

**Monday, April 11, 2022 6:00 PM**  
**CITY OF MINNETONKA BEACH**  
**LOCAL BOARD OF APPEAL MINUTES**

**1. Mayor Lindstrom called the meeting to order at 6:00 p.m.**

Board members present: Mayor Jaci Lindstrom, Council Members: Tracey Breazeale, Susan Enlow, Steve Howarth, and Vibhu Sharma; Absent: Treasurer Chris Zinn.

Staff Present: City Administrator Heidi Honey; City Clerk Jane Burgess

Also Present: Mike Smerdon, Principal Residential Assessor, and Ryan Robinson, Assessor, both from Hennepin County; Mark Osmanski, Jayme Suiter, Nick Callahan

**2. Purpose of the Meeting**

Lindstrom stated the purpose of the meeting is to provide an opportunity for residents to appeal their 2022 estimated property tax valuation or market valuation for taxes payable in 2023, and/or to appeal their property classification. She stated that property owners may only appeal their estimated market value, and to strengthen the appeal property owners appeal must be based on facts and supporting detail provided. The burden of proof rests with the property owner.

**3. General Background –Mike Smerdon and Randy Robinson, Hennepin County Assessor’s Office**

Smerdon presented the property tax process and recapped the current assessment. He explained that while he understands that residents are concerned about their property valuations and taxes with these large increases, property taxes are determined by budgets. If property values are flat and budgets go up then taxes go up. If budgets are flat and property values go down then taxes go down. He also stated that market value helps spread out residents’ individual portion of the tax burden.

**4. Valuation Changes being Brought to the Board by the City Assessor:**

- 4.1. Jeff Steinke at 3032 Westwood Road. Recommend reduction to \$790,000.  
Inspection and evaluation completed by Mike Smerdon. Original Valuation: \$849,000;  
Steinke’s agreed.
- 4.2. Peter and Jennifer Johnson at 2939 Westwood Road. Recommend reduction to \$684,000;  
Inspection and evaluation completed by Mike Smerdon. Original Valuation: \$712,000;  
Johnson’s agreed.
- 4.3. John Whitaker at 2200 Huntington Pt Road West. Recommend reduction to \$3,855,000;  
Inspection and evaluation completed by Mike Smerdon. Original Valuation: \$4,403,000;  
Whitaker agreed.

**Howarth motion, Breazeale second to affirm the assessor’s valuations for the following properties listed in 4.1, 4.2 and 4.3: 3032 Westwood Road reduced to \$790,000, 2939 Westwood Road reduced to \$684,000, 2200 Huntington Pt Road West reduced to \$3,855,000. All ayes, the motion carried.**

- 4.4 Mark Osmanski at 2442 Lafayette Road

Osmanski presented his reasons why he wants his valuation lowered. Smerdon stated that his assessment for this property is not complete yet but will be ready for the April 18<sup>th</sup> meeting reconvening the April 11<sup>th</sup> Board of Appeal meeting.

- 4.5. Sean Ennevor at 2315 Huntington Pt Road East  
Original Valuation: \$4,294,000. Incomplete with Assessor he's waiting on Ennevor
- 4.6. Paul and Gianna Colombo at 2201 Huntington Pt Road East  
Original Valuation: \$7,009,000. Smerdon inspected home; evaluation incomplete
- 4.7. Jon and Robin Gipson at 3103 Brooks Lane  
Original Valuation: \$1,629,000. Smerdon inspected home; evaluation incomplete
- 4.8. Pete and Susan Bazil at 3016 Northview Road  
Original Valuation: \$3,202,000. Smerdon not visited home yet.
- 4.9. Daniel and Emily Forbes at 2417 Woodbridge Road  
Original Valuation: \$995,000. Smerdon not visited home yet
- 4.10. John Woerner at 2928 Northview Road  
Original Valuation: \$3,970,000. Incomplete
- 4.11. John Rothbauer and Connie Leaf at 3135 Brooks Lane  
Original Valuation: \$991,000. Smerdon waiting to hear from them
- 4.12. Brent and Lesley Longval at 3010 Northview Road  
Original Valuation: \$1,977,000. Smerdon waiting to hear from them
- 4.13. Ryan Neslund at 3010 Brooks Lane  
Original Valuation: \$800,000
- 4.14. Nick and Rachel Callahan at 3139 Lafayette Ridge Road  
Original Valuation: \$1,334,000

Callahan presented his appeal at the April 11<sup>th</sup> meeting. Smerdon has inspected the home but his evaluation was incomplete for the April 11<sup>th</sup> meeting. Callahan stated that this valuation is a 48% increase from \$902,000 in 2021. The comps used for consideration by both Smerdon or Callahan were 3143 Lafayette Ridge Rd recent sale of \$1,400,000 and 3155 Lafayette Ridge Rd. of \$1,060,000 in 2021. Callahan had a broker appraisal of \$830,000 in 2021 and another one in August 2021 of \$1,175,000. He is requesting his 2022 valuation to be the August 2021 appraisal of \$1,175,000.

- 4.15 Carol Ryan at 22412 Woodwinds Lane  
Original Valuation: \$4,998,000. Smerdon stated Ryan's may not move forward.

## **5. Residents Appealing in Person or By Letter**

- 5.1. Jayme Suiter at 3151 Lafayette Ridge Road  
Original Valuation: \$1,064,000

Suiter presented his appeal at the April 11<sup>th</sup> meeting. Smerdon has inspected the home but his evaluation was incomplete for the April 11<sup>th</sup> meeting. Smerdon and Suiter both stated the two neighboring homes at 3143 and 3155 Lafayette Ridge Rd sold high last year at \$1.4M and \$1,060,000 respectively, but they are also larger homes.

Smerdon stated that City Council can make one motion to affirm valuations of homes. Council does not need to make separate motions for each property.

Smerdon stated that the COVID-19 Pandemic prevented Hennepin County Assessors from entering homes to inspect them for property tax valuations. They inspected home exteriors using desktop tools including Google, Aerials, and Street View. This is where they gathered their information and were not able to see interior updates that may have been completed inside. They plan to visit the City interior side of homes this year for the best and most accurate data.

**Lindstrom stated that there are no waiting appellants so therefore she asks for a motion to continue this meeting to 6:00 pm, April 18, 2022.**

**Howarth motion, Sharma second to continue the Local Board of Appeal Meeting on April 18, 2022. All ayes, the motion carried.**

Mayor Lindstrom recessed the meeting at 6:58 p.m.

PUBLIC IN ATTENDANCE – The following individuals were in attendance: Nell Mathews, Julia Sharma

**Monday, April 18, 2022 6:00 PM – continued from April 11, 2022**

**CITY OF MINNETONKA BEACH**

**LOCAL BOARD OF APPEAL MINUTES**

1. Call to Order – 6:00 pm

2. Purpose of the Meeting

Mayor Lindstrom restated the purpose of the meeting and reminded that property owners may only appeal the market value, the burden of proof is on the owner and it must be based on facts.

3. General Background - No additional background information was provided.

4. Residents Appealing in Person or by Letter

4.1. Gianna Colombo – 2201 Huntington Point Rd E – assessed value \$7,009,000

Mrs. Colombo does not think the valuation of \$7 million is appropriate stating the current market is inflationary and they are not interested in selling the home right now. They built an understated family home that is not attractive to a wealthy set of buyers because it does not have specialty rooms wealthy buyers want. She listed the features that home does not have. She also does not agree with comps provided by the assessor. The neighboring home at 2209 Huntington Pt Rd E. that sold for over \$10,000,000 included many high-end furnishings. Mr. Colombo stated the home was not built for a wow factor. It has personal touches not compatible with most buyers.

Smerdon inspected the home and agreed with Colombo's statements. He recommended adjusting for these differences and a reduction in valuation to \$6,899,000. The board discussed acreage and waterfront. Colombo's property has 159 ft of waterfront, and the land is 1.68 acres. The neighbor's property has 164 ft of waterfront and is 1.3 acres with a land value of \$4,013,000. Colombo's land value is similar at \$3,992,000. Smerdon's proposed adjusted value equals \$976 per square ft. Colombo's building permit was \$2.4 million, not including mechanical, electric and plumbing permits. The board

discussed that the assessor's recommended value seems appropriate with the land valuation and square footage valuation being fair.

**Howarth motion, Breazeale second approve the property valuation decrease to \$6,899,000 from \$7,009,000 at 2201 Huntington Point Road East. All ayes, motion passed.**

4.2. Mary Young – 3157 Northview – assessed value \$736,000

Young stated that her valuation increased \$200,000. The home is deteriorating and there have been no improvements for at least 15 years. The kitchen needs to be redone. She does not believe that she can sell it for the assessed value. Smerdon inspected the property and recommended a valuation of \$645,000 based on condition of the interior and exterior of the property. The prior year assessment was \$558,000 with the land value at \$440,000. Ms. Young suggested a valuation of \$600,000. Smerdon stated a 900 sq ft home sold for \$550,000. He added that the neighborhood was underassessed in the past. Took last year off lake increase of 15% for 2023 is \$641,000. Enlow stated most of the value in the land. The home is 2,300 square ft. There was discussion about properties in need of repair not increasing at the same rate as ones that are more updated. The board agreed on a 12% increase.

**Howarth motion, Enlow second to approve a property valuation decrease to \$625,000 from \$736,000 for 3157 Northview Road. All ayes, motion passed.**

5. Valuation Changes brought to the Board by the City Assessor

Item 5.4. Osmanski – 2442 Lafayette Rd. - reduce value to \$3,640,000 from \$3,855,000

Item 5.5. Suiter – 3151 Lafayette Ridge Rd – reduce value to \$970,000 from \$1,064,000

Item 5.6. Callahan – 3139 Lafayette Ridge Rd – reduce value to \$1,226,000 from 1,334,000

Item 5.8. Gipson - 3103 Brooks Lane – recommend no change in value of \$1,629,000

Item 5.10 Forbes – 2417 Woodbridge Rd – reduce value to \$871,000 from \$995,000

**Howarth motion, Breazeale second to affirm the assessor's recommended valuations for Items 5.4, 5.5, 5.6, 5.8, 5.10. All ayes, motion carried.**

Smerdon stated he has not received a response and provided valuation recommendations for the following:

Item 5.9. - Bazil – 3016 Northview Rd - Smerdon inspected the home and recommended no change to value of \$3,202,000

Item 5.14 - Neslund – 3010 Brooks Lane - Smerdon recommended reduction from \$800,000 to \$772,000.

**Enlow motion, Howarth second to affirm the assessor's recommendation of 5.9 Bazil at 3016 Northview Road for no change in value and item 5.14 Neslund reduction in value from \$800,000 to \$772,000. All ayes, motion passed.**

Smerdon stated the following reached out to him but he had no further communication. They are listed in meeting record to allow them to appeal to the county if they wish.

Item 5.7. Ennevor - 2315 Huntington Pt Rd E – Recommend no change to \$4,294,000 valuation. The home sold in 2021 for \$4,850,000 but the assessor thought it was a case of the buyer overpaying. The assessor had inspected in the past when the owner appealed lower valuations.

Item 5.11. Woerner - 2928 Northview Rd – Recommend no change to \$3,970,000 valuation

Item 5.12 Leaf – 3135 Brooks Lane – Recommend no change to \$991,000 valuation

Item 5.13 Longval – 3010 Northview – Recommend no change to \$1,977,000 valuation

Item 5.15 Ryan – 2412 Woodwinds Lane – Recommend no change to \$4,998,000 valuation

Item 5.16 -Sween – 2944 Northview Road – Recommend no change to \$2,855,000 valuation

**Enlow motion, Howarth second to affirm the assessor's recommendation of no change to the valuations for agenda items 5.7, 5.11, 5.12, 5.13, 5.15 and 5.16. All ayes, motion passed.**

**Howarth motion, Breazeale to adjourn the Local Board of Appeal meeting. All ayes, motion passed.**

**Meeting adjourned at 6:52 pm.**

Public in attendance: Paul and Gianna Colombo, Mary Young

**Respectfully submitted,**

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**Jane Burgess, City Clerk**