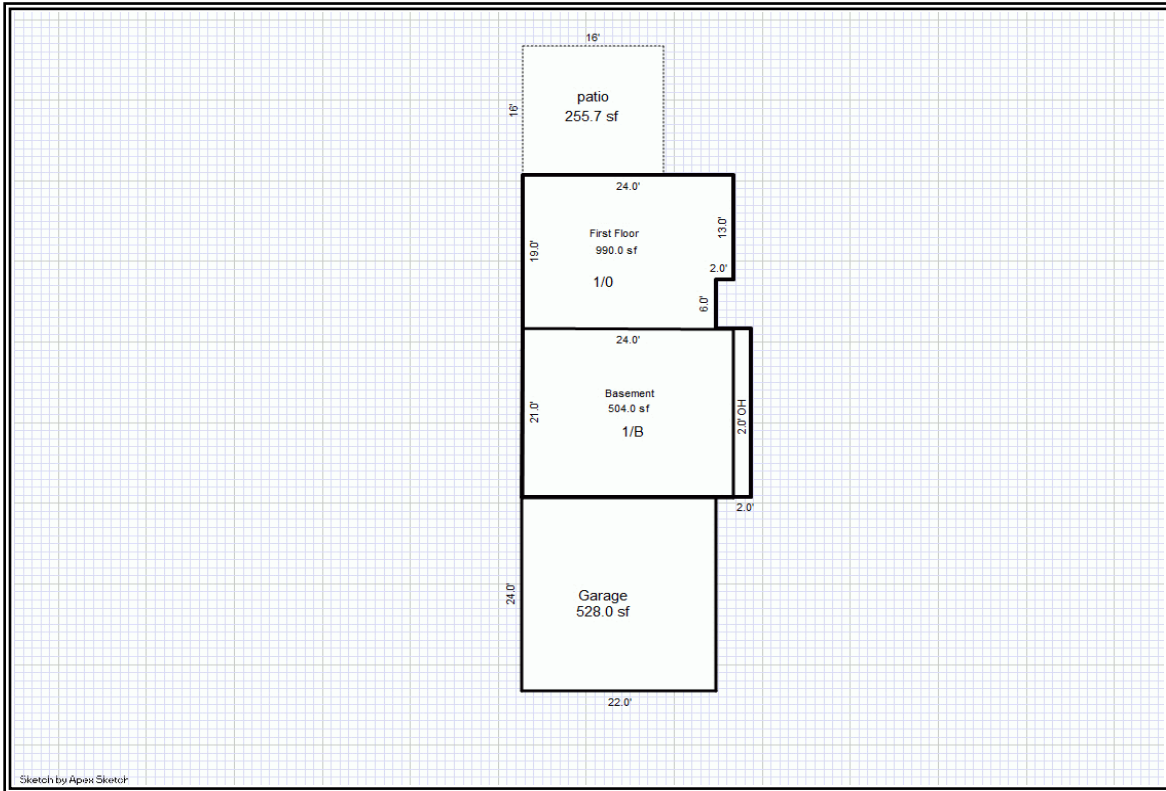
## Subject Data Summary

<b>PID #:</b>	22-117-22-13-0070
<b>Property Address:</b>	4163 Pepperwood Tr Minnetonka, MN 55305
<b>Multiple Address:</b>	No
<b>Lot/Block:</b>	007/002
<b>Addition:</b>	Pepperwood
<b>Legal(120):</b>	COUNTRY HOUSE
<b>Owner(s):</b>	Judy D Askevold
<b>Property Classification:</b>	Townhouse - Homestead
<b>2021 EMV:</b>	259,400
<b>2020 EMV:</b>	223,200
<b>2019 EMV:</b>	230,000
<b>Last Sale:</b>	12/20/2012 - 149,000 - Warranty Deed - 01
<b>Lot Size:</b>	6,674 Sq.Ft. / .15 Acres
<b>Zoning:</b>	R-2 PURD
<b>Dwelling Type:</b>	Townhome
<b>Style:</b>	Split Level
<b>Bedrooms:</b>	3
<b>Baths:</b>	2
<b>Actual Year Built:</b>	1980
<b>Gross Building Area:</b>	990
<b>Basement Area:</b>	504
<b>Bsmt Finished %:</b>	75
<b>Garage #1:</b>	2 Car Attached
<b>Garage #2:</b>	None

**Additional Subject Photos**



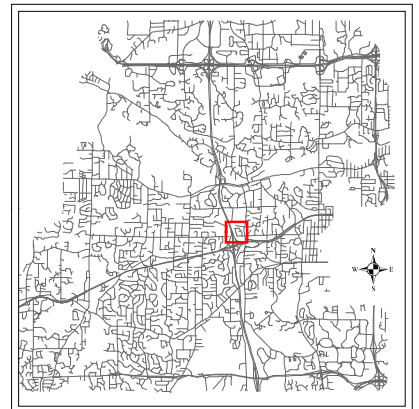
# Subject Sketch





## 2021 Local Board of Appeal And Equalization

Judy Askevold  
4163 Pepperwood Tr  
22-117-22-13-0070



This map is for illustrative purposes only.

## Sales Comparables



Comparable 1



Comparable 2



Comparable 3

## Sales Comparables

<u>Item</u>	<u>Subject</u>	<u>Comparable 1</u>	<u>Comparable 2</u>	<u>Comparable 3</u>
				
PID	2211722130070	2211722130052	2011722330030	1211722140051
Address	4163 Pepperwood Tr	13400 Pepperwood Cir	4505 Redwood Cir	2332 Wildwood Tr
Neighborhood	3014	3014	3710	3036
District	23	23	23	23
Sale Price	\$149,000	\$258,000	\$299,900	\$250,700
Sale Date	12/20/2012	08/17/2020	03/30/2020	12/23/2019
Cash Equivalent		\$258,000	\$298,400	\$250,700
Year / Version	2021 / 1	2021 / 1	2020 / 1	2020 / 1
Price Per Sq. Ft.	\$150.51	\$260.61	\$290.84	\$248.71
Dwelling Type	Townhome	Townhome	Townhome	Townhome
Style	Split Level	Split Level	Split Level	Split Level
Property Area	6,674	11,066	12,058	4,597
Actual Age	1980	1979	1979	1976
1st Floor Area	990	990	1,026	1,008
Total GBA	990	990	1,026	1,008
Finished Area	1,368	1,368	1,404	1,404
Basement Area	504	504	504	528
Basement Finished (%)	75%	75%	75%	75%
1st Floor Clear Ht				
Total Bedrooms	3	3	3	3
Total Bathrooms	2	2	2	2
Garage 1 Floor Area	528	528	528	440
Garage 1 # of Cars	2	2	2	2
Garage 1 Placement	Attached	Attached	Attached	Detached
Total # of Cars	2	2	2	2
Walkout Type				Standard Walkout
Air Conditioning	Central	Central	Central	Central
Pool Area-Total				
Fireplaces	1	1	1	2
Deck Area-Total				
Porches				
Dormer Length				
River				
Lake				
Influences				

**Comp Grid**

PID 2211722130070  
Address 4163 Pepperwood Tr

District 23  
Appraiser MLP

Item	Subject	Comp 1		Comp 2		Comp 3		Comp 4		Comp 5		
PID	2211722130070	2211722130052		2011722330030		1211722140051						
Address	4163 Pepperwood Tr	13400 Pepperwood Cir		4505 Redwood Cir		2332 Wildwood Tr						
Date of Sale		08/17/2020		03/30/2020		12/23/2019						
Sale Price		\$258,000		\$299,900		\$250,700						
Cash Equivalent		\$258,000		\$298,400		\$250,700						
Price/SF		\$260.61		\$290.84		\$248.71						
Adjustments			+(-) Adj.		+(-) Adj.		+(-) Adj.		+(-) Adj.		+(-) Adj.	
Time (Months)	-----	5	4,795	10	11,091	13	12,113					
Location				superior	(20,000)	superior	(20,000)					
Site Size												
Style	Split Level	Split Level		Split Level		Split Level						
Quality Class	Ave	Ave		Ave		Ave						
Age	1980	1979		1979		1976						
Effective Age	1990	1990		0	2000	(15,000)	1990	0				
Bedroom +	BR's   Bath	BR	Bth		BR	Bth		BR	Bth		BR	Bth
Bathroom Count	3   2	3	2	0	3	2	0	3	2	0		
GBA	990	990		0	1,026	(2,520)	1,008	(1,260)				
Basement Area	504	504		0	504	0	528	(240)				
Basement Finish	75%	75%		0	75%	0	75%	(360)				
Walkout				0		0	Standard Walkout	(5,000)				
Garage Type	Attached	Attached			Attached		Detached	10,000				
Garage Stalls	2	2		0	2	0	2	0				
Deck(s)												
Porch(es)												
Fireplaces	1	1		0	1	0	2	(5,000)				
Other												
Gross Adjustment %		2%			16%		22%					
Net Adjustment%		2%			-9%		-4%					
Net Adjustment		\$4,795			(\$26,429)		(\$9,747)					
Indicated Value		\$262,795			\$271,971		\$240,953					

**Comments and analysis of Comps**

**Indicated value or range**

\$259,400.00





## 2021 Local Board of Appeal and Equalization

B3

Jill A. Johnson

Thomas W. Johnson

15001 Tammer La

04-117-22-43-0032



2021 Assessed Value: \$582,700

Recommendation: \$582,700

*This report is not an appraisal as defined in M.S. § 82B.02 (subd.3) nor does it comply with the Uniform Standards of Professional Appraisal Practice. It is intended to be used as a reference only and any use other than its intended use is prohibited and unlawful. The author does not represent this to be an appraisal and is not responsible for any inappropriate use. It is a report of public records using a mass appraisal technique.*

## 2021 Minnetonka LBAE Advisor Appeal Review

Appeal:	B3	Advisor:
Address:	15001 Tammer La	
PID:	04-117-22-43-0032	Owner: Thomas and Jill Johnson
Last Sale Date:	7/11/1999	Last Sale Price: \$389,000

### Inspection Information:

Date: 4/16/21 Arrival: 4:30 PM Departure: 4:40  
 Property Owners Present: N/A

### Property Information

#### Physical Characteristics and Condition:

*PER OWNER NOT UPDATED INCL. POPPED CEILING  
 WALK-OUT BASEMENT 1/2 ACRE.*

### Property Owner Information

#### Comments:

*SEE NOTES SENT TO CITY ASSESSOR PLUS PHONE CALL W/  
 LARRY + OWNER ACRE IS .51 ADD FOR WALK-OUT AS WELL*

Owners Opinion of Value for January 2, 2021:

\$560,000

### Advisor's Findings

#### Market Comments:

### Comparable Properties

Address:	<u>15020 TAMMER LN</u>	Comments: (Contemporary) Nicely MKT. STARTED OUT AT \$799 ON MKT LONGER
Status:	<u>SOLD</u>	NOTE 3 BR - 4 BA 2 STALL GARAGE
Price:	<u>\$683K</u> 10/16-20	ACRE .6 WHEN PROPERTY HIT \$719 OFFER CAME IN AT \$685K.
Address:	<u>2058 ALORN CIRCLE</u>	Comments: 50 FT. ABOVE GROUND SIMILAR.
Status:	<u>SOLD \$760K</u>	LARGER PROPERTY BUT SOLD AT \$760K
Price:		IN MULTIPLES! QUALITY DATED + SIMILAR
Address:	<u>2119 WINDSONG CIR</u>	Comments: 3 BR. 3 CAR GARAGE SIMILAR LOT
Status:	<u>SOLD \$809K</u>	NOT WALK-OUT. 50 FT. ABOVE IS SIMILAR
Price:		ON MKT 3 DAYS + SOLD \$10K OVER ASKING PRICE.

### Advisor's Opinion of Value

Estimated Market Value for January 2, 2021:

\$582,700

Advisor's Recommendation of Value for January 2, 2021:

582,700 BUT IF WALK

*WALK TO LIST PROPERTY PRICE WOULD BE  
 \$599K + NOTE THIS WOULD BRING IN  
 MULTIPLE OFFERS.*

**2021 Minnetonka LBAE Advisor Appeal Review**

<b>Appeal:</b>	B3	<b>Advisor:</b>	
<b>Address:</b>	15001 Tammer La		
<b>PID:</b>	04-117-22-43-0032	<b>Owner:</b>	Thomas and Jill Johnson
<b>Last Sale Date:</b>	7/1/1999	<b>Last Sale Price:</b>	\$389,000

**Inspection Information:**  
**Date:** \_\_\_\_\_ **Arrival:** \_\_\_\_\_ **Departure:** \_\_\_\_\_  
**Property Owners Present:** \_\_\_\_\_

**Property Information**  
**Physical Characteristics and Condition:**

**Property Owner Information**  
**Comments:**

**Owners Opinion of Value for January 2, 2021:**

**Advisor's Findings**  
**Market Comments:**

**Comparable Properties**

<b>Address:</b>	2001 Indian Rd West	<b>Comments:</b>	This comparable is in close proximity, similar in condition of updating, same schools district, (Wayzata) extra garage space, (3 car) and has 3-bedrooms up with a 4th in lower level. I found this comparable to be the most like the subject property and req.
<b>Status:</b>	Sold 9-23-2020		
<b>Price:</b>	537,000		

<b>Address:</b>	4121 Wendover Ct	<b>Comments:</b>	This comparable also was in similar condition/updating. Main adjustments, like with comparable #1, were for the smaller sqft and a 2 car garage vs 4-car. It had 4-bedrooms up and a 5th in lower level, 2-fireplaces and a 4th bath. Comments about cost
<b>Status:</b>	Sold 12-26-2020		
<b>Price:</b>	560,000		

<b>Address:</b>	16506 Limerick LN	<b>Comments:</b>	rch. Adjustments made for smaller foundation and overall sqft and garage, 2car vs 4car.
<b>Status:</b>	Sold 11-09-2020		
<b>Price:</b>	600,000		

**Advisor's Opinion of Value**  
**Estimated Market Value for January 2, 2021:**   
**Advisor's Recommendation of Value for January 2, 2021:**

**Reviewed by:** Craig Dullum **Date:** 4/16/2021

# City of Minnetonka

## Assessing Division

### 2021 Local Board of Appeal and Equalization Assessment Appeal

14600 Minnetonka Blvd

Minnetonka, MN 55345

Phone: 952.939.8220

Fax: 952.939.8244

Email: [assessor@minnetonkamn.gov](mailto:assessor@minnetonkamn.gov)

**We request you return this form to the City of Minnetonka Assessing Division by April 2, 2021.** By submitting this application, your appeal will be entered into the record. It is **not required** to attend the first Board Meeting. You will be notified of the reconvene meeting where the Board will hear your appeal.

Office Use Only:

Date Returned \_\_\_\_\_

Received via \_\_\_\_\_

Date Withdrawn \_\_\_\_\_

Withdrawn via \_\_\_\_\_

Dist \_\_\_\_\_

Nbhd \_\_\_\_\_

Appraiser \_\_\_\_\_

Date 03/31/21

Daytime number 612-961-0016

Owners Name(s) Thomas & Jill Johnson

Alternate number 952-449-4929

Address 15001 Tammer Ln

City Wayzata State MN Zip Code 55391

Email TWillJohn@earthlink.net

Property ID# 04-117-22-43-0032

Purchase Date 07/01/1999

Property Address 15001 Tammer Ln

Purchase Price \$ 389,000

2021 Estimated Market Value as it appears on Notice of Valuation \$582,700

Additions, Renovations, or  
Improvements since purchase

None

Cost of Improvements since purchase \$0

Owner's Opinion of Estimated  
Market Value as of January 2, 2021

\$560,000

What are the reasons or  
documentation supporting  
the owner's opinion of  
market value? (Please  
attach supporting  
documentation)

See Attached Letter

I Do \_\_\_\_\_, Do not  , wish to make a personal appearance.

*Thomas Johnson*

Digitally signed by Family Tree Maker 2019  
DN: cn=Family Tree Maker 2019, o=The Software Architects, email=support@familytree.com, o=Family Tree  
Maker 2019  
Date: 2021.04.01 11:05:29 -0500

Date \_\_\_\_\_

Signature of Applicant

Print Form

**15020 Tammer Lane, Minnetonka, MN 55391-2245**



**TAX INFORMATION**

Property ID: 0411722430023  
 Tax Year: 2020  
 Tax Amt: \$8,447.00  
 Assess Bal: \$0.00  
 Tax w/assess: \$8,447.00  
 Assess Pend: No  
 Homestead: Yes

Status: **Sold**

List Price: **\$719,900**

Sold Price: **\$683,000**

Original List Price: **\$799,000**

Year Built: 1983  
 Bedrooms: 3  
 Total Baths: 4  
 Garage: 2

Lake/WF:  
 Lake/WF Name:

Map Page: 104 Map Coord: D3  
 Directions: 394 W of 494-S on Carlson Pkwy/Linner Rd exit Left on Linner Rd (by Firestation), W on Tammer Lane.

Const Status: **Previously Owned**

Style: **(SF) Single Family**

Stories: **2 Stories**

Fire #:

Above Ground Finished SqFt: **2,497**

Foundation Size: **1,104**

Acres: **0.60**

Below Ground Finished SqFt: **1,104**

Total Finished SqFt: **3,601**

Lot Size: **58X185X39X192X193**

List Date: **5/8/20**

Received By MLS: **5/8/20**

Days On Market: **143**

CDOM: **273**

Off Market Date: **09/28/2020**

Date Closed: **10/13/20**

Selling Agent: **David J. Chase**

Projected Close Date: **10/16/20**

Seller's Contrib: **\$0**

Selling Office: **Chasing Dreams Real Estate LLC**

Legal Description: **LOT 004 BLOCK 001 FINCKS ADDN**

County: **Hennepin**

School District: **284 - Wayzata, 763-745-5000**

Complex/Dev/Sub: **Fincks Add**

Common Wall: **No**

Restrictions/Covts:

Lot Description: **Tree Coverage - Heavy**

Agent Remarks:

**Home is vacant, easy to show. No sign at property. Light infused architect designed contemporary home set on picturesque woodland cul-de-sac setting and masterfully positioned for privacy. Voluminous interior spaces perfectly crafted around massive "light boxes" create a naturally lit interior courtyard for elevated daily living and provide the ultimate backdrop for an art inspired lifestyle. A one-of-a-kind modern residence with creative architectural details – soaring two-story living room with see-through fireplace, uniquely tiered open-concept spatial separation, large owner's suite with renovated spa bathroom, window wrapped family room, sauna, interior spaces feature dynamic open ceilings, terrazzo flooring and more. Nestled in-between scenic Lake Minnetonka and energetic Minneapolis, this creative home offers the perfect location and Wayzata schools. Minutes from shopping, restaurants, parks and walking/biking trails. LL office was used as 4th bedroom.**

Room	Level	Dimen	Other Rooms	Level	Dimen	
Living Rm	Main	23x11	Library	Main	11x9	Heat: <b>Forced Air</b>
Dining Rm	Main	12x9	Office	Lower	14x11	Fuel: <b>Natural Gas</b>
Family Rm	Main	20x13	Sitting Room	Upper	12x11	Air Cnd: <b>Central</b>
Kitchen	Main	17x8	Amusement Room	Lower	21x18	Water: <b>City Water/Connected</b>
Bedroom 1	Upper	16x13	<b>Bathrooms</b>			Sewer: <b>City Sewer/Connected</b>
Bedroom 2	Upper	12x10	Total: <b>4</b>	3/4: <b>2</b>	1/4: <b>0</b>	Garage Stalls: <b>2</b>
Bedroom 3	Upper	13x12	Full: <b>1</b>	1/2: <b>1</b>		Other Parking:
Bedroom 4						Pool:

Bath Description: **Main Floor 1/2 Bath, Upper Level Full Bath, Private Master, Full Master, 3/4 Basement, Separate Tub & Show**

Dining Room Desc: **Informal Dining Room, Breakfast Area** Family Room Char: **Main Level, Family Room**

Fireplaces: **2** Fireplace Characteristics: **Living Room, Family Room, Wood Burning, Gas Burning, 2-Sided**

Appliances: **Dishwasher, Trash Compactor, Refrigerator, Wall Oven, Microwave, Washer, Dryer, Disposal, Range**

Basement: **Full, Finished (Livable), Walkout** Exterior: **Stucco**

Roof: **Asphalt Shingles, Pitched, Flat, Rubber** Fencing:

Amenities-Unit: **Deck, Patio, Natural Woodwork, Sauna, Kitchen Window, Skylight, Vaulted Ceiling(s), Ceiling Fan(s), Hardwo**

Parking Char: **Attached Garage**

Shared Rooms: **Special Search: 3 BR on One Level**

4/16/2021

Property Short Report, Single Family Residential, MLS#: 5563915

**15020 Tammer Lane, Minnetonka, MN 55391-2245**

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Buyer Broker Comp: <b>2.7 %</b>	Sub-Agent Comp: <b>0 %</b>	Facilitator Comp: <b>0 %</b>	
Variable Rate: <b>Y</b>	List Type: <b>Exclusive Right</b>		Owner is an Agent?: <b>No</b>
In Foreclosure?: <b>No</b>	Lender Owned?: <b>No</b>	Potential Short Sale?: <b>No</b>	

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Listing Agent: **Scott J. Acker 612-920-5605**

Co-List Agent:

Listing Office: **Coldwell Banker Realty**

Appt Phone: **612-920-4949**

Office Phone: **612-920-5605**

This Report Prepared By: **Keith B. Swanson 612-770-4337**

**2058 Acorn Circle, Minnetonka, MN 55391-2260**



**TAX INFORMATION**

Property ID: **0911722120020**  
 Tax Year: **2020**  
 Tax Amt: **10,832.00**  
 Assess Bal: **\$0.00**  
 Tax w/assess: **10,832.00**  
 Assess Pend: **No**  
 Homestead: **Yes**

Year Built: **1987**  
 Bedrooms: **5**  
 Total Baths: **4**  
 Garage: **3**

Status: **Sold**  
 List Price: **\$749,900**  
 Sold Price: **\$760,000**  
 Original List Price: **\$749,900**  
 Map Page: **104** Map Coord: **D3**  
 Directions: **394 TO LINNER RD,  
 SOUTH TO SUMMER OAKS E TO  
 ACORN**

Const Status: **Previously Owned**

Style: **(SF) Single Family** Stories: **2 Stories** Fire #:  
 Above Ground Finished SqFt: **3,284** Foundation Size: **1,630** Acres: **0.51**  
 Below Ground Finished SqFt: **1,253** Total Finished SqFt: **4,537** Lot Size: **104x198x175x157**  
 List Date: **6/25/20** Received By MLS: **6/26/20** Days On Market: **51** CDOM: **51**  
 Off Market Date: **08/16/2020** Date Closed: **10/30/20** Selling Agent: **Bonnie L. Branton**  
 Projected Close Date: **10/30/20** Seller's Contrib: **\$0** Selling Office: **Edina Realty, Inc.**

Legal Description: **LOT 004 BLOCK 001 284 SUMMER OAKS**  
 County: **Hennepin**

School District: **284 - Wayzata, 763-745-5000**

Complex/Dev/Sub:  
 Restrictions/Covts:  
 Agent Remarks:

Common Wall: **No**  
 Lot Description: **Tree Coverage - Medium**

Room	Level	Dimen	Other Rooms	Level	Dimen	
Living Rm	Main	17x16	Fifth (5th) Bedroom	Lower	17x11	Heat: <b>Forced Air</b> Fuel: <b>Natural Gas</b> Air Cnd: <b>Central</b> Water: <b>City Water/Connected</b> Sewer: <b>City Sewer/Connected</b> Garage Stalls: <b>3</b> Other Parking: <b>0</b> Pool: <b>None</b>
Dining Rm	Main	13 x 13	Amusement Room	Lower	18 x 14	
Family Rm	Main	17x16	Informal Dining Room	Main	14x10	
Kitchen	Main	15 x 13	Sun Room	Main	12x11	
Bedroom 1	Upper	17x16				
Bedroom 2	Upper	13x11	<b>Bathrooms</b>			
Bedroom 3	Upper	13x11	Total:	<b>4</b>	<b>3/4: 0</b>	<b>1/4: 0</b>
Bedroom 4	Upper	12x10	Full:	<b>3</b>	<b>1/2: 1</b>	

Bath Description: **Main Floor 1/2 Bath, Full Master, Upper Level Full Bath , Walk-In Shower, Full Basement, Basement**  
 Dining Room Desc: **Separate/Formal Dining Room, Eat In Kitchen, Breakfast** Family Room Char: **Main Level, Family Room**  
 Fireplaces: **2** Fireplace Characteristics: **Family Room, Amusement Room**  
 Appliances: **Range, Microwave, Exhaust Fan/Hood, Dishwasher, Trash Compactor, Refrigerator, Washer, Dryer, Water Softener - Owned, Disposal, Gas Water Heater**  
 Basement: **Full, Drain Tiled, Sump Pump, Finished (Livable), Day/Loo** Exterior: **Stucco, Brick/Stone**  
 Roof: **Asphalt Shingles, Age 8 Years or Less** Fencing:  
 Amenities-Unit: **Deck, Porch, Natural Woodwork, Kitchen Window, Kitchen Center Island, Ceiling Fan(s), Hardwood Floors, T**  
 Parking Char: **Attached Garage, Driveway - Concrete, Garage Door Opener**  
 Shared Rooms:

Special Search: **Main Floor Laundry, 4 BR on One Level**

Buyer Broker Comp: **2.7 %** Sub-Agent Comp: **0 %**  
 Variable Rate: **N** List Type: **Exclusive Right**  
 In Foreclosure?: **No** Lender Owned?: **No**

Facilitator Comp: **0 %**

Owner is an Agent?: **No**

Potential Short Sale?: **No**

Listing Agent: **Michelle L. Skott Morgan 763-350-7949**

Co-List Agent: **Patrick Morgan 612-803-2339**

Listing Office: **Coldwell Banker Realty**

Appt Phone:

Office Phone: **763-559-4990**

This Report Prepared By: **Keith B. Swanson 612-770-4337**

**2021 Assessment Appeal  
15001 Tammer Lane  
March 31, 2021**

The proposed 2021 assessment of \$582,700 on our home represents a 6.9 % increase over 2020 assessment and is almost double the 3.7 % average overall growth for single-family residential properties for Minnetonka set forth in the 2021 Assessment Report. The increase is not supported by any improvements made to our property during the year. The effective age of the property is as originally built in 1985.

Staff assessors have provided a grid of comparable properties which include recent sales of upgraded properties primarily with 4-5 bedrooms. Of the eight properties listed, only one was a 3 bedroom home similar to ours. There was no attempt by staff to provide any dollar adjustments in the grid provided so we do not know how they were adjusting the values in the comparisons.

Without the adjustments, we cannot comment on what they valued any of the comparable attributes. However, if an assessor is looking for a specific answer, it is easy to find adjustments which support their conclusion and ignoring those which present an alternative reality.

The inclusion of only one 3-bedroom home on the comparison grid is simply unacceptable. It's a comparison of apples to oranges and even though the square footage is comparable, the functionality is not.

When we look at the comparable properties listed on the comparable grid, we went out to the internet and found the descriptions which were listed on the MSL. What we found, was all of them have significant recent upgrades which constitute a large part of their sales price. This makes sense as anyone looking to sell their property would look at upgrading to maximize the sales price of their home. For instance, the comparable grid included the sale at 1167 Ridgemount Ave, which was the only comparable 3-bedroom home, with the following description from the MSL:

*Do not miss out on this freshly remodeled & contemporary classic! Conveniently located near Wayzata East Middle school and Sunset Hill Elementary, yet so close to downtown! The nearly 1 acre private lot and recent updates to all bathrooms, flooring, kitchen remodel, stairs, carpet, paint, appliances, and many other touches provide a turn-key opportunity! The natural light and views will take your breath away! The massive 50' patio and open floor plan setup great for entertaining. Private deck off the expansive owner's suite w/ walk-through 5-Piece bath includes a large walk-in closet. 3 Bedrooms on the 2nd level sets up great for families & plenty of storage. The basement could be finished or great play/room, exercise, shop, etc. as is (not included in fin. S.F.). The recent remodel, high-demand area, .9 acre lot, beautiful commercial windows and finishes make this one a true needle in the haystack. Hurry before it is gone!*

This house sold on 01/04/21 for \$599,900 which is \$17,200 above the proposed assessment of our home. It was built in 1993 and from the description has been thoroughly remodeled on the interior. The photo of the interior shows vaulted ceilings and expansive windows.

Our home has all of its original charm from 1985 including the original "popcorn" ceilings throughout and original kitchen cabinets, Formica countertops, and original bathrooms.

The \$17,200 would be an unrealistic and extremely small budget to even remodel our kitchen, not to mention new carpet, paint, appliances, doubling the size of our lot, and moving it off the busy corner location. A kitchen remodel alone would be in the \$20-30 thousand dollar range. This house was assessed at \$509,900 in 2020 so it is not surprising that spending money to upgrade all of the interiors would result in a higher sales price.

**Our point here is the assessment process is relying too much on square footage and not on functionality and amenities and overvaluing our home.**



We understand the use of a mass appraisal system (CAMA) and the underlying algorithm, is the only practical way for assessing the entire municipality. The city-wide comparisons of similar styles, qualities, and classes of homes provide the basis of the assessment valuation. From there it has to rely on the skill of the staff assessors to add or subtracts other dollar adjustments depending upon the specific features and characteristics of the home.

At its core, the CAMA is a simple regression analysis linking the styles, qualities, and classes of homes to provide a square footage estimate of value. Therefore, to be a fair indication of market value, adjustments must be applied to the CAMA value and they must reflect value considerations made by potential purchasers that are not taken into account by the square footage alone. These value considerations ultimately establish the actual market value. It is key that the assessor understands the dollar adjustments to be made and they make the correct interpretations of them. In the case of our property, the square footage of our house large, but the space utilization is not. The best indication of this is number of bedrooms; the square footage would indicate this is a four or five-bedroom home, but it is a three-bedroom home.

Our specific concerns with the assessor's valuation grid are as follows:

- The adjustment for effective age is not represented correctly or it is much too small.
- Five of the comparables are four-bedroom homes and two are five-bedroom homes. *The housing market is very segmented on the number of bedrooms* and as an example, when we purchased this property the selling realtor listed it as a five-bedroom home, counting the den as one bedroom and stating an additional bedroom could be built in the basement. The reason he admitted as why this was done was the asking price could have only been justified in their market appraisal if the property was listed this way. Long story short, the house remained on the market for over nine months and had numerous price drops until we bought it priced in line with a three-bedroom home.
- The comparable grid should contain more representative three-bedroom homes as part of the analysis. To exclude them adds an upward bias to the analysis.
- Any square footage adjustment to be used needs to include a component of space utilization in the value adjustment. The design of our home with oversized rooms cannot be adjusted by average square foot rates. By doing this, it makes it seem like there are additional rooms, which there are not.
- Our property is a corner lot with thru traffic on Linner Road which needs to be taken into account in the adjustment factors.

With proper adjustments, we believe the market valuation for our property would be \$560,000. this would be an increase of 2.7%.

We request the Board of Appeal and Equalization to place our appeal on the list for valuation by the real estate advisors and allow us to present our estimation of market value to them. We appreciate your time considering this appeal and look forward to a satisfactory resolution of the matter.

Respectively submitted,



Thomas Johnson

**15020 Tammer Ln, Minnetonka, MN 55391-2245, Hennepin County**



MLS Beds <b>3</b>	MLS Sq Ft <b>3,601</b>	Lot Sq Ft <b>25,700</b>	MLS Sale Price <b>\$683,000</b>
MLS Baths <b>4</b>	Yr Built <b>1983</b>	Type <b>SFR</b>	MLS Sale Date <b>10/13/2020</b>

**OWNER INFORMATION**

Owner Name	<b>Rauchhaus Markus</b>	Taxpayer ZIP+4	<b>2245</b>
Owner Name 2	<b>Rauchhaus Ellen</b>	Taxpayer Carrier Route	<b>C002</b>
Taxpayer Address	<b>15020 Tammer Ln</b>	Owner Occupied	<b>Yes</b>
Taxpayer City and State	<b>Wayzata, MN</b>	Torrens/Abstract	<b>Abstract</b>
Taxpayer Zip	<b>55391</b>		

**LOCATION INFORMATION**

Municipality	<b>Minnetonka</b>	School District Name	<b>Wayzata</b>
Zip Code	<b>55391</b>	School District	<b>284</b>
Carrier Route	<b>C002</b>	Section #	<b>04</b>
Census Tract	<b>263.01</b>	Township #	<b>117</b>
Subdivision	<b>Fincks Add</b>	Range #	<b>22</b>
Lot	<b>4</b>	Quarter	<b>SE</b>
Block	<b>1</b>	Quarter-Quarter	<b>SW</b>
Zoning	<b>R-1</b>	Location	<b>Lake</b>

**TAX INFORMATION**

PID#	<b>0411722430023</b>	Preliminary Tax Amount	<b>\$9,036</b>
PID	<b>04-117-22-43-0023</b>	Payable Tax Year	<b>2021</b>
% Improved	<b>51%</b>		
Legal Description	<b>LOT 004 BLOCK 001 FINCKS ADD N</b>		

**ASSESSMENT & TAX**

Assessment Year	2020 - Preliminary	2019	2018	2017
Estimated Mkt. Value - Total	<b>\$651,700</b>	<b>\$594,300</b>	<b>\$581,100</b>	<b>\$551,800</b>
Estimated Mkt. Value - Land	<b>\$289,000</b>	<b>\$289,000</b>	<b>\$289,000</b>	<b>\$275,000</b>
Estimated Mkt. Value - Building	<b>\$362,700</b>	<b>\$305,300</b>	<b>\$292,100</b>	<b>\$276,800</b>
Taxable Mkt. Value - Total	<b>\$651,700</b>	<b>\$594,300</b>	<b>\$581,100</b>	<b>\$551,800</b>
Taxable Mkt. Value - Land	<b>\$289,000</b>	<b>\$289,000</b>	<b>\$289,000</b>	<b>\$275,000</b>
Taxable Mkt. Value - Building	<b>\$362,700</b>	<b>\$305,300</b>	<b>\$292,100</b>	<b>\$276,800</b>
YOY Taxable Mkt. Value Chg (\$)	<b>\$57,400</b>	<b>\$13,200</b>	<b>\$29,300</b>	
YOY Taxable Mkt. Value Chg (%)	<b>9.66%</b>	<b>2.27%</b>	<b>5.31%</b>	

Payable Tax Year	Total Tax	Change (\$)	Change (%)
2018	<b>\$7,867</b>		
2019	<b>\$8,175</b>	<b>\$308</b>	<b>3.91%</b>
2020	<b>\$8,447</b>	<b>\$272</b>	<b>3.32%</b>

**CHARACTERISTICS**

Lot Acres	<b>0.59</b>	Fireplace	<b>Y</b>
Lot Sq Ft	<b>25,700</b>	Fireplaces	<b>2</b>
Land Use - County	<b>Residential (NEC)</b>	Basement Type	<b>Tax: Basement MLS: Full, Finished (Livable), Walkout</b>
Land Use - CoreLogic	<b>SFR</b>	Basement Rooms	<b>2</b>
# of Buildings	<b>1</b>	Bsmt Finish	<b>Finished</b>
Building Type	<b>Single Family</b>	Garage Type	<b>Attached Garage</b>
Style	<b>Unknown</b>	Parking Type	<b>Attached Garage</b>
Stories	<b>2</b>	Garage Sq Ft	<b>462</b>
Levels	<b>2</b>	Garage Capacity	<b>2</b>
Year Built	<b>1983</b>	No. Parking Spaces	<b>MLS: 2</b>
Effective Year Built	<b>1990</b>	Pool	<b>Indoor</b>
Finished Sq Ft	<b>Tax: 3,423 MLS: 3,601</b>	Roof Shape	<b>Flat</b>

Basement Sq Ft	1,294
Finished Basement Sq Ft	971
Unfinished Basement Sq Ft	323
First Floor Sq Ft	1,294
Second Floor Sq Ft	1,158
Above Grade Sq Ft	2,452
Total Rooms	6
Bedrooms	3
Total Baths	4
MLS Total Baths	4
Full Baths	Tax: 2 MLS: 1
3/4 Baths	1
Half Baths	1
Dining Rooms	1
Family Rooms	1
Other Rooms	Dining Room, Living Room, Family Room, Kitchen

Roof Material	
Bldg Frame Material	
Interior Wall	
Exterior	
Construction	
Floor Cover	
Cooling Type	
Heat Type	
Condition	
No. of Patios	
Patio Type	
Primary Patio/Deck Sq Ft	
No. of Porches	
Porch Type	
Porch 1 Area	
Porch	

Tar & Gravel	
Wood	
Drywall	
Wood	
Wood	
Wood	
Central	
Forced Air	
Average	
1	
Deck/Patio	
180	
1	
Open Porch	
162	
Open Porch	

#### SELL SCORE

Rating	High	Value As Of	2021-04-13 23:36:27
Sell Score	647		

#### ESTIMATED VALUE

RealAVM™	\$679,000	Confidence Score	71
RealAVM™ Range	\$651,840 - \$706,160	Forecast Standard Deviation	4
Value As Of	04/13/2021		

(1) RealAVM™ Is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

#### LISTING INFORMATION

MLS Listing Number	5563915	MLS Sale Date	10/13/2020
MLS Status	Sold	MLS Listing Agent	502014924-Scott J. Acker
MLS Listing Date	05/08/2020	MLS Listing Broker	COLDWELL BANKER REALTY
MLS Current List Price	\$719,900	MLS Selling Agent	505008030-David J. Chase
MLS Orig. List Price	\$799,000	MLS Selling Broker	CHASING DREAMS REAL ESTATE LLC
MLS Sale Price	\$683,000		

MLS Listing #	5213627	4980517	3592560	2249067	1250925
MLS Status	Expired	Expired	Sold	Sold	Sold
MLS Listing Date	04/11/2019	07/16/2018	09/02/2008	03/26/2004	03/17/1997
MLS Orig Listing Price	\$799,999	\$799,999	\$799,000	\$675,000	\$299,900
MLS Listing Price	\$799,999	\$799,999	\$649,000	\$675,000	\$299,900
MLS Sale Date			10/02/2009	06/23/2004	08/28/1997
MLS Listing Sale Price			\$569,488	\$685,000	\$280,000

#### LAST MARKET SALE & SALES HISTORY

Recording Date	12/09/2020	Deed Type	Warranty Deed
Sale Date	10/13/2020	Owner Name	Rauchhaus Markus
Sale Price	\$683,000	Owner Name 2	Rauchhaus Ellen
Price Per Square Feet	\$199.53	Seller	Haeri Bobak F

Recording Date	12/09/2020	10/28/2009	07/27/2004	09/17/1997
Sale/Settlement Date	10/13/2020	10/02/2009	06/23/2004	08/27/1997
Sale Price	\$683,000	\$569,488	\$685,000	\$280,000
Buyer Name	Rauchhaus Markus & Ellen	Babaeva Gulzar	Suther Adam M	Greffin Gregory G
Buyer Name 2	Rauchhaus Ellen			
Seller Name	Haeri Bobak F	Sutner Adam M	Greffin Gregory G & Stacy G	Tsypin Mark
Document Type	Warranty Deed	Warranty Deed	Warranty Deed	Warranty Deed

#### CERTIFICATES OF REAL ESTATE VALUE

CREV Sale Date	Buyer Name	Deed Type	CREV Sale Price	CREV #	CREV ID
10/13/2020	Rauchhaus Markus & E		\$683,000	1165185	5065118

10/02/2009	Babaeva Gulzar	Warranty Deed	\$569,488	5636	1946171
06/23/2004	Sutner Adam M	Warranty Deed	\$685,000	864264	622668
08/27/1997	Greffin Gregory G/Greffin Stacy G	Warranty Deed	\$280,000	646977	455769

CREV Sale Date	Filing Date	Signer Date
10/13/2020	01/01/2020	
10/02/2009	10/30/2009	10/02/2009
06/23/2004	06/23/2004	06/23/2004
08/27/1997	08/27/1997	08/27/1997

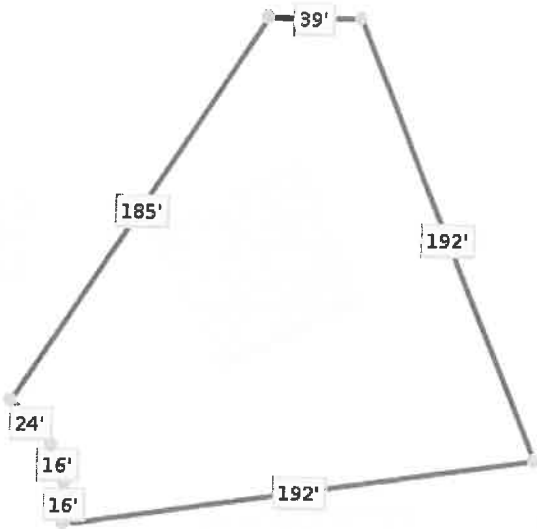
CREV Sale Date	10/13/2020	10/02/2009	06/23/2004	08/27/1997
CREV Sale Price	\$683,000	\$569,488	\$685,000	\$280,000
Buyer Name	Rauchhaus Markus & Ellen	Babaeva Gulzar	Sutner Adam M	Greffin Gregory G/Greffin Stacy G
Buyer Address	15020 Tammer Ln	15020 Tammer Ln	15020 Tammer Ln	15020 Tammer Ln
Buyer City/State/ZIP	Wayzata, MN, 55391	Wayzata, MN, 55391	Wayzata, MN, 55391	Minnetonka, MN, 55391
Seller Name	Haeri Bobak F/Gulzar Babae va	Sutner Adam M	Greffin Gregory	Tsy-pin Mark/Tsy-pin Diana
Seller Address	1000 Nicollet Mall	1711 Geneva Dr A1	3060 Quinnood Ln No	
Seller City/State/ZIP	Minneapolis, MN, 55403	Vail, CO, 81657	Plymouth, MN, 55441	
Down Payment	\$158,676			\$114,000
Property Transferred		Building & Land		
CREV Planned Use	Residential: Single Family	Residential: Single Family		
Planned Use Desc	Singlefam			

#### MORTGAGE HISTORY

Mortgage Date	12/09/2020	12/03/2020	10/23/2012	10/28/2009	02/13/2002
Mortgage Amount	\$510,300	\$138,450	\$315,600	\$329,488	\$423,000
Mortgage Lender	Supreme Lndg	Deerwood Bk	Alerus Mtg	Prime Mtg	Wells Fargo Hm Mtg Inc
Borrower Name	Rauchhaus Markus	Rauchhaus Markus	Babaeva Gulzar	Babaeva Gulzar	Greffin Gregory G
Borrower Name 2	Rauchhaus Ellen	Rauchhaus Ellen	Haeri Bobak F		Greffin Stacy G
Mortgage Type	Conventional	Conventional	Conventional	Conventional	Conventional

Mortgage Date	10/18/2000
Mortgage Amount	\$125,000
Mortgage Lender	Wells Fargo Bk/Mn
Borrower Name	Greffin Gregory G
Borrower Name 2	Greffin Stacy G
Mortgage Type	Conventional

PROPERTY MAP



Google

\*Lot Dimensions are Estimated

25 yards  
Map data ©2021

Google



200 yards  
Map data ©2021



**City of Minnetonka**  
Assessing Department



**2021 Local Board of Appeal and Equalization  
Staff Report**

B3

**Property Owner(s):** Thomas W. Johnson  
Jill A. Johnson

**Property Address:** 15001 Tammer La

**PID #:** 04-117-22-43-0032

		Market Value
Assessment Year	2021	\$582,700
Assessment Year	2020	\$545,000
Assessment Year	2019	\$536,000

**Sale:** July 1, 1999 - 389,000 (01 - Warranty Deed)

**Assessor Recommendation:**

\$582,700

**Appraiser:**

**Last Inspection Date:**

EMK

March 14, 2019

**Comments:**

Staff completed a review of the property. After the review, staff looked at comparable sales and recommended no change to the 2021 valuation. Owner disagreed and filed a formal appeal. Appeal application was referred to advisors for final valuation.

## Subject Data Summary

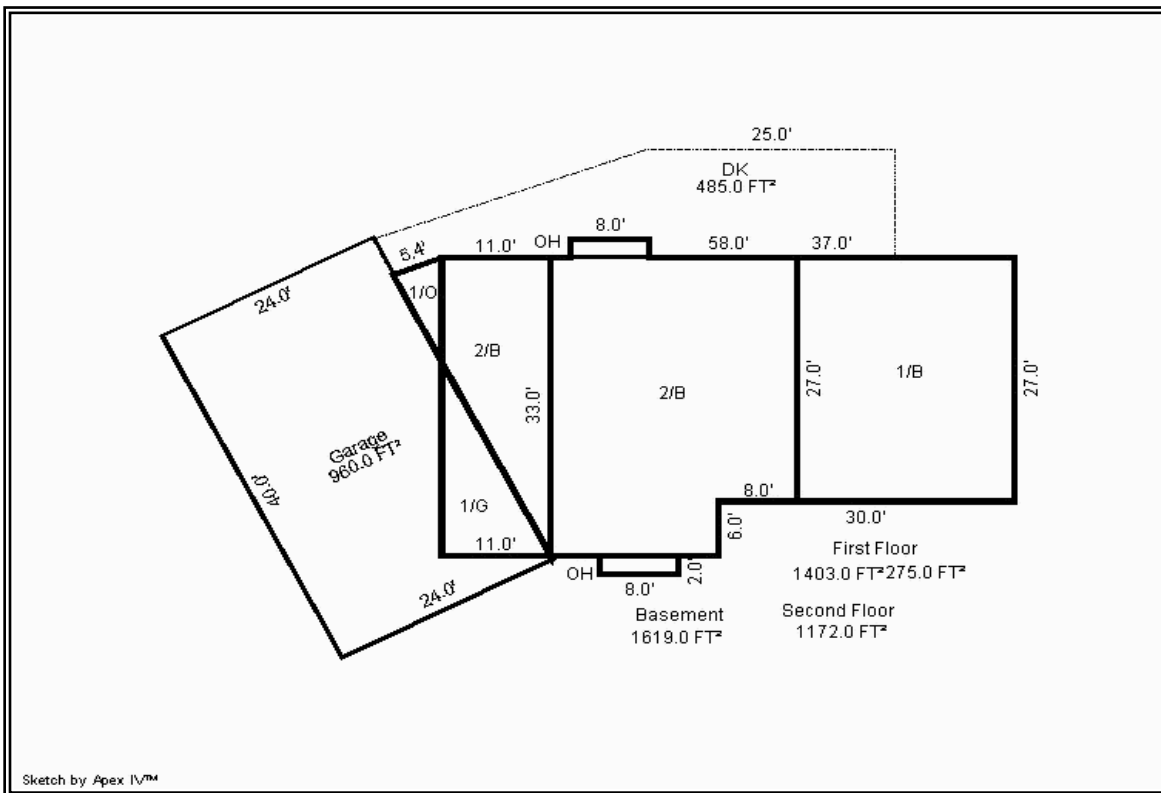
<b>PID #:</b>	04-117-22-43-0032
<b>Property Address:</b>	15001 Tammer La Minnetonka, MN 55391
<b>Multiple Address:</b>	No
<b>Lot/Block:</b>	006/001
<b>Addition:</b>	Hart Addition
<b>Legal(120):</b>	
<b>Owner(s):</b>	Thomas W Johnson Jill A Johnson
<b>Property Classification:</b>	Residential - Homestead
<b>2021 EMV:</b>	582,700
<b>2020 EMV:</b>	545,000
<b>2019 EMV:</b>	536,000
<b>Last Sale:</b>	7/1/1999 - 389,000 - Warranty Deed - 01
<b>Lot Size:</b>	22,186 Sq.Ft. / .5 Acres
<b>Zoning:</b>	R-1
<b>Dwelling Type:</b>	Single Family
<b>Style:</b>	Two Story
<b>Bedrooms:</b>	3
<b>Baths:</b>	3
<b>Actual Year Built:</b>	1985
<b>Gross Building Area:</b>	2,910
<b>Basement Area:</b>	1,766
<b>Bsmt Finished %:</b>	25
<b>Garage #1:</b>	4 Car Attached
<b>Garage #2:</b>	None

**Additional Subject Photos**





# Subject Sketch

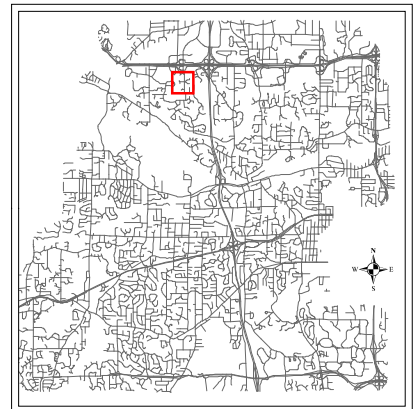


Sketch



## 2021 Local Board of Appeal And Equalization

Thomas Johnson  
Jill Johnson  
15001 Tammer La  
04-117-22-43-0032



This map is for illustrative purposes only.

## Sales Comparables



Comparable 1






Comparable 2



Comparable 3

## Sales Comparables

<u>Item</u>	<u>Subject</u>	<u>Comparable 1</u>	<u>Comparable 2</u>	<u>Comparable 3</u>
				
PID	0411722430032	0911722240018	0211722120030	0411722430024
Address	15001 Tammer La	2322 Sheridan Hills Rd	11677 Ridgemount Ave W	15100 Tammer La
Neighborhood	0204	0208	0001	0204
District	02	02	01	02
Sale Price	\$389,000	\$705,000	\$559,900	\$585,000
Sale Date	07/01/1999	11/20/2020	01/04/2021	08/17/2018
Cash Equivalent		\$705,000	\$597,400	\$582,500
Year / Version	2021 / 1	2021 / 1	2021 / 1	2019 / 1
Price Per Sq. Ft.	\$133.68	\$236.26	\$238.39	\$247.66
Dwelling Type	Single Family	Single Family	Single Family	Single Family
Style	Two Story	Two Story	Two Story	Two Story
Property Area	22,186	32,656	38,434	23,094
Actual Age	1985	1987	1993	1981
1st Floor Area	1,766	1,768	1,218	1,176
Total GBA	2,910	2,984	2,506	2,352
Finished Area	3,352	2,984	2,506	2,940
Basement Area	1,766	707	1,045	1,176
Basement Finished (%)	25%			50%
1st Floor Clear Ht				
Total Bedrooms	3	4	3	4
Total Bathrooms	3	3	3	3
Garage 1 Floor Area	960	576	524	624
Garage 1 # of Cars	4	2	2	2
Garage 1 Placement	Attached	Attached	Attached	Attached
Total # of Cars	4	2	2	2
Walkout Type	Standard Walkout			
Air Conditioning	Central	Central	Central	Central
Pool Area-Total				
Fireplaces	1	1		2
Deck Area-Total	400	400	154	
Porches		168	32	240
Dormer Length		35		
River				
Lake				
Influences				

## Sales Comparables



Comparable 4





Comparable 5



Comparable 6

## Sales Comparables

<u>Item</u>	<u>Subject</u>	<u>Comparable 4</u>	<u>Comparable 5</u>	<u>Comparable 6</u>
				
PID	0411722430032	1611722320010	0911722420060	1511722230039
Address	15001 Tammer La	3436 Martha La	14721 Wellington Rd	3221 Hazelwood West
Neighborhood	0204	0802	0211	0214
District	02	08	02	02
Sale Price	\$389,000	\$600,000	\$550,000	\$639,000
Sale Date	07/01/1999	08/14/2020	03/20/2020	12/30/2019
Cash Equivalent		\$600,000	\$550,000	\$629,415
Year / Version	2021 / 1	2021 / 1	2020 / 1	2020 / 1
Price Per Sq. Ft.	\$133.68	\$208.48	\$209.05	\$205.56
Dwelling Type	Single Family	Single Family	Single Family	Single Family
Style	Two Story	Two Story	Two Story	Two Story
Property Area	22,186	231,691	15,155	46,221
Actual Age	1985	1918	1988	1987
1st Floor Area	1,766	1,478	1,391	1,670
Total GBA	2,910	2,878	2,631	3,062
Finished Area	3,352	2,962	3,674	4,315
Basement Area	1,766	838	1,391	1,670
Basement Finished (%)	25%	10%	75%	75%
1st Floor Clear Ht				
Total Bedrooms	3	4	4	4
Total Bathrooms	3	4	4	4
Garage 1 Floor Area	960	624	622	825
Garage 1 # of Cars	4	2	2	3
Garage 1 Placement	Attached	Attached	Attached	Attached
Total # of Cars	4	2	2	3
Walkout Type	Standard Walkout		Standard Walkout	
Air Conditioning	Central	Central	Central	Central
Pool Area-Total				
Fireplaces	1	2	1	2
Deck Area-Total	400		550	168
Porches		240		448
Dormer Length				
River				
Lake				
Influences				

**Comp Grid**

PID 0411722430032  
Address 15001 Tammer La

District 2  
Appraiser Erin Kastner

Item	Subject	Comp 1		Comp 2		Comp 3		Comp 4		Comp 5		
PID	0411722430032	0911722240018		1611722320010		0911722420060		1111722320025		1511722230039		
Address	15001 Tammer La	2322 Sheridan Hills Rd		3436 Martha La		14721 Wellington Rd		2550 Crescent Ridge Rd		3221 Hazelwood West		
Date of Sale		11/20/2020		08/14/2020		03/20/2020		11/26/2019		12/30/2019		
Sale Price		\$705,000		\$600,000		\$550,000		\$573,700		\$639,000		
Cash Equivalent		\$705,000		\$600,000		\$550,000		\$573,700		\$629,415		
Price/SF		\$236.26		\$208.48		\$209.05		\$182.24		\$205.56		
Adjustments			+(-) Adj.		+(-) Adj.		+(-) Adj.		+(-) Adj.		+(-) Adj.	
Time (Months)	-----	2	5,241	5	11,150	10	20,442	14	29,852	13	30,411	
Location												
Site Size												
Style	Two Story	Two Story		Two Story		Two Story		Two Story		Two Story		
Quality Class	Above Average	Above Average		Above Average		Above Average		Above Average		Above Average		
Age	1985	1987		1918		1988		1985		1987		
Effective Age	1985	1990		(7,500)		1980		7,500		1990		
Bedroom +	BR's   Bath	BR	Bth		BR	Bth		BR	Bth		BR	Bth
Bathroom Count	3   3	4	3	0	4	4	(7,500)	4	4	(7,500)	5	4
GBA	2,910	2,984	(5,180)	2,878	2,240	2,631	19,530	3,148	(16,660)	3,062	(10,640)	
Basement Area	1,766	707	10,590	838	9,280	1,391	3,750	1,802	(360)	1,670	960	
Basement Finish	25%		13,245	10%	10,731	75%	(18,053)	75%	(27,300)	75%	(24,330)	
Walkout	Standard Walkout		10,000		10,000	Standard Walkout	0		10,000		10,000	
Garage Type	Attached	Attached		Attached		Attached		Attached		Attached		
Garage Stalls	4	2	20,000	2	20,000	2	20,000	3	10,000	3	10,000	
Deck(s)	400	400				550		390		168		
Porch(es)		168		240				152		448		
Fireplaces	1	1	0	2	(7,500)	1	0	2	(7,500)	2	(7,500)	
Other												
Gross Adjustment %			10%		14%		18%		20%		17%	
Net Adjustment%			7%		9%		6%		-3%		-1%	
Net Adjustment			\$46,396		\$55,901		\$30,669		(\$16,968)		(\$6,099)	
Indicated Value			\$751,396		\$655,901		\$580,669		\$556,732		\$623,316	

**Comments and analysis of Comps**

**Indicated value or range**

633,000

**Comp Grid**

PID 0411722430032  
Address 15001 Tammer La

District 2  
Appraiser Erin Kastner

Item	Subject		Comp 1		Comp 2		Comp 3		Comp 4		Comp 5			
PID	0411722430032		0911722240018		0211722120030		2311722330020		0411722430024					
Address	15001 Tammer La		2322 Sheridan Hills Rd		11677 Ridgemount Ave W		12517 Briarwood Ter		15100 Tammer La					
Date of Sale	11/20/2020		01/04/2021		03/26/2020		08/17/2018							
Sale Price	\$705,000		\$559,900		\$530,000		\$585,000							
Cash Equivalent	\$705,000		\$597,400		\$523,000		\$582,500							
Price/SF	\$236.26		\$238.39		\$159.60		\$247.66							
Adjustments			+(-) Adj.		+(-) Adj.		+(-) Adj.		+(-) Adj.		+(-) Adj.			
Time (Months)	2		5,241		0		0		10		19,438			
Location														
Site Size														
Style	Two Story		Two Story		Two Story		Two Story		Two Story					
Quality Class	Above Average		Above Average		Above Average		Above Average		Above Average					
Age	1985		1987		1993		1970		1981					
Effective Age	1985		1990		(7,500)		2005		(30,000)		1975			
Bedroom +	BR's	Bath	BR	Bth		BR	Bth		BR	Bth		BR	Bth	
Bathroom Count	3	3	4	3	0	3	3	0	5	4	(7,500)	4	3	
GBA	2,910		2,984		(5,180)	2,506	28,280		3,277	(25,690)	2,352	39,060		
Basement Area	1,766		707		10,590	1,045	7,210		1,365	4,010	1,176	5,900		
Basement Finish	25%				13,245		13,245			13,245	50%	(4,395)		
Walkout	Standard Walkout				10,000		10,000		Standard Walkout	0		10,000		
Garage Type	Attached		Attached			Attached			Attached		Attached			
Garage Stalls	4		2		20,000	2	20,000		3	10,000	2	20,000		
Deck(s)	400		400			154			94					
Porch(es)			168			32			220		240			
Fireplaces	1		1		0		7,500		3	(15,000)	2	(7,500)	7,500	
Other														
Gross Adjustment %			10%				19%				21%			
Net Adjustment%			7%				9%				3%			
Net Adjustment			\$46,396				\$56,235				\$13,503			
Indicated Value			\$751,396				\$653,635				\$536,503			

**Comments and analysis of Comps**

**Indicated value or range**

\$662,000