

AGENDA

MINNETONKA LOCAL BOARD OF APPEAL AND EQUALIZATION

MONDAY, APRIL 6, 2009

6:15 P.M.

COUNCIL CHAMBERS

1. CALL TO ORDER.
2. ROLL CALL: Greves-Wiersum-Ellingson-Wagner-Hiller-Allendorf-Schneider
3. INTRODUCTORY REPORT.
4. APPEALS TO THE BOARD OF REVIEW:

A. Petitions received on or before March 27, 2009:

	<u>PETITIONER</u>	<u>ASSESSOR'S 2008 VALUE</u>	<u>ASSESSOR'S 2009 VALUE</u>	<u>ADVISORS' RECOMMENDATION</u>
1)	Russell Berman Loretta Berman 2079 Austrian Pine La Minnetonka, MN 55305 PID: 11-117-22-21-0058	\$325,000	\$325,000	
2)	Sidney Brennan 1013 Ford Rd Minnetonka, MN 55305 PID: 01-117-22-14-0010	\$375,000	\$375,000	
3)	Robert Marcue Donna Marcue 3117 Fairchild Ave Wayzata, MN 55391 PID: 17-117-22-14-0024	\$552,400	\$511,800	
4)	James Fox Jane Fox 14200 Brandbury Walk Minnetonka, MN 55345 PID: 27-117-22-23-0057	\$552,600	\$545,700	CANCELLED

	<u>PETITIONER</u>	<u>ASSESSOR'S 2008 VALUE</u>	<u>ASSESSOR'S 2009 VALUE</u>	<u>ADVISORS' RECOMMENDATION</u>
5)	Vivian Blohm 4463 Gaywood Dr Minnetonka, MN 55345 PID: 22-117-22-34-0007	\$335,400	\$328,900	
6)	Andrew Mundahl Joyce Mundahl 3601 Prestige La Minnetonka, MN 55305 PID: 14-117-22-42-0037	\$565,000	\$560,900	CANCELLED
7)	Robert Weisberg Julie Ann Petersen 9809 Oak Ridge Tr Minnetonka, MN 55305 PID: 13-117-22-41-0064	\$648,700	\$603,500	CANCELLED
8)	Gregory Robinson Beverly Robinson 3312 Hopkins Crossroad Minnetonka, MN 55305 PID: 14-117-22-14-0010	\$399,900	\$387,800	CANCELLED
9)	Daryl Borneman 9601 Oak Ridge Tr Minnetonka, MN 55305 PID: 13-117-22-41-0052	\$919,600	\$864,700	
10)	Debra Grant 6115 Covington Ter Minnetonka, MN 55345 PID: 31-117-22-43-0012	\$195,900	\$194,000	CANCELLED
11)	John Hinnenthal JoAnn Hinnenthal 2410 Bantas Point Rd Wayzata, MN 55391 PID: 08-117-22-13-0023	\$305,000	\$298,900	
12)	Donald Ramsey Judith Ramsey 14609 Orchard Rd Minnetonka, MN 55345 PID: 21-117-22-11-0054	\$357,700	\$349,000	CANCELLED

	<u>PETITIONER</u>	<u>ASSESSOR'S 2008 VALUE</u>	<u>ASSESSOR'S 2009 VALUE</u>	<u>ADVISORS' RECOMMENDATION</u>
13)	Bruce Rubinger Joan Schwartz 11965 Orchard Ave W Minnetonka, MN 55305 PID: 11-117-22-43-0028	\$952,200	\$902,700	CANCELLED
14)	Richard Koppy Karen Koppy 3013 Lake Shore Blvd Wayzata, MN 55391 PID: 17-117-22-21-0113	\$615,600	\$581,200	
15)	Adrienne Trangle-Pelleg 2368 Vernon Cir Minnetonka, MN 55305 PID: 12-117-22-23-0018	\$455,500	\$455,500	
16)	Dennis Ekren Sherilyn Ekren 14842 Timberhill Rd Minnetonka, MN 55345 PID: 16-117-22-13-0024	\$324,400	\$303,100	CANCELLED
17)	Burton Hedstrom 3016 Forest La Minnetonka, MN 55305 PID: 15-117-22-21-0039	\$531,400	\$494,200	CANCELLED
18)	Bent Nielsen Pamela Cain 9707 Ann La Minnetonka, MN 55305 PID: 13-117-22-41-0016	\$378,300	\$357,800	CANCELLED
19)	John Samion Clarita Samion 17118 Stodola Rd Minnetonka MN 55345 PID: 32-117-22-31-0012	\$306,900	\$299,400	CANCELLED
20)	Hyung Choi Kristin Choi 11497 Old Bren Rd Minnetonka, MN 55343 PID: 35-117-22-44-0023	\$900,500	\$848,100	CANCELLED

	<u>PETITIONER</u>	<u>ASSESSOR'S 2008 VALUE</u>	<u>ASSESSOR'S 2009 VALUE</u>	<u>ADVISORS' RECOMMENDATION</u>
21)	Melvin Clark Brenda Clark 4608 Ellerdale Rd Minnetonka, MN 55345 PID: 27-117-22-21-0006	\$656,500	\$642,500	CANCELLED
22)	Georgios Giannakis Theoni Greka 2561 Abbey Hill Dr Minnetonka, MN 55305 PID: 10-117-22-41-0035	\$520,700	\$520,700	CANCELLED
23)	Mark Lauer 11519 Friar La Minnetonka, MN 55305 PID: 14-117-22-42-0034	\$302,700	\$298,700	CANCELLED
24)	Louis Reinert Barbara Reinert 2409 Indian Rd W Minnetonka, MN 55305 PID: 10-117-22-23-0013	\$388,600	\$388,600	CANCELLED

5. CONTINUE MEETING TO 6:15 P.M. ON MONDAY, APRIL 20, 2009.

Minnetonka 2009 Local Board of Appeal and Equalization Meeting of April 6, 2009

Brief Description: 2009 Local Board of Appeal and Equalization

Recommended Action: Refer appeals to the advisors

Introduction

The first meeting of the Local Board of Appeal and Equalization will be held on Monday, April 6, 2009, at 6:15 p.m. in the Council Chambers. The second meeting (reconvene) of the Local Board of Appeal and Equalization will be held Monday, April 20, 2009, at 6:15 p.m.

Agenda

Attached is the agenda for the April 6, 2009, meeting. The 2009 market value notices were mailed to property owners on March 9, 2009. As indicated, eight property owners have appealed the 2009 estimated market values established by the assessing division. Information for each appeal appearing on the agenda includes a map, preliminary information from the property owner, and staff comments regarding the property.

It is possible that some property owners not on the agenda may “walk-in” and present their appeal at the meeting. Such appeals may be added to the list already appearing on the agenda in order to preserve their right to appeal to the Hennepin County Board of Appeal and Equalization.

There may also be other property owners who wish to appeal their market values to the Hennepin County Board of Appeal and Equalization, which will meet on June 15, 2009. It is necessary for property owners to appeal first to the Local Board of Appeal and Equalization in order to preserve their right to appeal to Hennepin County.

Meeting Procedure

The procedure of the city council, serving as the Local Board of Appeal and Equalization, has been to use the first meeting to receive all appeals of the assessor’s estimated market values. It is not necessary for property owners to address the board, although some property owners may wish to speak in order to provide additional information.

When all appeals have been received, the board should refer the appeals to the real estate advisors for their recommendation of market value. The Local Board of Appeal and Equalization should then be continued to Monday, April 20, 2009, at 6:15 p.m.

After the appeals are referred to the advisors, the assessing staff will make appointments for the advisors to visit each property, typically in teams of two. During this on-site visit, the property owner has the opportunity to discuss the property and present any information they believe may assist the advisors in a market value recommendation.

The recommendations developed by the advisors will be communicated to each property owner prior to the reconvene and will be included in the packet for the April 20 meeting. The advisors will also be present at that meeting to discuss their recommendations.

Role of the Advisors

The city council has appointed six real estate professionals to serve as the advisors to the 2009 Local Board of Appeal and Equalization. The advisors are an added resource for property owners and the council. Through the advisors' recommendations, the council receives an independent, expert opinion when making its decisions on appeals, and the property owners receive a second professional opinion of the property's estimated market value.

2009 Local Board of Appeal and Equalization Advisors

Larry Kriedberg - Mr. Kriedberg is an agent with Coldwell Banker, and this will be his seventh year as an advisor.

Herb Bacal - Mr. Bacal has been a broker/agent since 1973, and a licensed appraiser since 1990. He has been a resident of Minnetonka since 1973 and currently works for Counselor Realty in Wayzata. This will be his fourth year as an advisor.

Doug Lees - Mr. Lees is an agent with Remax Action West at the Minnetonka office. He has 23 years of real estate experience. Mr. Lees previously served as an advisor to the Local Board of Appeal and Equalization from 1992-1999.

Scott Nagel - Mr. Nagel has been a Minnetonka resident for 15 years and is a real estate agent with the Coldwell Banker Burnet office located in Deephaven. He has six years of experience as a real estate agent. This is his second year serving as an advisor.

Sandal Hart - Ms. Hart has been a Minnetonka resident for 13 years. She has served on the EDA and on the Minnetonka Planning Commission and currently serves on the city's charter commission. She has been a real estate agent for four years and has a GRE designation. This will be Ms. Hart's second year as an advisor to the Minnetonka Board of Appeal and Equalization.

Joel Shields - Mr. Shields has been a resident of Minnetonka since 1989 and has 19 years of real estate experience. Like Mr. Lees, Mr. Shields had served an eight year term from 2000-2007.

Property Tax Issues

By law, the purpose of the Local Board of Appeal and Equalization is to determine an accurate market value for property where an appeal has been filed. However, property owners' concerns about property taxes are not germane to the market value review and the decision that must be made by the board.

2009 Assessment Information

- **Real Estate Trends** – The majority of the calls and inquiries that staff received during the review period centered on the concept that there has been a precipitous decline during 2008 in the residential real estate market and that market values should be decreasing by 10-40%. Staff has measured a decline in most areas of the condominium and townhouse markets, but the single-family market for traditional sales in Minnetonka indicate only a slight decline in value during 2008.

There are two distinct areas in today's real estate market, and they are segmented between lender-mediated sales and traditional sales. Media coverage typically includes the lender-mediated sales in their statistical analysis which can be misleading to property owners because they include the homes in foreclosure or threatened with foreclosure. These properties have been severely discounted and are not representative of a typical arms-length transaction as is required for a taxable market value assessment, but when they are included in the calculation, dramatically decrease the median sales price.

This is a difficult concept for most property owners to understand or accept, and staff has spent the majority of the review period trying to explain the market segments to property owners. However, as a result of an unadjusted sales ratio of 99% at the end of the sales ratio study time period, the average single-family residential adjustment for 2009 was a decline of approximately four percent.

- **Current Market Activity** – Despite the changes made to property values by the assessing staff, most residents that have called to appeal their market value do not believe the decreases were adequate enough to reflect the current real estate market. This is similar to the pattern that was exhibited for the 2008 assessment when negative adjustments were applied, but not to the satisfaction level of the property owners. It is very difficult for property owners to understand the time lag between the March 2009 real estate market and conditions prior to

the mandatory assessment date of January 2, 2009. Current market conditions and activity will be reflected in adjustments made for the 2010 assessment.

Reviews Conducted by Assessing Staff

Since the 2009 Notices of Valuation and Classification were mailed, the assessing staff has responded to hundreds of calls and inquiries about market values, and conducted 140 formal reviews. This work is summarized as follows:

Residential properties	18,800
Calls/inquiries about 2009 values	625

Councilmembers will recall that the assessing staff has maintained an already highly-rated coefficient of dispersion which measures the equity of the assessment. For 2009, the coefficient for residential properties is 4.2. This continues a trend that has steadily improved from a coefficient of 7.4 in 1993.

Please contact the city manager if you have any questions about the information or procedures relating to the Local Board of Appeal and Equalization meeting.

Recommendation

Refer the appeals to the advisors.

Submitted through:

John Gunyou, City Manager
Merrill King, Finance Director

Originated by:

Richard Toy, City Assessor

2009 Minnetonka Local Board of Appeal and Equalization Procedural Steps

- The city council, serving as the 2009 Local Board of Appeal and Equalization, receives all market value appeals at the April 6, 2009, meeting.
- The board will refer the appeals to the six real estate advisors for their review and recommendations.
- Appointments are then made with property owners for on-site visits by the advisors.
- The advisors, typically in teams of two, visit each property and receive comments and information from the owner.
- The advisors develop their recommendations of market value which may be the same as, less than, or greater than the assessor's estimated market value.
- The advisors present their market value recommendations to the board on April 20, 2009, when the board sets the 2009 estimated market values.
- Further appeal can be made to the Hennepin County Board of Appeal and Equalization which meets June 15, 2009. An application must be made for the Hennepin County Board by June 3, 2009, by calling (612) 348-7050.

2009 Local Board of Appeal and Equalization – Appeal # 1

Property Information	
Owner	Russell and Loretta Berman
Property Address	2079 Austrian Pine La
Property ID Number	11-117-22-21-0058
Property Type	Land Residential
Owner's Address	11200 Overlook Dr, Minnetonka, MN 55305

Valuation Information					
2007		2008		2009	
Land	\$342,000	Land	\$325,000	Land	\$325,000
Building		Building		Building	
Total	\$342,000	Total	\$325,000	Total	\$325,000

Owner Information:

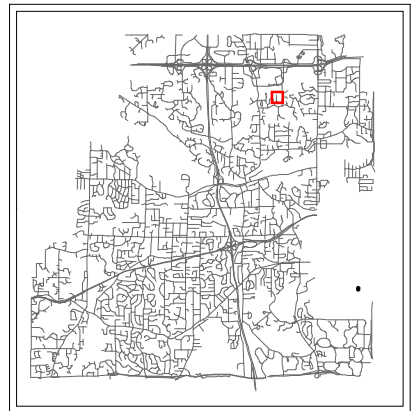
The property owner believes that due to the nationwide decline in the housing market the value of his vacant lot is worth 40% less than his purchase price of \$375,000 in 2005.

Staff Comments:

Staff has already adjusted the market value of this property to account for the current market conditions. There are two vacant lots on the same cul-de-sac listed for sale with asking prices of \$350,000 and \$399,000. Staff maintains that market value for his property is fair and should remain unchanged.



**2009 Local Board of Appeal and Equalization
Appeal 1
Russell and Loretta Berman
2079 Austrian Pine La
PID: 11-117-22-21-0058**



This map is for illustrative purposes only.



City of Minnetonka

Assessing Division

2009 Local Board of Appeal and Equalization Assessment Appeal

14600 Minnetonka Blvd
Minnetonka, MN 55345
Phone: 952.939.8220 Fax: 952.939.8244
Email: assessor@eminnetonka.com

Return this form to the City of Minnetonka Assessing Division no later than **March 27, 2009**. By submitting this application your appeal will be entered into the record. It is not required to attend the first Board Meeting.

Office Use Only

Date Returned 03/20/09 Received via email
Date Withdrawn _____ Withdrawn via _____
Dist 03 Nbhd _____ Appraiser EKJ

Date Mar 20, 2009

Home Number 952 5930169

Work Number _____

Owners Name(s) Russell L Berman

Cellular Number 612 7472777

Address 2595 Keller Rd

Fax Number _____

City Long Lake State MN Zip Code 55356

Email russellleeberman@aol.com

Property ID# 11-117-22-21-0058

Purchase Date 05/11/2006

Property Address 2079 Austrian Pine Lane

Purchase Price \$375,000.00

2009 Assessed Market Value as it appears on Notice of Valuation \$325,000.00

2008 Assessed Market Value as it appears on Notice of Valuation \$325,000.00

Additions, Renovations, or Improvements since purchase

It is a lot without any structures. No improvements have been made.


Cost of Improvements since purchase \$0.00

Owner's Opinion of Estimated Market Value as of January 2, 2009

\$225,000.00


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

There have been 0 comparable sales in the last 24 months in the area with similar location and lot size. There are 2 other lots for sale that have been on the market longer than the one I own and they have not sold in over 3 years. Clearly, based on the economy and the in particular the real estate market in Minnetonka, MN, the lot is not worth the same amount it was one year earlier. Using the basic housing index drop in value of 40% since the peak of 2004, the lot should be valued at \$225,000. We have confirmed with the assessor that no comparable lots have sold and his justification for not lowering the value is the fact it would be arbitrary.


Signature of Applicant

Date Mar 20, 2009

Printform

		List #	Status	Street Address	Area	Municipality	Price	DOM	Acres
1	   	3476935	Active	2071 Austrian Pine Ln	387	Minnetonka	\$350,000	466	.69
2	   	3476934	Active	2074 Austrian Pine Ln	387	Minnetonka	\$399,990	466	.9

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2009 Local Board of Appeal and Equalization – Appeal # 2

Property Information	
Owner	Sidney Brennan
Property Address	1013 Ford Rd
Property ID Number	01-117-22-14-0010
Property Type	Commercial
Owner's Address	1013 Ford Rd, Minnetonka, MN 55305

Valuation Information					
2007		2008		2009	
Land	\$234,400	Land	\$250,000	Land	\$250,000
Building	\$115,600	Building	\$125,000	Building	\$125,000
Total	\$350,000	Total	\$375,000	Total	\$375,000

Owner Information:

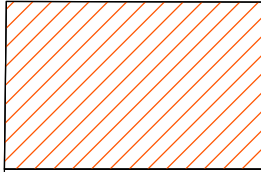
This property is a small, residential style office building and the owner wishes to preserve his right to appeal the market value to the Hennepin County Board of Appeal and Equalization in June.

Staff Comments:

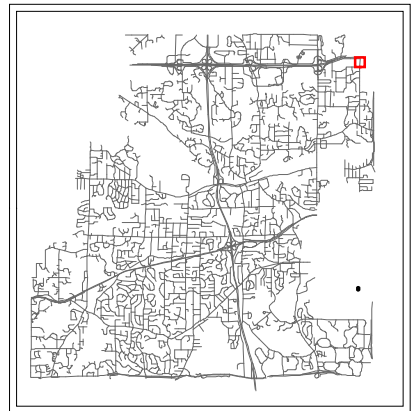
Staff has informed Mr. Brennan that since his property will be listed on the agenda for the Minnetonka Local Board of Appeal and Equalization that he can then continue the appeal process with Hennepin County.

Wayzata Blvd

Ford Rd



**2009 Local Board of Appeal and Equalization
Appeal 2
Sidney Brennan
1013 Ford Rd
PID: 01-117-22-14-0010**



This map is for illustrative purposes only.



City of Minnetonka

Assessing Division

2009 Local Board of Appeal and Equalization Assessment Appeal

14600 Minnetonka Blvd
 Minnetonka, MN 55345
 Phone: 952.939.8220
 Email: assessor@eminnetonka.com

Fax: 952.939.8244

Office Use Only

Date Returned _____ Received via _____
 Date Withdrawn _____ Withdrawn via _____
 Dist _____ Nbhd _____ Appraiser _____

Return this form to the City of Minnetonka Assessing Division no later than **March 27, 2009**. By submitting this application your appeal will be entered into the record. It is not required to attend the first Board Meeting.

Date 3-27-09 Home number 763-476-1251
 Owners Name(s) Sidney L. & CAROLYN A. Brennan Work number 952-546-2455
 Address 1025 City Rd 24 Cellular number _____
 City LONE LAKE State IA Zip Code 55356 Fax Number 952-546-3680
 Email SLBrennan@CS FAMILY

Property ID# 01-117-22-14-0010 Purchase Date 1990
 Property Address 1013 Ford Rd Purchase Price 28,000
 2009 Assessed Market Value as it appears on Notice of Valuation 300,000
 2008 Assessed Market Value as it appears on Notice of Valuation 300,000

Additions, Renovations, or Improvements since purchase NEW ROOF 08, CARPET SLAB 1990
 Cost of Improvements since purchase 25,000 Owner's Opinion of Estimated Market Value as of January 2, 2009 250,000

What are the reasons or documentation supporting the owner's opinion of market value? (Please attach supporting documentation)
DECREASE IN MARKET VALUE ^{DUER} TO ECONOMIC DOWNTURN, LACK OF MARKETABILITY DUE TO LACK OF FINANCING

Sidney L. Brennan
 Signature of Applicant
 Date 3-27-09



2009 Local Board of Appeal and Equalization – Appeal # 3

Property Information	
Owner	Robert and Donna Marcue
Property Address	3117 Fairchild Ave
Property ID Number	17-117-22-14-0024
Property Type	Residential Lakeshore
Owner's Address	3117 Fairchild Ave, Wayzata, MN 55391

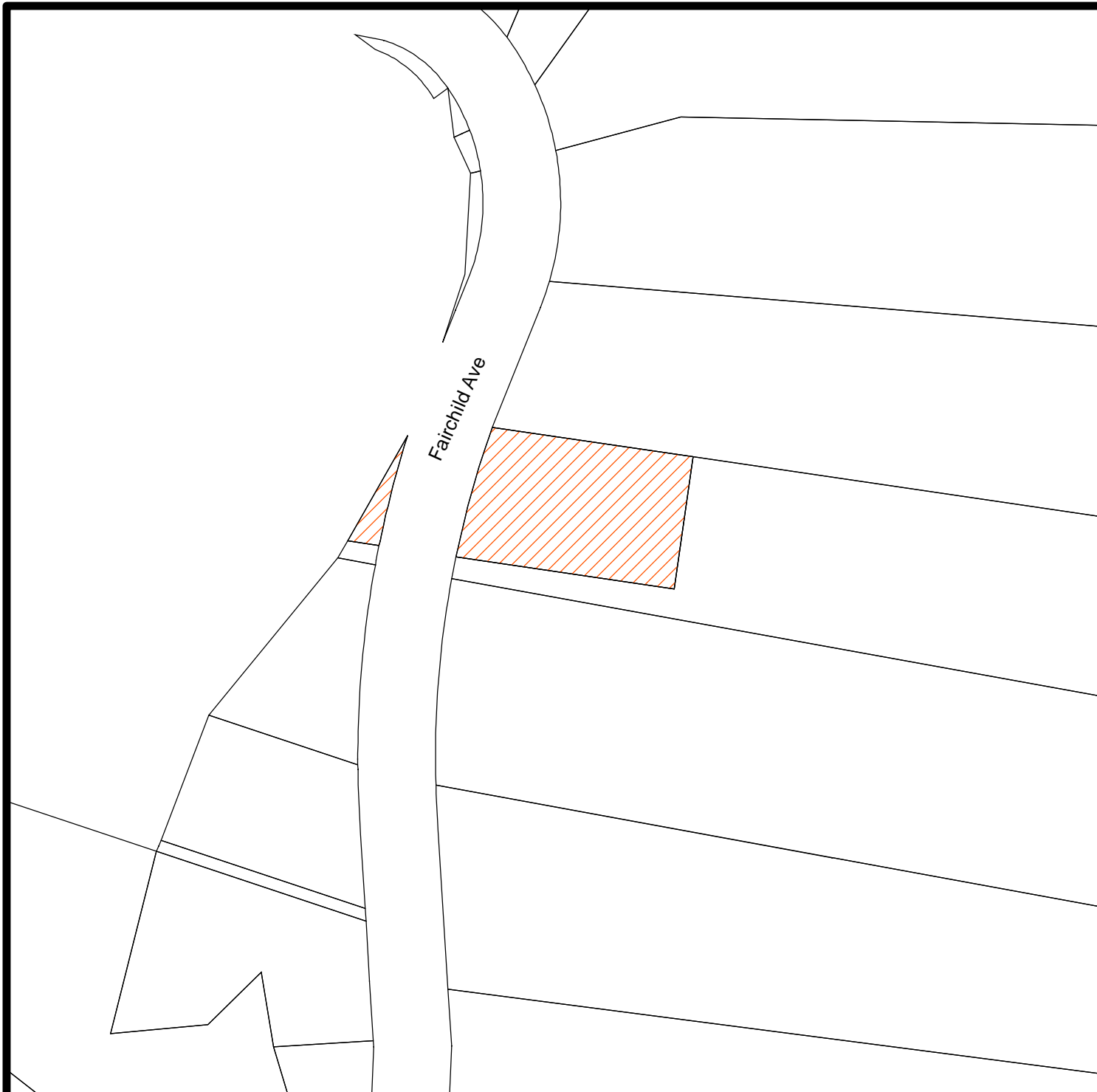
Valuation Information					
2007		2008		2009	
Land	\$406,000	Land	\$406,000	Land	\$397,900
Building	\$146,400	Building	\$146,400	Building	\$113,900
Total	\$552,400	Total	\$552,400	Total	\$511,800

Owner Information:

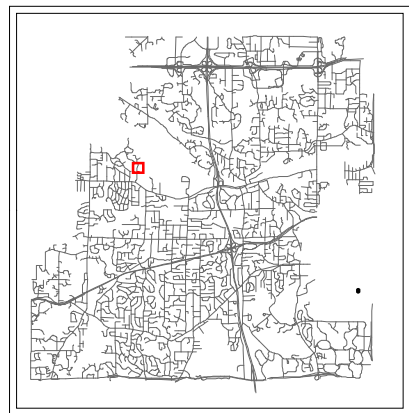
The owner believes that a foreclosure sale on Libbs Lake should be used in determining a reduction in value for his property.

Staff Comments:

The Minnesota Department of Revenue does not allow the use of foreclosure sales in any sales analysis because they are not representative of a true, arms-length sale. Staff has already reduced the 2009 value by 7.35% to account for the declining market conditions present in 2008 and believes that the value should remain unchanged.



**2009 Local Board of Appeal and Equalization
Appeal 3
Robert and Donna Marcue
3117 Fairchild Ave
PID: 17-117-22-14-0024**



This map is for illustrative purposes only.

City of Minnetonka

Assessing Division

2009 Local Board of Appeal and Equalization Assessment Appeal

14600 Minnetonka Blvd
Minnetonka, MN 55345
Phone: 952.939.8220 Fax: 952.939.8244
Email: assessor@eminnetonka.com

Return this form to the City of Minnetonka Assessing Division no later than **March 27, 2009**. By submitting this application your appeal will be entered into the record. It is not required to attend the first Board Meeting.

Office Use Only:	
Date Returned	<u>03/27/09</u> Received via <u>in person</u>
Date Withdrawn	_____ Withdrawn via _____
Dist	<u>20</u> Nbhd _____ Appraiser <u>EKJ</u>

Date	<u>3/25/2009</u>	Home Number	<u>952.933.3655</u>
Owners Name(s)	<u>Robert MARCUE & DONNA</u>	Work Number	_____
Address	<u>3117 FAIRCHILD AVE</u>	Cellular Number	<u>952.484.7933</u>
City	<u>WAYZATA</u> State <u>MN</u> Zip Code <u>55391</u>	Fax Number	_____
		Email	<u>rdmarcue@earthlink.net</u>

Property ID#	<u>17-117-22-14-0024</u>	Purchase Date	<u>JUL 1980</u>
Property Address	<u>3117 FAIRCHILD AVE</u>	Purchase Price	<u>\$ 147,000</u>
2009 Assessed Market Value as it appears on Notice of Valuation	<u>\$ 511,800</u>		
2008 Assessed Market Value as it appears on Notice of Valuation	<u>\$ 552,400</u>		

Additions, Renovations, or Improvements since purchase	<u>16'x20' Dining Room Addition in 1989</u>
Cost of Improvements since purchase	_____
Owner's Opinion of Estimated Market Value as of January 2, 2009	_____
What are the reasons or documentation supporting the owner's opinion of market value? (Please attach supporting documentation)	<div style="border: 1px solid black; height: 100px;"></div>

RB Marcue
Signature of Applicant

Date

Print Form

We contend that the land value on our property at 3117 Fairchild should be considerably less than my neighbors, who have 3-acre lots with expansive back yards, one with a swimming pool. Our property has a small back yard with another house out our back window.

Also, our property has Fairchild Avenue between our house and the lake.

The most recent history in the Libbs Lake area is at 16901 Grays Bay Blvd. Here a property valued at \$545,400 by the city actually sold for \$300,000 in a foreclosure. That is history, yet is not included in the calculations of the declining values of property on the lakeshore. Other properties have substantially reduced their sale prices, but are not moving to provide you history.

Our valuation has gone up 151% since 1999. We believe this is excessive for only a 10 - year period!

2009 Local Board of Appeal and Equalization – Appeal # 4

Property Information	
Owner	James and Jane Fox
Property Address	14200 Brandbury Walk
Property ID Number	27-117-22-23-0057
Property Type	Residential
Owner's Address	14200 Brandbury Walk, Minnetonka, MN 55345

Valuation Information					
2007		2008		2009	
Land	\$111,600	Land	\$150,000	Land	\$150,000
Building	\$422,500	Building	\$402,600	Building	\$395,700
Total	\$534,100	Total	\$552,600	Total	\$545,700

Owner Information:

N/A

Staff Comments:

Appeal Cancelled

2009 Local Board of Appeal and Equalization – Appeal # 5

Property Information	
Owner	Vivian Blohm
Property Address	4463 Gaywood Dr
Property ID Number	22-117-22-34-0007
Property Type	Residential
Owner's Address	4463 Gaywood Dr, Minnetonka, MN 55345

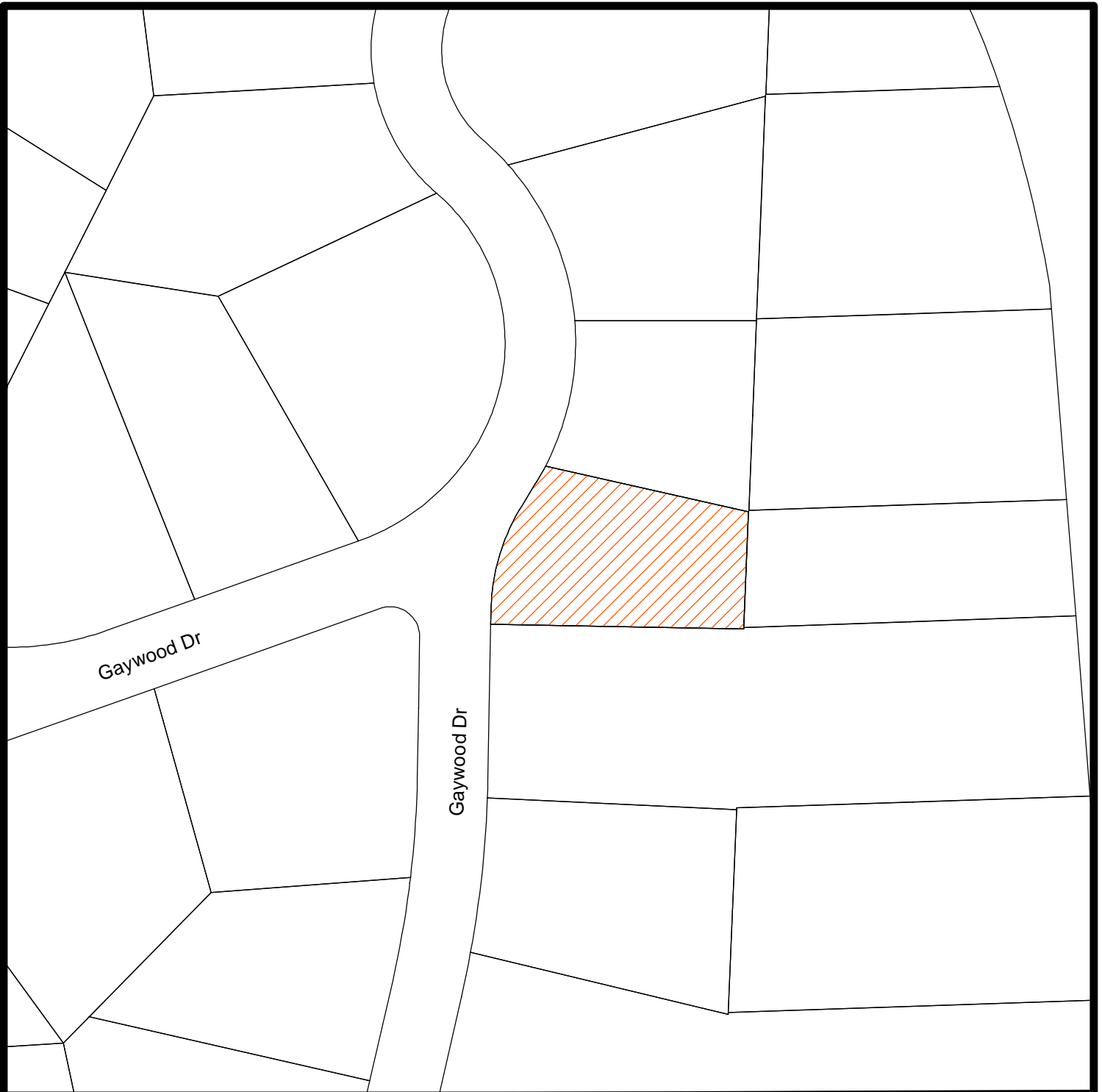
Valuation Information					
2007		2008		2009	
Land	\$100,000	Land	\$142,500	Land	\$142,500
Building	\$231,300	Building	\$192,900	Building	\$186,400
Total	\$331,300	Total	\$335,400	Total	\$328,900

Owner Information:

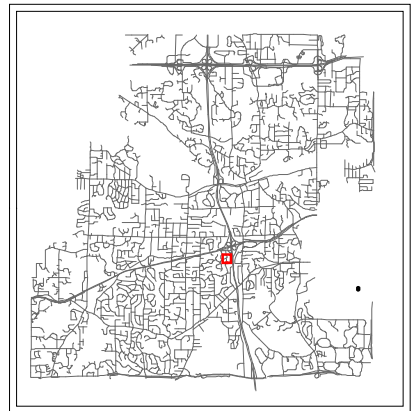
The representative for estate states that the property is in poor condition and needs several upgrades to attain the 2009 assessed value of \$328,900.

Staff Comments:

Staff has schedule an interior inspection for March 31, 2009 to review the property and address the deferred maintenance issues.



**2009 Local Board of Appeal and Equalization
Appeal 5
Vivian Blohm
4463 Gaywood Dr
PID: 22-117-22-34-0007**



This map is for illustrative purposes only.



City of Minnetonka

Assessing Division

2009 Local Board of Appeal and Equalization Assessment Appeal

14600 Minnetonka Blvd
 Minnetonka, MN 55345
 Phone: 952.939.8220 Fax: 952.939.8244
 Email: assessor@eminnetonka.com

Return this form to the City of Minnetonka Assessing Division no later than **March 27, 2009**. By submitting this application your appeal will be entered into the record. It is not required to attend the first Board Meeting.

Office Use Only		
Date Returned	<u>03/29/09</u>	Received via <u>FAX</u>
Date Withdrawn	_____	Withdrawn via _____
Dist	<u>17</u>	Nbhd _____ Appraiser <u>AJW</u>

Date	<u>3-27-09</u>	Home number	_____
Owners Name(s)	<u>Estate of Vivian H. Blohm</u>	Work number	<u>612-399-3854</u>
Address	<u>of D. Randall Blohm, Attorney 331 2nd Ave So. Ste 848</u>	Cellular number	_____
City	<u>Minneapolis</u>	Fax Number	<u>612-334-5916</u>
State	<u>MN</u>	Email	_____
Zip Code	<u>55401</u>		

Property ID#	<u>22-117-22-34-0007</u>	Purchase Date	<u>9-20-55</u>
Property Address	<u>4462 Graywood Dr. Mpls MN 55345</u>	Purchase Price	<u>34344.xx</u>
2009 Assessed Market Value as it appears on Notice of Valuation	<u>328900.xx</u>		
2008 Assessed Market Value as it appears on Notice of Valuation	<u>335400.xx</u>		

Additions, Renovations, or Improvements since purchase	<u>None</u>
Cost of Improvements since purchase	<u>N.A.</u>
Owner's Opinion of Estimated Market Value as of January 2, 2009	<u>267400.</u>
What are the reasons or documentation supporting the owner's opinion of market value? (Please attach supporting documentation)	<u>This is low end of Zillow.com price range. Property requires extensive renovation and updates. Owner believes might do submit additional supporting information including appraisals.</u>

J. [Signature]
 Signature of Applicant D. Randall Blohm Attorney for Estate of Vivian H. Blohm, Dec'd.
 Date _____



4463 Gaywood Dr, Minnetonka, MN 55345 - Zillow



4463 Gaywood Dr
Minnetonka MN 55345
4 beds, 2.5 baths, 1,759 sq ft
Zestimate®: \$311,000

My Estimate:

Monthly Payment: \$ 1,345 edit
ING DIRECT 5/1 ARM-See Rates today!

Bird's Eye View



See a

Home Info

Public Facts:

- Single family
- 4 beds
- 2.5 bath
- 1,759 sqft
- Lot 16,700 sqft
- Built in 1956

Neighborhood: 55345

Nearby Schools:

District:

Primary:

Glen Lake Elementary

Middle:

Hopkins West Junior ...

High:

270 Hopkins Alt. Prg ...

See more 55345 local information

See more Minnetonka schools

Charts & Data

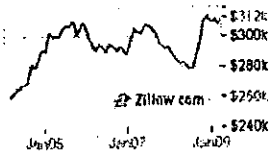
ZESTIMATE®: \$311,000

Value Range: \$267,460 -

\$332,770

30-day change: \$3,000

Zestimate updated: 03/25/2009



Last sale and tax info

2007 Property Tax:

\$3,450

: 29 - Car-Dependent

4463 Gaywood Dr, Minnetonka, MN 55345 - Zillow

Page 2 of 2

Street Map

4463 Gaywood Drive, Minnetonka, MN

Bird's eye view and larger map for 4463 Gaywood Dr

Alternate Addresses



US Minnesota Minnetonka

Views: 5

4 beds, 2.5 baths, 1,759 sq ft
Zestimate®: \$311,000

My Estimate: [Create](#)

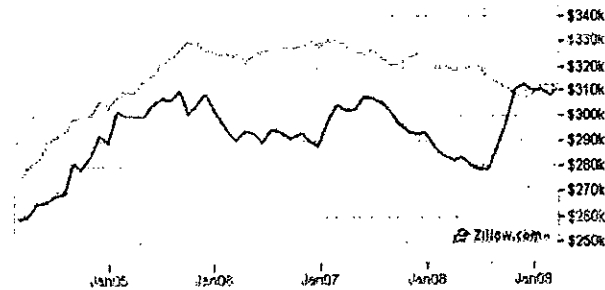
Zestimate Information

Zestimate: \$311,000
30-day change: \$3,000
Value Range: \$267,460 - \$332,770
Last updated: 03/25/2009

Market Value Change

Show:
 Dollar |
 Percentage

Time frame:



Compare:

This home

55345

Minnetonka

Hennepin

MN

USA

Show sales

Sales History & Tax Information

2007 Property Tax:	\$3,450
--------------------	---------

How This Home Stacks Up

This home at \$311,000 is valued higher than:	Zindex® (Median Zestimate)
• 49% of homes in 55345 ZIP code	\$312,000
• 55% of homes in Minnetonka	\$297,000
• 71% of homes in Hennepin County	\$235,500
• 79% of homes in MN state	\$189,056
• 72% of homes in United States	\$201,152

Historical Value Trends

Show as:

Home Value Graphs & Charts for 4463 Gaywood Dr, Minnetonka, MN 55345 - Zillow

-
-
-
-

% annualized

Past:	This home	55345	Minnetonka	Hennepin	MN	US
30 days	1.0%	0.3%	0.3%	0.2%	-1.3%	-1.1%
1 year	10.5%	-2.0%	-2.6%	-4.8%	-10.2%	-11.7%
5 years	19.8%	13.2%	12.1%	6.1%	5.1%	11.0%
10 years	94.4%	83.5%	81.7%	84.0%	76.4%	74.2%

Note: Value trends are based on Zestimate and Zillow Home Value index values, not sale prices

Walk Score™

Walk Score™: 29 - Car-Dependent

Walk Score measures how walkable an address is based on the distance to nearby amenities. [Learn how it works](#)

2009 Local Board of Appeal and Equalization – Appeal # 6

Property Information	
Owner	Andrew and Joyce Mundahl
Property Address	3601 Prestige La
Property ID Number	14-117-22-42-0037
Property Type	Residential
Owner's Address	3601 Prestige La, Minnetonka, MN 55305

Valuation Information					
2007		2008		2009	
Land	\$103,000	Land	\$200,000	Land	\$200,000
Building	\$447,300	Building	\$365,000	Building	\$360,900
Total	\$580,300	Total	\$565,000	Total	\$560,900

Owner Information:

N/A

Staff Comments:

Appeal Cancelled

2009 Local Board of Appeal and Equalization – Appeal # 7

Property Information	
Owner	Robert Weisberg and Julie Ann Petersen
Property Address	9809 Oak Ridge Tr
Property ID Number	13-117-22-41-0064
Property Type	Residential
Owner's Address	9809 Oak Ridge Tr, Minnetonka, MN 55305

Valuation Information					
2007		2008		2009	
Land	\$97,000	Land	\$150,000	Land	\$150,000
Building	\$551,700	Building	\$498,700	Building	\$453,500
Total	\$648,700	Total	\$648,700	Total	\$603,500

Owner Information:

N/A

Staff Comments:

Appeal Cancelled

2009 Local Board of Appeal and Equalization – Appeal # 8

Property Information	
Owner	Gregory and Beverly Robinson
Property Address	3312 Hopkins Crossroad
Property ID Number	14-117-22-14-0010
Property Type	Residential
Owner's Address	3312 Hopkins Crossroad, Minnetonka, MN 55305

Valuation Information					
2007		2008		2009	
Land	\$123,000	Land	\$171,500	Land	\$171,500
Building	\$257,000	Building	\$228,400	Building	\$216,300
Total	\$380,000	Total	\$399,900	Total	\$387,800

Owner Information:

N/A

Staff Comments:

Appeal Cancelled

2009 Local Board of Appeal and Equalization – Appeal # 9

Property Information	
Owner	Daryl Borneman
Property Address	9601 Oak Rdge Tr
Property ID Number	13-117-22-41-0052
Property Type	Residential
Owner's Address	9601 Oak Ridge Tr, Minnetonka, MN 55305

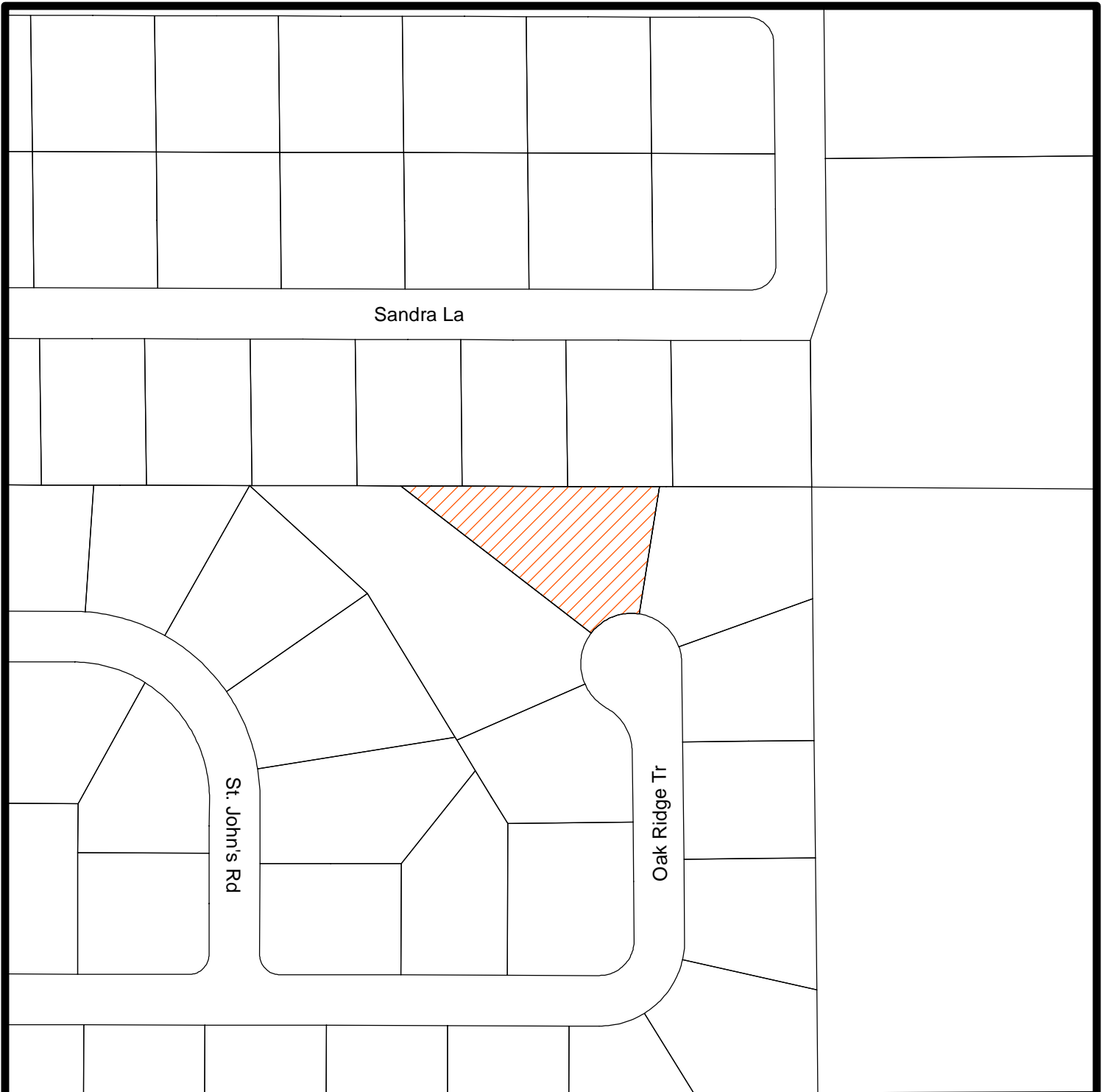
Valuation Information					
2007		2008		2009	
Land	\$98,000	Land	\$150,000	Land	\$150,000
Building	\$821,600	Building	\$769,600	Building	\$714,700
Total	\$919,600	Total	\$919,600	Total	\$864,700

Owner Information:

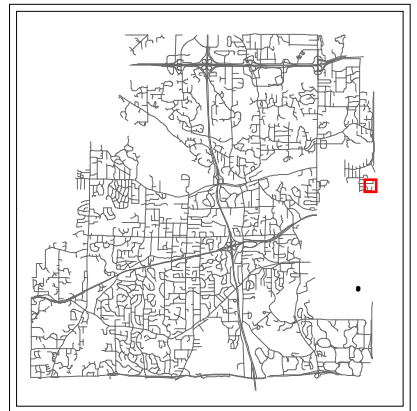
Mr. Borneman believes that based on the current listing price of a house on Oak Ridge Trail his property value should be reduced to \$525,000.

Staff Comments:

Staff sent two letters in both 2003 and 2006 requesting an interior inspection as part of the quintile process, but access was not allowed on either occasion. When Mr. Borneman called during the review period in March, an appointment was set up and an interior inspection was done on March 19, 2009. As a result of that inspection, characteristics were changed in the CAMA (computer aided mass appraisal) system and a new value was determined to be \$676,000. This new value would recognize and account for the items of deferred maintenance cited by the property owner in his appeal. Mr. Borneman rejected this offer to reduce his value and wants to continue his appeal to the Local Board of Appeal and Equalization.



**2009 Local Board of Appeal and Equalization
Appeal 9
Daryl Borneman
9601 Oak Ridge Tr
PID: 13-117-22-41-0052**



This map is for illustrative purposes only.



City of Minnetonka

Assessing Division

2009 Local Board of Appeal and Equalization Assessment Appeal

14600 Minnetonka Blvd
 Minnetonka, MN 55345
 Phone: 952.939.8220 Fax: 952.939.8244
 Email: assessor@eminnetonka.com

Return this form to the City of Minnetonka Assessing Division no later than **March 27, 2009**. By submitting this application your appeal will be entered into the record. It is not required to attend the first Board Meeting.

Office Use Only:		
Date Returned	<u>03/29/09</u>	Received via <u>email</u> <input checked="" type="radio"/>
Date Withdrawn	_____	Withdrawn via _____ <input type="radio"/>
Dist <u>01</u> <input checked="" type="radio"/>	Nbhd <u>2807</u>	Appraiser <u>JJD</u> <input checked="" type="radio"/>

Date <u>03/27/2009</u>	Home number _____
Owners Name(s) <u>Daryl Borneman</u>	Work number _____
Address <u>9601 Oak Ridge Trl</u>	Cellular number <u>619.632.7906</u>
City <u>Minnetonka</u> State <u>MN</u> Zip Code <u>55305</u>	Fax Number _____
Email <u>d_borneman@msn.com</u>	

Property ID# <u>13-117-22 41 0052</u>	Purchase Date <u>12/30/1980</u>
Property Address <u>9601 Oak Ridge Trl</u>	Purchase Price <u>200,000.00</u>
2009 Assessed Market Value as it appears on Notice of Valuation <u>849,200</u>	
2008 Assessed Market Value as it appears on Notice of Valuation <u>738,500</u>	

Additions, Renovations, or Improvements since purchase	<u>Landscape and driveway and update the kitchen.</u>
Cost of Improvements since purchase <u>65,000</u>	Owner's Opinion of Estimated Market Value as of January 2, 2009 <u>525,000</u>
What are the reasons or documentation supporting the owner's opinion of market value? (Please attach supporting documentation)	<u>A home across the street at 9611 has 5 bedrooms to my 3 and more finished square footage than mine, is on the market today with an asking price of 319,000. For my house today as is, I would entertain a cash offer of 460,000. It needs about 70,000 to bring it up to date and fix the various items that need to be done, then the right price would be in the area of 575,000 - 599,000. Thus a taxable value of 525,000 would not be very far out of line and more in keeping with the evaluations of the other property in the area.</u>

Signature of Applicant

Date 03/27/2009

Daryl Borneman

Print Form

2009 Local Board of Appeal and Equalization – Appeal # 10

Property Information	
Owner	Debra Grant
Property Address	6115 Covington Ter
Property ID Number	31-117-22-43-0012
Property Type	Townhouse
Owner's Address	6115 Covington Ter, Minnetonka, MN 55345

Valuation Information					
2007		2008		2009	
Land	\$35,000	Land	\$35,000	Land	\$35,000
Building	\$160,900	Building	\$160,900	Building	\$159,000
Total	\$195,900	Total	\$195,900	Total	\$194,000

Owner Information:

N/A

Staff Comments:

Appeal Cancelled

2009 Local Board of Appeal and Equalization – Appeal # 11

Property Information	
Owner	John and Joann Hinnenthal
Property Address	2410 Bantas Point Rd
Property ID Number	08-117-22-13-0023
Property Type	Land Lakeshore
Owner's Address	2401 Bantas Point Rd, Wayzata, MN 55391

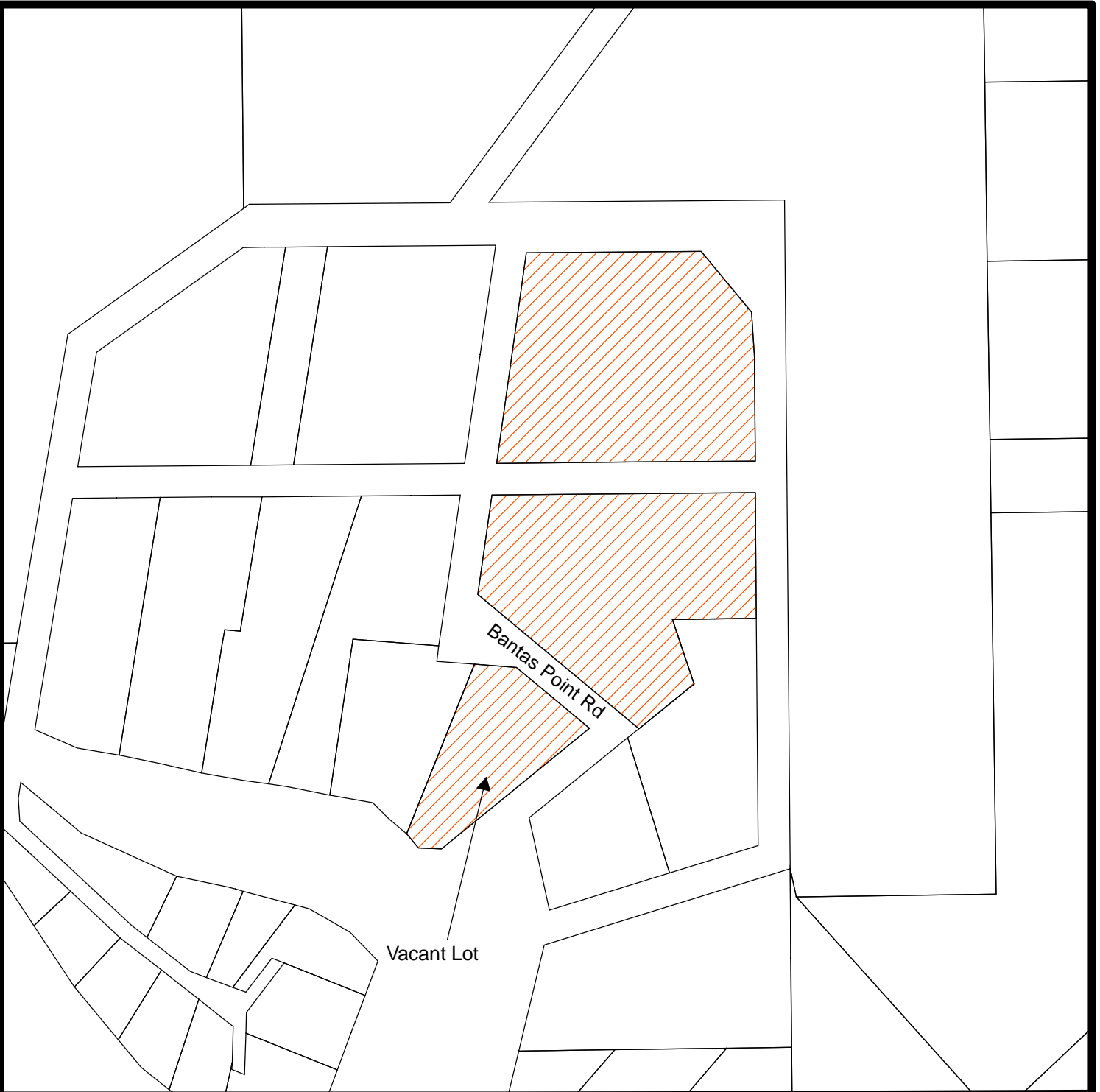
Valuation Information					
2007		2008		2009	
Land	\$305,000	Land	\$305,000	Land	\$298,900
Building		Building		Building	
Total	\$305,000	Total	\$305,000	Total	\$298,900

Owner Information:

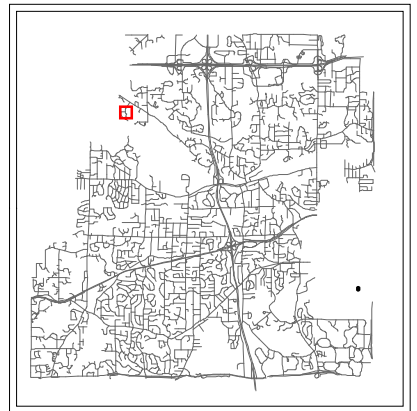
The owner disagrees with the 2009 assessed value for this lakeshore lot citing the fact that is in the flood plain and cannot be developed.

Staff Comments:

Staff is aware that this property cannot be built on and has been accounted for in the valuation process. The 2009 assessed value of \$298,900 is based on the ability to access Lake Minnetonka.



**2009 Local Board of Appeal and Equalization
Appeal 11
John Hinnenthal
JoAnn Hinnenthal
2410 Bantas Point Rd
PID: 08-117-22-13-0023**



This map is for illustrative purposes only.



City of Minnetonka Assessing Division 2009 Local Board of Appeal and Equalization Assessment Appeal

14600 Minnetonka Blvd
Minnetonka, MN 55345
Phone: 952.939.8220 Fax: 952.939.8244
Email: assessor@eminnetonka.com

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

Return this form to the City of Minnetonka Assessing Division no later than **March 27, 2009**. By submitting this application your appeal will be entered into the record. It is not required to attend the first Board Meeting.

Date 3/27/09 Home Number 952-473-4598
 Owners Name(s) BHN & JOHN HINNENTHAL Work Number 763-544-4478
 Address 2401 BANTAS LAKE RD Cellular Number 612-369-1994
 City WYBICA State MN Zip Code 55391 Fax Number (WK) 763-542-9215
 Email jhinnenthal@harkraft.com

Property ID# 08-117-22 13 0023 Purchase Date 1984
 Property Address 2410 BANTAS LAKE RD PURCHASED WITH PROP#
 Purchase Price 08-117-22 13 0022
 2009 Assessed Market Value as it appears on Notice of Valuation 298 900
 2008 Assessed Market Value as it appears on Notice of Valuation 245 100

Additions, Renovations, or Improvements since purchase ADDED RIP RAP AT LAKE SHORE & LANDSCAPED FOR GARDEN
 Cost of Improvements since purchase 10,000 Owner's Opinion of Estimated Market Value as of January 2, 2009 100,000 ±

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

THIS IS A SEPARATE "STAND ALONE" PIECE OF PROPERTY THAT IS ENTIRELY WITHIN FLOOD PLAIN AND ACCORDING TO THE CITY OF MINNETONKA CANNOT BE DEVELOPED. THEREFORE, WHAT VALUE DOES IT HAVE IF I WANT TO SELL IT BY ITSELF? IT CURRENTLY HAS VALUE TO US BECAUSE IT GIVES US LAKE ACCESS FOR OUR MAIN PROPERTY BUT, I AM TOLD THAT VALUE IS BEING "CHARGED" TO US IN THE ASSESSED VALUE ON THE HOUSE.

[Signature]
 Signature of Applicant
 Date 3/27/09

Print Form

2009 Local Board of Appeal and Equalization – Appeal # 12

Property Information	
Owner	Donald and Judith Ramsey
Property Address	14609 Orchard Rd
Property ID Number	21-117-22-11-0054
Property Type	Residential
Owner's Address	14609 Orchard Rd, Minnetonka, MN 55345

Valuation Information					
2007		2008		2009	
Land	\$112,300	Land	\$150,000	Land	\$150,000
Building	\$251,400	Building	\$207,700	Building	\$199,000
Total	\$363,700	Total	\$357,700	Total	\$349,000

Owner Information:

N/A

Staff Comments:

Appeal Cancelled

2009 Local Board of Appeal and Equalization – Appeal # 13

Property Information	
Owner	Bruce Rubinger and Joan Schwartz
Property Address	11965 Orchard Ave W
Property ID Number	11-117-22-43-0028
Property Type	Residential
Owner's Address	11965 Orchard Ave W, Minnetonka, MN 55305

Valuation Information					
2007		2008		2009	
Land	\$160,000	Land	\$175,000	Land	\$175,000
Building	\$813,400	Building	\$777,200	Building	\$727,700
Total	\$973,400	Total	\$952,200	Total	\$902,700

Owner Information:

N/A

Staff Comments:

Appeal Cancelled

2009 Local Board of Appeal and Equalization – Appeal # 14

Property Information	
Owner	Richard and Karen Kopyy
Property Address	3013 Lake Shore Blvd
Property ID Number	17-117-22-21-0113
Property Type	Residential Lakeshore
Owner's Address	3013 Lake Shore Blvd, Wayzata, MN 55391

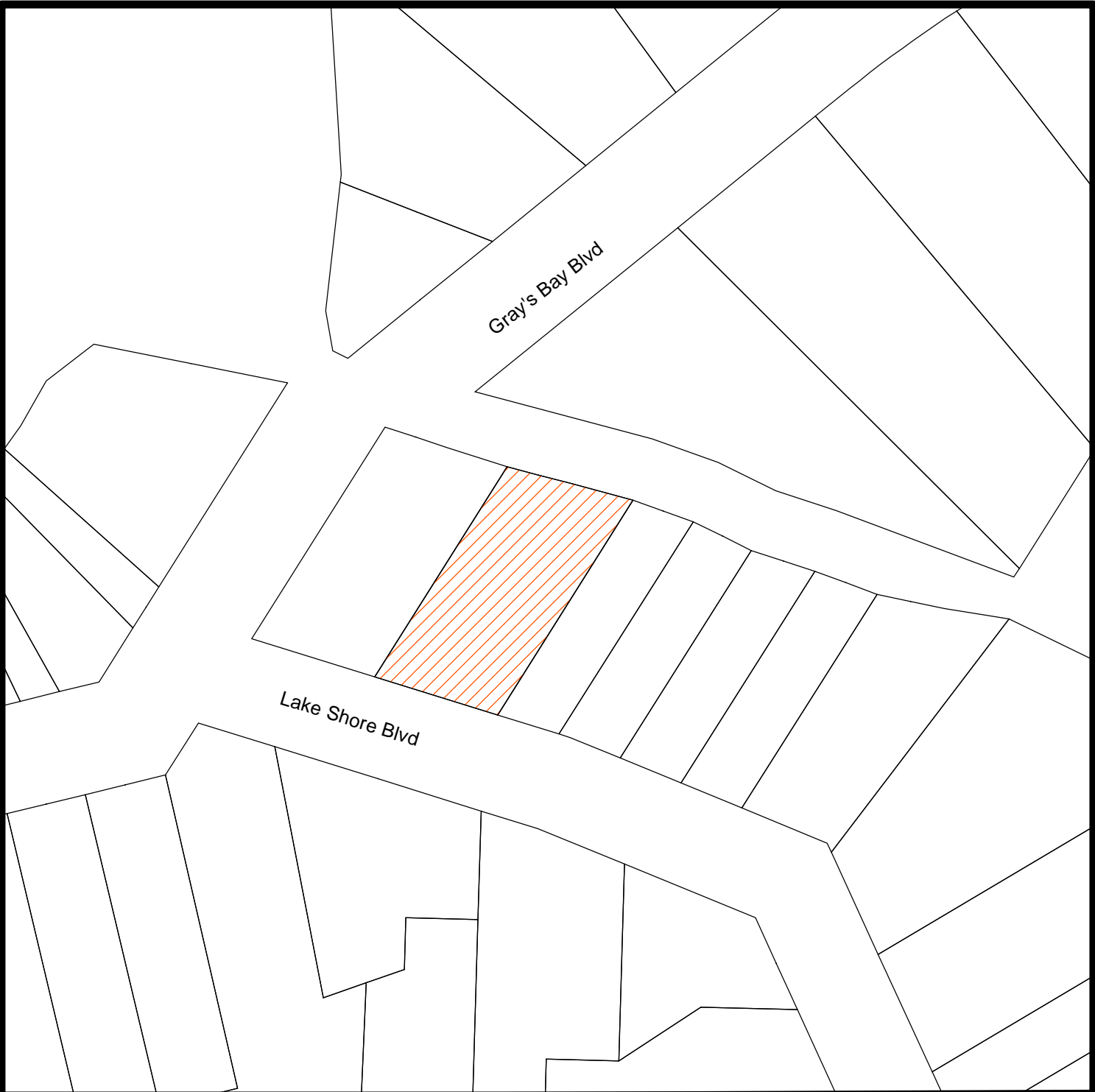
Valuation Information					
2007		2008		2009	
Land	\$348,000	Land	\$348,000	Land	\$341,100
Building	\$267,600	Building	\$267,600	Building	\$240,100
Total	\$615,600	Total	\$615,600	Total	\$581,200

Owner Information:

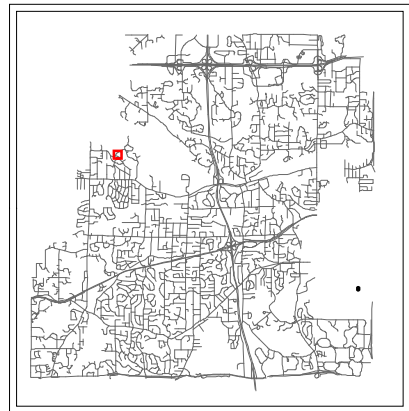
The property owner states that average market value in the Twin Cities metropolitan area has dropped by more than 20% in the last year and this should be reflected in his 2009 assessed value.

Staff Comments:

Staff has measured only a slight decline in lakeshore values since 2008, and the majority of the lakeshore values were decreased by 6 percent. Mr. Kopyy's value was decreased by 5.6% and staff believes that this is in line with similar adjustments made for the 2009 assessment and that the 2009 assessed value of \$581,200 was attainable during the market studied.



**2009 Local Board of Appeal and Equalization
Appeal 14
Richard Koppy
Karen Koppy
3013 Lake Shore Blvd
PID: 17-117-22-21-0113**



This map is for illustrative purposes only.



City of Minnetonka

Assessing Division

2009 Local Board of Appeal and Equalization Assessment Appeal

14600 Minnetonka Blvd
Minnetonka, MN 55345
Phone: 952.939.8220 Fax: 952.939.8244
Email: assessor@eminnetonka.com

Return this form to the City of Minnetonka Assessing Division no later than **March 27, 2009**. By submitting this application your appeal will be entered into the record. It is not required to attend the first Board Meeting.

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

Date <u>3/27/09</u>	Home Number <u>9524760114</u>
Owners Name(s) <u>Richard L Koppay & Karen Koppay</u>	Work Number _____
Address <u>3013 Lakeshore Blvd</u>	Cellular Number <u>6123603231</u>
City <u>Wayzata</u> State <u>MN</u> Zip Code <u>55391</u>	Fax Number _____
Email <u>RLKoppay@comcast.net</u>	

Property ID# <u>17-117-22-21-0113</u>	Purchase Date <u>9/02/1981</u>
Property Address <u>3013 Lake Shore Blvd.</u>	Purchase Price <u>\$80,000</u>
2009 Assessed Market Value as it appears on Notice of Valuation <u>581,200</u>	
2008 Assessed Market Value as it appears on Notice of Valuation <u>615,600</u>	

Additions, Renovations, or Improvements since purchase <u>Difficult to estimate / 28 yrs in residence / yard + channel + house have all been revised.</u>	Owner's Opinion of Estimated Market Value as of January 2, 2009 <u>\$520,000</u>
Cost of Improvements since purchase <u>\$400K</u>	

What are the reasons or documentation supporting the owner's opinion of market value? (Please attach supporting documentation)	<u>Two years ago the assessed market value was \$595,000; the value in this year's valuation is \$581,000. Properties all across the metro have dropped 20%. In the Lake Minnetonka area the prices have dropped at least 20%, if not more.</u>
--	---

Richard L Koppay
Signature of Applicant
Date 3/27/09

Our home is next door to an uninhabitable home, recently foreclosed, It would be difficult to price our home, at this time, for more than \$500,000. This is our opinion but confirmed by several real estate professionals we have consulted.

RLKoppay

Print Form

2009 Local Board of Appeal and Equalization – Appeal # 15

Property Information	
Owner	Adrienne Trangle-Pelleg
Property Address	2368 Vernon Cir
Property ID Number	12-117-22-23-0018
Property Type	Residential
Owner's Address	2368 Vernon Cir, Minnetonka, MN 55305

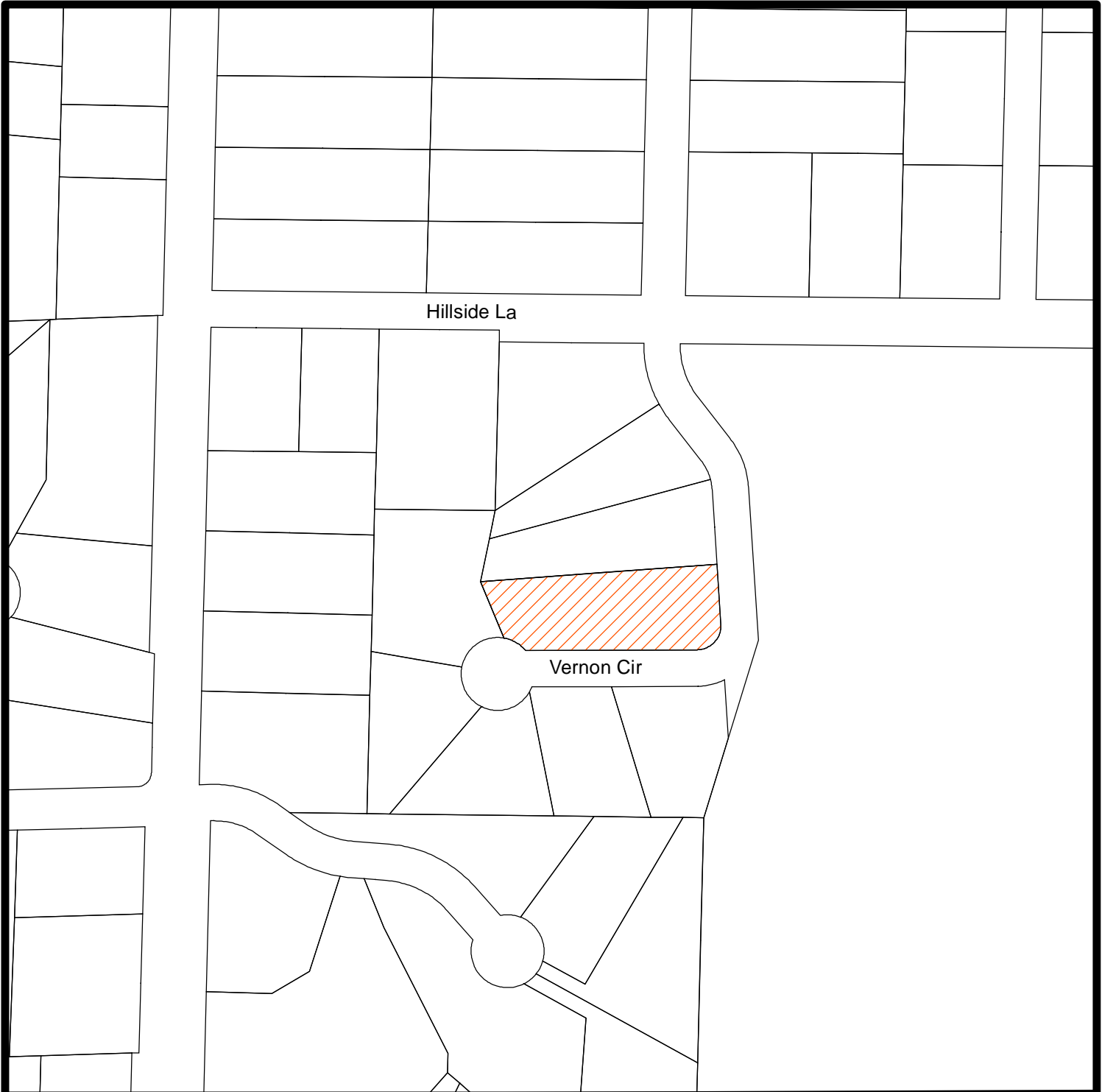
Valuation Information					
2007		2008		2009	
Land	\$118,500	Land	\$150,000	Land	\$150,000
Building	\$337,000	Building	\$305,500	Building	\$305,500
Total	\$455,500	Total	\$455,500	Total	\$455,500

Owner Information:

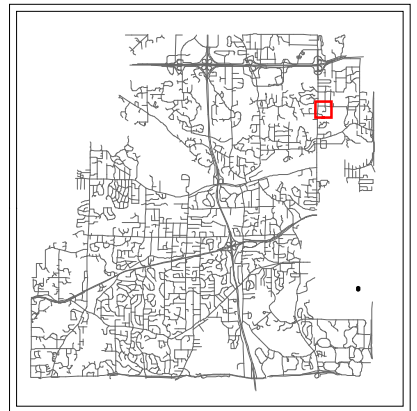
The owner believes that the estimated market value of her property is too high based on numerous items of deferred maintenance and repairs necessary prior to selling. She estimates that the cost to cure these items is \$70,000.

Staff Comments:

Staff has not been able to gain access during the quintile review for several years. An inspection was scheduled and completed on March 26, 2009. Based on the inspection, staff maintains that the 2009 value is correct and should remain unchanged.



**2009 Local Board of Appeal and Equalization
Appeal 15
Adrienne Trangle-Pelleg
2368 Vernon Cir
PID: 12-117-22-23-0018**



This map is for illustrative purposes only.



Mar. 27. 2009 1:28PM

No. 2169 P. 3

City of Minnetonka Assessing Division 2009 Local Board of Appeal and Equalization Assessment Appeal

14600 Minnetonka Blvd
Minnetonka, MN 55345
Phone: 952.939.8220 Fax: 952.939.8244
Email: assessor@eminnetonka.com

Office Use Only

Date Returned 03/27/09 Received via fax

Date Withdrawn _____ Withdrawn via _____

Dist 04 Nbhd _____ Appraiser JJD

Return this form to the City of Minnetonka Assessing Division no later than **March 27, 2009**. By submitting this application your appeal will be entered into the record. It is not required to attend the first Board Meeting.

Date 3-27-09 Home number 952-591-1470
City Minnetonka Owners Name(s) Adrienne Trangle-Pelley Work number 763-367-5011
Assessing Division 200 Address 2368 Vernon Circle Cellular number 612-618-0157
City Minnetonka State Mn Zip Code 55305 Fax Number _____
Email adriennetp@aol.com

Property ID# 12-117-22-23-0018 Purchase Date 4/8/81
Property Address 2367 Vernon Circle Purchase Price \$250,000 for @house only.
2009 Assessed Market Value as it appears on Notice of Valuation \$455,000
2008 Assessed Market Value as it appears on Notice of Valuation 9455,000

Additions, Renovations, or Improvements since purchase Bamco finish
Cost of Improvements since purchase \$25,000 Owner's Opinion of Estimated Market Value as of January 2, 2009 \$380,000

What are the reasons or documentation supporting the owner's opinion of market value? (Please attach supporting documentation)
House needs major repairs before selling. Roof replaced, stucco damaged + 3 walls need remedial work, drive way needs regrading + so do 2 parts of landscape area due to water damage issuing patio door in main level needs replacement, deck needs to be addressed. Work quotes available showing \$70K in needed work.

Signature of Applicant Adrienne Trangle-Pelley
Date 3-27-09

Print Form

2009 Local Board of Appeal and Equalization – Appeal # 16

Property Information	
Owner	Dennis and Sherilyn Ekren
Property Address	14842 Timberhill Rd
Property ID Number	16-117-22-13-0024
Property Type	Residential
Owner's Address	14842 Timberhill Rd, Minnetonka, MN 55345

Valuation Information					
2007		2008		2009	
Land	\$123,600	Land	\$175,000	Land	\$175,000
Building	\$196,800	Building	\$149,400	Building	\$128,100
Total	\$320,400	Total	\$324,400	Total	\$303,100

Owner Information:

N/A

Staff Comments:

Appeal Cancelled

2009 Local Board of Appeal and Equalization – Appeal # 17

Property Information	
Owner	Burton Hedstrom
Property Address	3016 Forest La
Property ID Number	15-117-22-21-0039
Property Type	Residential
Owner's Address	3016 Forest La, Minnetonka, MN 55305

Valuation Information					
2007		2008		2009	
Land	\$163,800	Land	\$200,000	Land	\$200,000
Building	\$367,600	Building	\$331,400	Building	\$294,200
Total	\$531,400	Total	\$531,400	Total	\$494,200

Owner Information:

N/A

Staff Comments:

Appeal Cancelled

2009 Local Board of Appeal and Equalization – Appeal # 18

Property Information	
Owner	Bent Nielsen and Pamela Cain
Property Address	9707 Ann La
Property ID Number	13-117-22-41-0016
Property Type	Residential
Owner's Address	9707 Ann La, Minnetonka, MN 55305

Valuation Information					
2007		2008		2009	
Land	\$118,500	Land	\$150,000	Land	\$150,000
Building	\$279,700	Building	\$228,300	Building	\$207,800
Total	\$398,200	Total	\$378,300	Total	\$357,800

Owner Information:

N/A

Staff Comments:

Appeal Cancelled

2009 Local Board of Appeal and Equalization – Appeal # 19

Property Information	
Owner	John and Clarita Samion
Property Address	17118 Stodola Rd
Property ID Number	32-117-22-31-0012
Property Type	Residential
Owner's Address	17118 Stodola Rd, Minnetonka, MN 55345

Valuation Information					
2007		2008		2009	
Land	\$108,500	Land	\$150,000	Land	\$150,000
Building	\$207,900	Building	\$156,900	Building	\$149,400
Total	\$316,400	Total	\$306,900	Total	\$299,400

Owner Information:

N/A

Staff Comments:

Appeal Cancelled

2009 Local Board of Appeal and Equalization – Appeal # 20

Property Information	
Owner	Hyung and Kristin Choi
Property Address	11497 Old Bren Rd
Property ID Number	35-117-22-44-0023
Property Type	Residential
Owner's Address	11497 Old Bren Rd, Minnetonka, MN 55343

Valuation Information					
2007		2008		2009	
Land	\$240,000	Land	\$250,000	Land	\$250,000
Building	\$675,000	Building	\$650,500	Building	\$598,100
Total	\$915,000	Total	\$900,500	Total	\$848,100

Owner Information:

N/A

Staff Comments:

Appeal Cancelled

2009 Local Board of Appeal and Equalization – Appeal # 21

Property Information	
Owner	Melvin and Brenda Clark
Property Address	4608 Ellerdale Rd
Property ID Number	27-117-22-21-0006
Property Type	Residential
Owner's Address	4608 Ellerdale Rd, Minnetonka, MN 55345

Valuation Information					
2007		2008		2009	
Land	\$115,000	Land	\$150,000	Land	\$150,000
Building	\$525,600	Building	\$506,500	Building	\$492,500
Total	\$640,600	Total	\$656,500	Total	\$642,500

Owner Information:

N/A

Staff Comments:

Appeal Cancelled

2009 Local Board of Appeal and Equalization – Appeal # 22

Property Information	
Owner	Georgios Giannakis and Theoni Greka
Property Address	2561 Abbey Hill Dr
Property ID Number	10-117-22-41-0035
Property Type	Residential
Owner's Address	2561 Abbey Hill Dr, Minnetonka, MN 55305

Valuation Information					
2007		2008		2009	
Land	\$135,000	Land	\$171,500	Land	\$171,500
Building	\$385,700	Building	\$349,200	Building	\$349,200
Total	\$520,700	Total	\$520,700	Total	\$520,700

Owner Information:

N/A

Staff Comments:

Appeal Cancelled

2009 Local Board of Appeal and Equalization – Appeal # 23

Property Information	
Owner	Mark Lauer
Property Address	11519 Friar La
Property ID Number	14-117-22-42-0034
Property Type	Residential
Owner's Address	11519 Friar La, Minnetonka, MN 55305

Valuation Information					
2007		2008		2009	
Land	\$125,000	Land	\$175,000	Land	\$175,000
Building	\$177,700	Building	\$127,700	Building	\$123,700
Total	\$302,700	Total	\$302,700	Total	\$298,700

Owner Information:

N/A

Staff Comments:

Appeal Cancelled

2009 Local Board of Appeal and Equalization – Appeal # 24

Property Information	
Owner	Louis and Barbara Reinert
Property Address	2409 Indian Rd W
Property ID Number	10-117-22-23-0013
Property Type	Residential
Owner's Address	2409 Indian Rd W, Minnetonka, MN 55305

Valuation Information					
2007		2008		2009	
Land	\$120,000	Land	\$175,000	Land	\$175,000
Building	\$268,600	Building	\$213,600	Building	\$213,600
Total	\$388,600	Total	\$388,600	Total	\$388,600

Owner Information:

N/A

Staff Comments:

Appeal Cancelled