



1 • **Withdrawn Residential Property Appeals**

2 **Mr. Plechash made a motion, seconded by Ms. MacDonald, to accept the**  
 3 **withdrawal of appeals for 212 Benton Avenue N and 557 Harrington Road. The**  
 4 **motion carried 4/0.**

5 **Ms. Iverson made a motion, seconded by Ms. MacDonald, for no change at**  
 6 **305 Rice Street, 215 Barry Avenue S #309, and 215 Barry Avenue S #119. The**  
 7 **motion carried 4/0.**

8  
 9 • **Residential Property Appeal Changes where Assessor and Property Owners Agree**  
 10 Mr. Dahl said this group of properties had worked with the City Assessor to come to an  
 11 agreement.

12 Mayor Mouton asked if the Board had questions concerning any of the properties.

13 Ms. Iverson asked why no change was recommended for 547 Harrington Road.  
 14 Mr. Erickson said the property owner agreed to no change. There was a pending sale  
 15 next door for substantially more than the new value and the property was worth the  
 16 recommended amount.

17 Mayor Mouton asked if all of the properties were in the packet. Ms. Leervig  
 18 explained some of the properties were amended today and were not in the packet. Mayor  
 19 Mouton noted that some of the reductions were substantial. She asked how the original  
 20 amounts were so far off. Mr. Erickson said he and staff had not been able to visit some  
 21 of the properties for several years due to the pandemic. He said the large reductions were  
 22 normally on the buildings.

23 Mayor Mouton read the list of properties into the record as follows:

24	1.	117 Edgewood Court	\$675,000
25	2.	115 Edgewood Court	\$737,000
26	3.	143 Huntington Avenue S	\$1,098,000
27	4.	547 Harrington Road	\$5,914,000
28	5.	114 Edgewood Court	\$730,000
29	6.	103 Edgewood Court	\$688,000
30	7.	401 Gardner Street	\$572,000
31	8.	1615 Crosby Road	\$500,000
32	9.	215 Barry Avenue S #113	\$190,000
33	10.	310 Ferndale Road W	\$10,154,000
34	11.	539 Harrington Road	\$6,750,000
35	12.	1042 Circle Drive E	\$776,000
36	13.	121 Westwood Lane	\$1,187,000
37	14.	425 Ferndale Woods	\$2,149,000
38	15.	315 Park Street E	\$751,000
39	16.	972 Shady Lane E	\$4,184,000

40  
 41 **Mr. Plechash made a motion, seconded by Ms. MacDonald to accept the**  
 42 **agreed upon property values. The motion carried 4/0.**

43  
 44 • **Residential Property Appeals Still Pending**

45 Mr. Dahl recommended going through each of the properties on the list individually.

46 Mayor Mouton addressed 549 Harrington Road.

1 Mr. Erickson said he spoke to the property owner the previous evening and he  
2 concurred with the recommended value.

3 Mayor Mouton asked for a motion. **Ms. MacDonald made a motion, seconded  
4 by Ms. Iverson, to maintain the current value of \$12,460,000 for 549 Harrington  
5 Road. The motion carried 4/0.**

6  
7 Mayor Mouton addressed 147 Central Avenue S.

8 Mr. Erickson said this was the base value for a lot property that you could put a  
9 house on and the property owner did not agree.

10 Mayor Mouton asked for a motion. Ms. MacDonald made a motion to maintain  
11 the current value of \$451,000 for 147 Central Avenue S. The motion died for lack of a  
12 second.

13 Ms. Iverson asked if the Board contested the value whether the property owner  
14 could still appeal to the County. Mayor Mouton said yes. Ms. Iverson asked about the  
15 square footage and whether the lots should be listed as one lot. Mayor Mouton said those  
16 documents should have been provided prior to the meeting. The property owner could  
17 gather that information and pursue the appeal at the County level.

18 Mr. Plechash felt uncomfortable affirming the value if the property owner did not  
19 feel it was a buildable lot. He asked about the increase from the previous year. Ms.  
20 Gunderson said 49.83% increase. Mr. Plechash said he could not vote in approval.

21 Ms. Iverson thought it would be fair to go with the average increase of 15%.

22 Mayor Mouton asked if the Board had the backup documentation for the all of the  
23 properties on the sheet. Mr. Dahl said they had the majority.

24 Ms. MacDonald asked who was claiming the lot was unbuildable. Mr. Erickson  
25 said his assumption was that the lot was buildable and this was the minimum value for a  
26 buildable site.

27 Ms. Iverson commented that the site would not meet setbacks.

28 Mr. Plechash said he did not know whether it was buildable, but the increase was  
29 outrageous.

30 **Mr. Plechash made a motion, seconded by Ms. Iverson, to reduce the  
31 valuation to \$345,000 for 147 Central Avenue S. The motion carried 4/0.**

32  
33 Mayor Mouton addressed 570 Harrington Road.

34 Mr. Erickson said he spoke with the property owner and he was not contesting the  
35 valuation, but wished to keep his property on the list of appeals.

36 Mr. Plechash asked for the increase from 2021 to 2022. Ms. Gunderson answered  
37 25.07%.

38 Ms. MacDonald said she thought the valuation on this one seemed high in  
39 comparison to neighboring properties. Mr. Erickson said there was a MCAP time  
40 adjustment per year of 22.68%. There were whole neighborhoods going up 30-35%. It  
41 was an unprecedented year. He said if the Board started chopping values it would create  
42 worse inequities in the future.

43 Mayor Mouton commented that the Board did not have all of the information for  
44 each property and she did not feel she could make an informed decision. She thought an  
45 average decrease across the board seemed fair. Mr. Erickson said he did supply  
46 information on each property with a picture, values, and reasons for his recommendation.

1 He said for this particular property there were only three sales, but they did compare  
2 across other cities. He did not recommend an across-the-board reduction. He reiterated  
3 that it would create bigger inequities in the future. Mayor Mouton said they did not have  
4 that information this evening and if it came in today then she had not seen it because she  
5 was at her job. She said she was not blaming anyone, but she had not seen appeals of this  
6 magnitude. Mr. Erickson said it was a different market this year and it had happened  
7 before. He apologized for any lacking information, but said he had worked seven days  
8 per week until 9:00 p.m. every evening trying to get to every property owner.

9 Mr. Plechash said there were a number of people in the audience who wished to  
10 speak and he thought it would be kind to let them speak. He said generally speaking he  
11 had a hard time with valuations increasing year after year at outrageous amounts.

12 Mayor Mouton said the Board did need an understanding of the percentage  
13 increases for the properties from 2021 to 2022.

14  
15 Mayor Mouton called those waiting to speak to the podium one at a time.

16 Don Leavenworth, 543 Harrington Road, said he was the senior resident living on  
17 Harrington Road. He thanked the City Assessor for his time, review, and  
18 recommendation. He agreed to the reduction.

19 Mayor Mouton asked for a motion. **Ms. MacDonald made a motion, seconded  
20 by Mr. Plechash, to accept the Assessor's recommended value of \$4,312,000 for 543  
21 Harrington Road. The motion carried 4/0.**

22  
23 Chris Wilke, 1840 Crosby Road, said the City Assessor had visited his home. He said he  
24 provided the Board with a packet of relevant information at the last meeting. He talked  
25 about averages and how they were inferior to the median value. He said the home was  
26 built in 1983 and updated in 2006.

27 Mayor Mouton asked what standard appraisers applied for updates to properties.  
28 Mr. Erickson said there was not a standard. He said an assessor looked at a how a house  
29 would present itself and assigned an effective age.

30 Mr. Plechash said if the home was purchase for \$900,000 four years ago then it  
31 seemed like a reasonable number.

32 **Mr. Plechash made a motion, seconded by Ms. MacDonald, to maintain the  
33 current value of \$1,015,000 for 1840 Crosby Road. The motion carried 4/0.**

34  
35 Lisa Kinomoto, 127 Edgewood Court, talked about her neighborhood and discussed  
36 similar homes and what they sold for. She requested her valuation be reduced to  
37 \$680,000 to \$690,000.

38 Mr. Erickson talked about some of the sales. He also said there was a 12.37%  
39 MCAP per year on non-lake properties. He said the property was located very close to  
40 downtown and believed the valuation to be accurate.

41 Mr. Dahl noted that the original increase was 15%. Mr. Erickson's current  
42 recommendation was an 11% increase. The applicant was asking for approximately 5%.

43 Mayor Mouton asked if the Council had thoughts or if anyone wished to make a  
44 motion. **Ms. MacDonald made a motion, seconded by Ms. Iverson, to reduce the  
45 valuation to \$699,000 for 127 Edgewood Court. The motion carried 4/0.**

1 Paul Breckner, 928A Shady Lane E, 928B Shady Lane E, 928 Shady Lane E (06-117-22-  
2 43-0011), and 928 Shady Lane E (06-117-22-43-0012), discussed a home sold on Shady  
3 Lane that was skewing the numbers. He also discussed several tear downs. He said a  
4 37% increase was not acceptable. He also read a letter from his neighbor Lance Wallin,  
5 972 Shady Lane E and 964 Shady Lane E. Mr. Breckner also noted that Mr. Wallin was  
6 withdrawing his appeal for 972 Shady Lane E.

7 Mayor Mouton asked to address Mr. Breckner's properties first. Mr. Erickson  
8 said 928A and 928B were on the other side of the street and only had garages. He said  
9 the other two sites were on the lake, but the home was completely on one site. Mayor  
10 Mouton asked if he recommended the lot without the home stay at \$3,840,000. Mr.  
11 Erickson said that was correct based on sales in the area of other lots. Mayor Mouton  
12 said the City Council had issued variances for all of the lots on Shady Lane.

13 Ms. Iverson said she was not comfortable with the 37% increase.

14 Mr. Plechash asked what the value would be if the properties were combined.  
15 Mr. Erickson said he could not speculate. He said the highest and best use was as they  
16 were. Mr. Plechash said he could not approve a 37% increase.

17 Mayor Mouton asked for the increase of 928A Shady Lane E. Mr. Dahl said  
18 about 20%.

19 Ms. Iverson said she was more comfortable with the average 16.4% increase.

20 Mr. Plechash agreed.

21 Mayor Mouton said she was inclined to stay with the assessor's recommendation.

22 Ms. Iverson thought one property sell had skewed the numbers and thought  
23 without more information the Council should go with 16.4%.

24 Ms. MacDonald asked about the average lakeshore increase and said going off  
25 one property sold as per the property owner was too anecdotal. She was uncomfortable  
26 with 16.4%. Mr. Dahl said the original proposed increase was 40% and the adjusted  
27 proposed increase was about 30%.

28 Mayor Mouton asked about the site without the home. Mr. Dahl said there was  
29 no decrease recommended and it was a proposed increase of nearly 50%.

30 Mr. Plechash said he would not go that high. He thought it was unfair to property  
31 owners who were not selling.

32 Mr. Plechash made a motion to increase all four properties by 20%.

33 Ms. Iverson suggested accepting the Assessor's recommendation for 928A and  
34 928B Shady Lane E.

35 **Mr. Plechash revised his motion to accept the Assessor's recommended**  
36 **values of \$64,000 for 928A Shady Lane E and \$76,000 for 928B Shady Lane E; and**  
37 **to reduce 928 Shady Lane E (06-117-22-43-0011) to \$3,909,600 and 928 Shady Lane**  
38 **E (06-117-22-43-0012) to \$3,171,600. Ms. Iverson seconded the motion. The motion**  
39 **carried 3/1 (Nay – MacDonald).**

40  
41 Mayor Mouton addressed 964 Shady Lane E. She asked about the percent increase. Mr.  
42 Dahl said 30%.

43 Ms. Iverson suggested 20% similar to the previous properties.

44 **Ms. Iverson made a motion, seconded by Mr. Plechash, to reduce 964 Shady**  
45 **Lane E to \$4,101,600. The motion carried 4/0.**

1 Mayor Mouton called Kristin Koroloff. She had to leave the meeting early and was not  
2 present.

3  
4 Scott Mann, 460 Carpenters Point, said his valuation went up 35%. He said his home  
5 was on the market for 18 months at \$2.4 million before he purchased it at \$2.1 million in  
6 January 2021. The assessed value is back at \$2.4 million. He said it was unusual  
7 because it was a rambler and it was small. He also said Locust Hills was classified as  
8 lake shore, but was lake access.

9 Mayor Mouton asked if the increase was due to MCAP. She asked where that  
10 number came from. Mr. Erickson said the Department of Revenue. She asked if the  
11 number was applied universally. Mr. Erickson said yes, it would be increased by  
12 22.68%. He added that lake shore and lake access were coded the same way, but were  
13 valued with different models. Mayor Mouton thought the math would come to \$2.2  
14 million. Mr. Erickson said it was used on the sales to determine the rates and it was a  
15 combination of the building and the land.

16 Mr. Plechash said he had opposing views about this. He said the home sold just  
17 over a year ago at \$2.1 million because that is what the property owner thought it was  
18 worth. He said the building went up 70%. He thought \$2.4 million might be reasonable,  
19 he suggested \$2.2 million.

20 Mayor Mouton proposed \$2,250,000.

21 **Mr. Plechash made a motion, seconded by Ms. MacDonald, to reduce the**  
22 **valuation of 460 Carpenters Point to \$2,250,000. The motion carried 4/0.**

23  
24 Bob Mueffelman, 172 Birch Lane W, said he contested the valuation of his property. He  
25 believed it was swept up in what was happening in the City.

26 Mayor Mouton said the Board would have to consider his appeal when it  
27 reconvened after the City Council meeting.

28  
29 Mayor Mouton asked for a motion to recess. **Ms. Iverson made a motion, seconded by**  
30 **Mr. Plechash, to recess the meeting at 6:45 p.m. The motion carried 4/0.**

31  
32 Mayor Mouton reconvened the meeting at 8:50 p.m.

33  
34 Mr. Mueffelmann continued his comments. He showed a map and photos and asked if  
35 the City Assessor ever visited the property. He discussed his property and surrounding  
36 properties.

37 Mayor Mouton said the 2021 valuation was \$975,000 and the 2022 valuation was  
38 \$1,283,000.

39 Mr. Erickson provided background information. He recommended depreciating  
40 the home value with a total valuation of \$1,127,000.

41 Mayor Mouton said that other properties increasing by 18% did not mean this  
42 property increase by 18%. Mr. Erickson explained the 18% was land driven. Mayor  
43 Mouton thought his lot was less desirable. Mr. Erickson noted that a property to the  
44 south sold for \$1.425 million. Mayor Mouton asked about other comparables. Mr.  
45 Erickson discussed other comparables in the area. Mayor Mouton asked what was  
46 recommended for a tear down. Mr. Erickson said there was not a set number. He said

1 the majority of the value was in the land. He recommended the land value at \$1,107,000  
2 and the home value at \$20,000. Mayor Mouton asked if the land value was accurate.

3 Mr. Mueffelmann said \$1.1 million was a 13% increase and he could not  
4 reconcile that with other properties.

5 Mayor Mouton asked for thoughts from the Board. She said there was a revised  
6 recommendation of \$1,127,000.

7 Ms. Iverson said she was struggling with this property and thought it seemed a  
8 little off balance.

9 Ms. MacDonald was comfortable with the Assessor's recommendation. She said  
10 it was a valuable neighborhood.

11 **Ms. MacDonald made a motion, seconded by Mr. Plechash, to accept the**  
12 **Assessor's recommendation of \$1,127,000 for 172 Birch Lane. The motion carried**  
13 **4/0.**

14  
15 Mayor Mouton confirmed that Kristin Koroloff, 392 Margaret Circle, was not present.

16  
17 Giles Stassert, 660 Harmony Circle, thanked the City Assessor for viewing the house. He  
18 shared why he did not believe the property would sell for that price.

19 Ms. Iverson said the land went down and the home went up. She thought the  
20 value was in the land. Mr. Erickson said the original assessment was the rate from  
21 Hennepin County's mass appraisal system. Sometimes the land was lowered to help the  
22 entire neighborhood come out right. The average increase in the neighborhood was  
23 9.9%. This property went up 3.4%.

24 Ms. Iverson recommended \$398,000. Mr. Erickson said this was not a  
25 neighborhood of tear down homes and this home had been updated.

26 Mayor Mouton said she was reticent to go below the 2021 value.

27 Ms. MacDonald said could support maintaining the 2021 value.

28 Mr. Plechash said he could make a case that it should not go up based on recent  
29 sales.

30 **Ms. MacDonald made a motion, seconded by Mr. Plechash, to reduce the**  
31 **Assessor's recommendation to \$415,000 for the property at 660 Harmony Circle.**  
32 **The motion carried 4/0.**

33  
34 Mayor Mouton, after calling everyone who wished to speak, noted she was returning to  
35 the top of the list. She addressed 570 Harrington Road.

36 Mr. Erickson said the property owner was okay with the value. It was a nice  
37 home on a smaller lot. The median increase was 23%. After discussing other sales, the  
38 property owner accepted the valuation.

39 **Ms. Iverson made a motion, seconded by Ms. MacDonald, to maintain the**  
40 **current value of \$5,506,000 for 570 Harrington Road. The motion carried 4/0.**

41  
42 Mayor Mouton addressed 641 Harmony Circle.

43 Mr. Erickson said the home sold for \$679,000 in 2020. The increase was 6.2% in  
44 a neighborhood that increased by an average of 9.9%. He recommended no change.

45 Mayor Mouton asked if he had spoken to the property owner. Mr. Erickson said  
46 he left a message and had not heard back.

1           **Ms. Iverson made a motion, seconded by Mr. Plechash, to maintain the**  
2 **current value of \$727,000 for 641 Harmony Circle. The motion carried 4/0.**

3  
4 Mayor Mouton addressed 960 East Shady Lane.

5           Mr. Erickson said he had reviewed this property. It was a nice site, but did have a  
6 steep bank. The increase was 20% which fell in line with other properties.

7           Mr. Plechash asked about the percentage increase from 2021. Mr. Erickson  
8 repeated 20%.

9           **Mr. Plechash made a motion, seconded by Ms. MacDonald, to maintain the**  
10 **current value of \$3,406,000 for 960 East Shady Lane. The motion carried 4/0.**

11  
12 Mayor Mouton addressed 644 Indian Mound E.

13           Mr. Erickson said it was purchased in 2021. The property owner said she planned  
14 to file a tax court petition for last year's value. She thought the Board could change last  
15 year's value, but she was okay with this year's value.

16           **Ms. Iverson made a motion, seconded by Mr. Plechash, to maintain the**  
17 **current value of \$1,657,000 for 644 Indian Mound E. The motion carried 4/0.**

18  
19 Mayor Mouton addressed 392 Margaret Circle.

20           Mr. Erickson said he went through the property this morning. He said it used to  
21 have a garage with living space. That was corrected which resulted in the reduction. He  
22 left a message with the property owner, but had not heard back.

23           Ms. Gunderson said the property owner did drop off a packet. She felt her home  
24 was a tear down.

25           Mr. Erickson said more homes were fixed up than torn down in that  
26 neighborhood. The home was a little dated, but it was not a tear down.

27           Mayor Mouton said the property owner requested \$725,000 and listed some  
28 comparables.

29           Ms. Iverson thought the \$92,000 reduction was fair.

30           **Ms. MacDonald made a motion, seconded by Ms. Iverson, to accept the**  
31 **Assessor's recommendation of \$769,000 for 392 Margaret Circle. The motion**  
32 **carried 4/0.**

33  
34 Mayor Mouton addressed 16013 Holdridge Road W.

35           Mr. Erickson said the property owner accepted the reduced valuation of \$817,000.

36           **Ms. Iverson made a motion, seconded by Mr. Plechash, to accept the**  
37 **Assessor's recommendation of \$817,000 for 16013 Holdridge Road W. The motion**  
38 **carried 4/0.**

39  
40 Mayor Mouton addressed 308 Ferndale Road.

41           Mr. Erickson said it was an interesting property in a premium neighborhood. The  
42 home had a strange layout, but there was an addition recently.

43           Ms. Iverson asked why it was decreased below the 2021 assessment. Mr.  
44 Erickson thought the property had been slightly overvalued. He said he had not heard  
45 back from the property owner.



1 Mayor Mouton asked about the view easement. Mr. Erickson said a neighbor had  
2 a view easement across this property.

3 **Mr. Plechash made a motion, seconded by Ms. Iverson, to accept the**  
4 **Assessor's recommendation of \$1,988,000 for 308 Ferndale Road. The motion**  
5 **carried 4/0.**

6  
7 Mayor Mouton addressed 453 Waycliffe Drive N.

8 Mr. Erickson said he received information on this property from the County  
9 appraiser. It had tax court cases filed on it. It was a two-story unit in a predominantly  
10 one-story area. He thought the property owner agreed with the County appraiser, but  
11 could continue the process with the County if necessary.

12 **Ms. Iverson made a motion, seconded by Mr. Plechash, to accept the**  
13 **Assessor's recommendation of \$711,000 for 453 Waycliffe Drive N. The motion**  
14 **carried 4/0.**

15  
16 Mayor Mouton addressed 740 Park Street E.

17 Mr. Erickson said he left a message, but did not hear back.

18 **Ms. Iverson made a motion, seconded by Ms. MacDonald, to accept the**  
19 **Assessor's recommendation of \$1,456,000 for 740 Park Street E. The motion**  
20 **carried 4/0.**

21  
22 Mayor Mouton addressed 140 Highland Lane.

23 Mr. Erickson said he spoke with the property owner who accepted the reduced  
24 valuation.

25 **Ms. Iverson made a motion, seconded by Ms. MacDonald, to accept the**  
26 **Assessor's recommendation of \$2,633,000 for 140 Highland Lane. The motion**  
27 **carried 4/0.**

28  
29 Mayor Mouton addressed 353 Park Street E.

30 Mayor Mouton asked about the 2021 numbers and why Mr. Erickson  
31 recommended such a large reduction. Mr. Erickson said he would consider the home a  
32 tear down. Mayor Mouton said the property recently requested a variance and built a  
33 two-car garage, redid the interior, painted the outside, and won a historical preservation  
34 award. Mr. Erickson said the reduction was in the home because he considered it a tear  
35 down or rebuild. The home was not what people were currently buying. Mayor Mouton  
36 asked about comparables in the neighborhood. Mr. Erickson said he did not have any  
37 available, he would need to look at the sales book. Mayor Mouton said she was not  
38 inclined to accept the large reduction knowing the neighborhood. She noted Member  
39 MacDonald's home at 367 Park Street E which was valued at \$1,009,000. She said it  
40 was two houses down, same size lot, and on the same street.

41 Ms. MacDonald also noted 315 Park Street with a valuation of \$751,000 which  
42 also had the detached garage.

43 Mayor Mouton recommended keeping the current value.

44 Ms. Iverson made a motion to maintain the current value of \$782,000 for 353  
45 Park Street E.

1 Mr. Plechash asked if the property owner had agreed to the reduced value. Mr.  
2 Erickson said they were supposed to return his call, but never did. Ms. Leervig said the  
3 property owner did call and confirmed he would accept the reduced value. Mr. Plechash  
4 asked about Mr. Erickson's rationale for the reduced value. Mr. Erickson reiterated that  
5 he felt the home was under improved for the neighborhood.

6 Ms. Iverson thought there was some value in the older homes and said there was a  
7 segment of people that still wanted them.

8 Mr. Plechash said he was uncomfortable with the original value. He said it was  
9 not right for the Board to compare it to the home of a Board Member who happened to  
10 live a few homes down.

11 Mayor Mouton asked what number he felt was fair. Mr. Plechash said the  
12 Assessor's recommendation.

13 Ms. MacDonald said she was not comfortable going back to \$782,000. She  
14 thought it was comparable to 315 Park Street at \$751,000. She said she was not  
15 comfortable going above \$700,000 based on the size of the home.

16 Mr. Plechash asked what the valuation was for 2021. Mayor Mouton said  
17 \$575,000 after a reduction.

18 Mr. Dahl said if the Board was having a hard time coming to consensus, the  
19 average of 16% from \$575,000 was \$667,000.

20 Mayor Mouton said she was comfortable with that.

21 **Ms. Iverson withdrew her motion.**

22 **Ms. Iverson made a motion, seconded by Mr. Plechash, to increase the**  
23 **Assessor's recommendation to \$667,000 for 353 Park Street E. The motion carried**  
24 **4/0.**

25  
26 Mayor Mouton addressed 310 Peavey Road.

27 Mr. Erickson said he reviewed the home this morning. He left a message, but had  
28 not heard back. He said he would consider this the rock bottom for the neighborhood.  
29 The property owner said there was an appraisal for \$900,000 but he thought that was low.

30 **Ms. Iverson made a motion, seconded by Mr. Plechash, to accept the**  
31 **Assessor's recommendation of \$1,183,000 for 310 Peavey Road. The motion carried**  
32 **4/0.**

33  
34 Mayor Mouton addressed 199 Lakeview Avenue.

35 Mr. Erickson said his understanding was that the owners were traveling, but  
36 wanted to be able to maintain their right to appeal. He recommended no change.

37 **Ms. MacDonald made a motion, seconded by Ms. Iverson, to maintain the**  
38 **current value of \$2,482,000 for 199 Lakeview Avenue. The motion carried 4/0.**

39  
40 Mayor Mouton addressed 350 Ferndale Road N.

41 Mr. Erickson said he had reviewed the property and felt it was worth the original  
42 value. He had not been in contact with the property owner.

43 **Ms. Iverson made a motion, seconded by Ms. MacDonald, to maintain the**  
44 **current value of \$905,000 for 350 Ferndale Road N. The motion carried 4/0.**

45  
46 Mayor Mouton addressed 123 Edgewood Court.

1 Mr. Erickson said he recommended no change, but was never able to contact the  
2 homeowner.

3 Mayor Mouton asked if approving this preserved their right to appeal to the  
4 County. Mr. Erickson said all property owners would receive a letter with information on  
5 how to appeal.

6 **Mr. Plechash made a motion, seconded by Ms. MacDonald, to maintain the**  
7 **current value of \$792,000 for 123 Edgewood Court. The motion carried 4/0.**

8  
9 Mayor Mouton addressed 190 Gleason Lake Road.

10 Mr. Erickson said he did speak with the property owner who maintained that it  
11 was a tear down. The property went up 17% and the median in the neighborhood was  
12 12.8%. He said it was a decent site and felt the property was worth it.

13 Mayor Mouton asked if the Board had reviewed this property multiple years. Mr.  
14 Dahl said yes. It had also been under development review to be split up, but had not been  
15 approved.

16 **Ms. Iverson made a motion, seconded by Mr. Plechash, to maintain the**  
17 **current value of \$703,000 for 190 Gleason Lake Road. The motion carried 4/0.**

18  
19 Mayor Mouton addressed 936 Shady Lane E.

20 Mr. Erickson said he did review this property physically. It had a historical  
21 designation and was valued considerably lower than neighboring properties.

22 Mayor Mouton said valuations get recalibrated when properties were sold. She  
23 asked if the lower valuation was explained by someone living in a home for many years.  
24 Mr. Erickson said the lower valuation could be explained because the use of the property  
25 was limited by the historic designation.

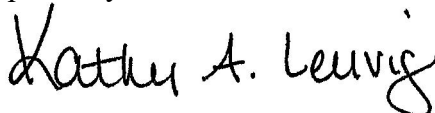
26 **Ms. Iverson made a motion, seconded by Mr. Plechash, to maintain the**  
27 **current value of \$2,869,000 for 936 Shady Lane E. The motion carried 4/0.**

28  
29 Mr. Dahl said the Board could not change more than one percent of the total value. He  
30 said the Board was within that parameter based on his preliminary calculation.

31  
32 **AGENDA ITEM 4. Recess.**

33 There being no further business, Mayor Mouton asked for a motion to adjourn. Ms.  
34 MacDonald made a motion, seconded by Ms. Iverson, to adjourn the Local Board of  
35 Appeal and Equalization meeting at 10:40 p.m. The motion carried 4/0.

36  
37  
38 Respectfully submitted,



39  
40 Kathy Leervig  
41 City Clerk

42  
43 Drafted by Sarah Peterson  
44 *TimeSaver Off Site Secretarial, Inc.*