

Addenda
Local Board of Appeal and Equalization (LBAE) Meeting
Meeting of April 26, 2021

Updates to the Agenda – Section 4A

Three properties have been added to Section 4A. The attached agenda reflects the addition of items 8-10 in this section.



14600 Minnetonka Blvd. | Minnetonka, MN 55345 | 952-939-8200 | eminnetonka.com

TO: City Council

FROM: Colin Schmidt, SAMA, City Assessor

DATE: April 26, 2021

SUBJECT: Change Memo for the April 26, 2021 Local Board of Appeal and Equalization meeting

There have been changes made to the Local Board of Appeal and Equalization agenda. These changes include:

Items 4A – 8 through 10
Added to the Agenda.

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

	Petitioner	2020 Estimated Market Value	2021 Estimated Market Value	2021 Assessors' Recommendation
8)	AR Rowland Owner LLC 5600 Rowland Rd Minnetonka, MN 55343 34-117-22-14-0002	\$9,965,000	\$11,105,000	\$9,935,000
9)	Larson Capital Crest Ridge LLC et al 11055 Wayzata Blvd Minnetonka, MN 55305 01-117-22-32-0056	\$21,523,000	\$18,846,000	\$16,190,000
10)	James Bradburn Janice Bradburn 5101 Kimberly Rd Minnetonka, MN 55345 29-117-22-41-0018	\$440,200	\$436,100	\$436,100

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