

**MEDINA CITY COUNCIL BOARD OF APPEAL AND EQUALIZATION**  
**MINUTES OF APRIL 4, 2007**

The City Council of Medina, Minnesota met in session for the Local Board of Appeals and Equalization meeting on April 4, 2007 at 6:32 p.m. at the Medina City Hall. Mayor Crosby presided.

**Members present:** Weir, Crosby, Cavanaugh, Smith

**Members absent:** Johnson

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

Rolf Erickson provided an overview of the tax system and how valuations are determined. He stated attendees have the option go to the County Board of Equalization if they do not agree with the City's decision this evening.

Discussion was held on the Open Book process versus the Board of Appeals process.

**John Thole, 100 Clydesdale Trail**

Thole stated he has a poor view from his unit at Gramercy and that should be considered in the valuation. The Council reduced the valuation \$10,000 last year. There was no value change from last year to this year. **No action was taken.**

**Bob Raskob, 500 Hwy. 55**

Raskob stated his Outlot C parcel on the Ryan Companies project is a pond, not storm water and valuation adjustment should be considered. Three of Raskob's parcels were discussed and reviewed. Discussion was held on the fair market valuation for commercial properties in this area. **No action was taken.**

**Mike McGlaughlin, 2887 Lakeshore Avenue**

McGlaughlin discussed the change in valuation from two years ago increased significantly. He stated the property had environmental contamination several years ago when he purchased the property. He requested a reduction from \$679,000 to \$410,000. There was no valuation change from last year to this year. Smith moved, Weir seconded to reduce to \$600,000. **Unanimous approval.**

**Ronald Schutz, 865 Navajo Road**

Shutz discussed his request to reduce his valuation from \$1,906,000 to \$1,500,000 based on neighbor's valuations and decline in market conditions. The valuation changed from \$1,900,000 to \$1,906,000 from last year to this year. Shutz paid approximately \$1,600,000 when he purchased the property. Crosby moved, Smith seconded to reduce to \$1,750,000. **Unanimous approval.**

**Robert Garvey, 4350 Hamel Road**

Garvey stated the valuation of his property has increased from \$1,036,000 in 2000 to \$3,482,000 today on his 68 acres. **No action was taken.**

**Suzie Sween**

Sween stated her increase from \$325,000 to \$468,000 on 6.11 acres and explained her proximity to Holy Name Lake as compared to other neighboring properties and valuations. Condition of the home was also discussed. Weir moved, Smith seconded to reduce to \$425,000. **Unanimous approval.**

**Rosanne Eppel, 1462 Willow Drive**

Eppel explained her land has increased from \$141,000 to \$188,000, and building at \$179,000 has remained unchanged. Discussion of area comparables occurred. **No action was taken.**

**Mark Christopher, 1795 Meadowwoods Trail**

Christopher stated he experienced a 23% increase this year with a change from \$776,000 to \$966,000. Discussion of comparable area properties was held. Smith moved, Cavanaugh seconded to reduce to \$925,000. **Unanimous approval.**

**Michelle Schmidt, 813 Meander Court**

Schmidt discussed the valuation change and requested feedback on her options as in relation to area properties that Rolf is still reviewing. Weir moved, Smith seconded to reduce the valuation by 10%. **Unanimous approval.**

**Steve Barkley, 1155 Settlers Road**

Barkley stated his valuation since 2000 has increased by 72%. Valuation from last year changed from \$640,000 to \$673,000. Area comparables were discussed.. **No action was taken.**

**Svetlana Tsurkan, 1905 Katrinka Road**

Tsurkan stated her valuation increased from \$753,500 to \$791,000. Discussion of neighboring parcels was discussed as comparables. Smith moved, Cavanaugh seconded to reduce to \$650,000 upon staff confirmation of the accuracy of the reduction amount. **Unanimous approval.**

**Jacki Hoover, 1225 Welcome Drive**

Hoover discussed her valuation change from \$238,000 to \$281,000 which she believed to be high based on her remote proximity to Baker Park Reserve. Discussion was held on the proximity to Baker Park and neighboring valuations. **No action was taken.**

**Vic Tarnowski, 435 Pheasant Ridge Road**

Tarnowski stated his valuation increased from \$952,000 to \$1,125,000. Area comparables were discussed. Weir moved, Cavanaugh seconded to reduce to \$1,050,000. **Unanimous approval.**

The following written submittals were discussed:

**Randy and Susan McPherson, 755 Medina Road**

The valuation increased from \$1,175,000 to \$1,224,000. A reduction to the \$1,175,000 was approved last year. Discussion was held on area comparables. **No action was taken.**

**William Anderson, 860 Navajo Road**

The valuation is currently at \$1,417,000 and a reduction was requested. Discussion of other comparables was held.

Smith exited the meeting at 9:35 p.m.

Weir moved, Crosby seconded to reduce to \$1,410,000. **Unanimous approval.**

**John Beasley, 2998 Lakeshore Avenue**

The valuation increased from \$395,000 to \$427,000. Area comparables were discussed. Weir moved, seconded by Crosby to reduce to \$410,000. **Unanimous approval.**

**William Kroll, 3839 County Road 116**

The valuation increased from \$429,000 to \$850,000. Erickson has reduced to \$450,000 upon further inspection. **No action was taken.**

**Pravin Parekh, 120 Spur Circle**

The valuation has been reduced from \$1,310,000 to \$1,269,000 by Erickson. **No action was taken.**

**Craig Alshouse, 1300 Willowbrook Drive**

The valuation increased from \$1,416,000 to \$1,504,000. Discussion was held on the location and comparables. **No action was taken.**

**Adjournment**

Weir moved, seconded by Cavanaugh to adjourn at 9:56 p.m. **Motion passed unanimously.**

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T.M. Crosby, Jr., Mayor

Attest:

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Chad M. Adams, City Administrator-Clerk