

**MEDINA CITY COUNCIL LOCAL BOARD OF APPEAL AND EQUALIZATION MINUTES OF  
APRIL 7, 2004**

The City Council of Medina, Minnesota met as the Local Board of Appeal and Equalization on April 7, 2004 at 6:48 p.m. in the City Hall Chambers. Mayor Zietlow presided.

**Members present:** Lane, Zietlow, Smith, Brinkman

**Members absent:** Workman

**Also present:** City Assessor Rolf Erickson; Mike Carroll, Rolf Erickson's Associate; LuAnn Hagen, Representative of the Hennepin County Assessor's Office; City Administrator Chad Adams.

Rolf Erickson provided an overview of the tax system. He stated that citizens should go to the County Board of Equalization if they do not agree with the City's decision. He explained that his numbers are based on mass appraisals, not specific neighboring comparables. Area valuations are now thoroughly reviewed every five years, rather than four years.

Mayor Zietlow presented how the meeting would be conducted. The Council would hear all requests first, and then decide on each request at the end of the meeting.

**CLX Properties – 95 Hamel Road**

The Council and Erickson discussed the easement determination at 95 Hamel Road.

*Moved by Lane, seconded by Smith to take no action. **Motion passed unanimously.***

Erickson will research the easement determination prior to the County meeting.

**Note: Council action was taken on each request at the end of the meeting. In the minutes, action taken will follow each request.**

**Clifford Fortin – 195 Hamel Road**

Fortin discussed back parcel which increased in valuation from \$15,000 to \$218,000. Fortin stated that land is landlocked which should prohibit increase in value. Erickson explained that parcel has access to it from Mill Drive Right Of Way.

Discussion was held on the market dictating the market value of this parcel.

Discussion on the parcel potentially qualifying for a refund because the amount of increase is more than 12%.

*Moved by Smith, seconded by Lane to take no action. **Motion passed unanimously.***

**Randy McPherson – 755 Medina Road**

McPherson explained that valuation has increased from \$1,002,000 to 1,109,400. He discussed a recent appraisal of \$1,076,000 and believes that is a fair value. Erickson explained this property has been reduced already, and majority of increase was \$99,000 for new basement.

*Moved by Brinkman, seconded by Smith to reduce value to \$1,076,000. **Motion passed unanimously.***

**Richard Stout – 1332 Maplewood Drive**

Stout explained that valuation increased from \$211,000 to \$245,000. The house is approximately 1280 sq. ft. Stout is requesting valuation at \$235,000. No improvements were made within last year.

Erickson and Adams explained that this property was reduced last year.

*Moved by Smith, seconded by Lane to take no action. **Motion passed unanimously.***

**Doug Dickerson – 2625 Pioneer Trail**

Discussion was held on increases over last year compared to appraisals. Dickerson did not request a reduction in valuation, therefore no action was needed.

**Other Business**

Brief discussion with Lenny Leuer regarding northwest corridor and open space in Medina. No request in reduction in valuation, therefore no action was needed.

Discussion was held on general change in percentages each year and the limited market value catching market values in coming years by 2007.

*Moved by Smith, seconded by Lane to adjourn at 8:02 p.m. **Motion passed unanimously.***

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Philip K. Zietlow, Mayor

Attest:

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Chad M. Adams, City Administrator