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-BOARD OF REVIEW AND APPEAL- MINUTES  
TUESDAY, APRIL 03, 2018  
6:00 P.M.

1. CALL TO ORDER

Pursuant to due call and notice thereof, an appeal meeting of the Independence City Council/ Board of Review was called to order by Mayor Johnson at 6:00 p.m.

2. ROLL CALL

PRESENT: Mayor Johnson, and Councilors Betts, Grotting, McCoy and Spencer  
ABSENT: None  
STAFF: City Administrative Assistant Horner, City Administrator Kaltsas  
VISITORS: (Hennepin County Assessor's Dave Thomsen, Melissa Potter and Tim Folger),  
Steve Merten, Carl and Lisa Phillips, Lynda Franklin, Tammy Wenz

3. Board of Appeal –

- A. Steve Merten (4265 Townline Road) said his assessment has gone up 77k in the last two years. He said he has not done anything to the property. He would like this reviewed as it is a fair bit ahead of market. Johnson asked if the assessors had been in his home. Merten said they have been in the past but not very recently.
- B. Carl Phillips (2076 Copeland Road) said he tried to figure out the market value of his home by looking at surrounding properties. He proposed five different scenarios. He noted his house was built in 1978 and at most there is 15 acres of tillable land.

The first property discussed was the Phillips property at 2076 Copeland Road. Johnson asked Thomsen if he had been out to this property and Thomsen stated he went out there last year. Thomsen said it is a difficult property to find comparable sales on due to the size of the acreage and age of the home. He said the best he could find were 9381 Co Rd 11 and 1350 Copeland. Betts asked Phillips what scenario is closest to fair. Phillips stated he thought method five would be the most fair. The property came out of Ag Preserve two years ago. Thomsen stated there was a new deck and porch added causing a valuation increase. It went up 22k but 13k was new construction. McCoy stated it is zoned agriculture and is still considered the same even though came out of Ag Preserve. Spencer said the

issue is not what is considered its worth but rather that the assessor has to come in within approximately 95% of what it would sell for. Johnson noted that with the snow on the ground there is not an opportunity to evaluate the land again before the next meeting. Thomsen said he was out in the fall to look at the improvements. Spencer said 290k for the accessory structure seemed a little high. Thomsen said the breakdown is the land at 578,700 and the building at 329,000 which averages out to 13,400 per acre. Grotting stated it is all about improving accessibility to the land and providing access. He said the problem is the wetland that bisects the property. Thomsen said roughly 15 acres is productive. Spencer noted the back ¼ of the property is swamp and wanted to know if that was valued the same as the woods and pasture land. Thomsen said it depends if the property is being looked at as agriculture or single family usage. Johnson noted "wasteland" for farming is 1k per acre. Betts said 23 acres would be upland. Council came up with a number of 769k by adjusting the wetland numbers. Spencer said this number seemed more reasonable but the assessor should go back and reevaluate as well. Johnson asked Phillips if he was satisfied with the Council's method of determining value and Phillips said yes.

**Motion by Spencer, second by Betts to change the land value to \$802,200 with the building values to remain the same as original valuation for the Phillips property located at 2076 Copeland Road. Ayes: Johnson, Betts, Grotting, McCoy and Spencer. Nays: None. Absent: None. MOTION DECLARED CARRIED.**

The second property discussed was the Merten property at 4265 Townline Road. Merten stated it has been 5 or 6 years since the assessor has been to his property. Johnson asked Merten if he would be willing to meet with the assessor before the next meeting so the assessor could take a look at the property. Merten agreed and it was tabled until the next meeting.

**Motion by McCoy, second by Spencer to table this property at 4265 Townline Road and have the assessor meet with Merten to review before the reconvene meeting. Ayes: Johnson, Betts, Grotting, McCoy and Spencer. Nays: None. Absent: None. MOTION DECLARED CARRIED**

- C. Tammy Wenz (1030 Marsh Ridge Circle) said she lives on a cul-de-sac. She said her property jumped in value from 480k to 523k which equaled a 43k increase whereas neighboring properties only increased 8-10k.

Johnson asked if there were any improvements. Thomsen said there were not. Thomsen noted it is a very large two-story home and between a quality gap with other homes. Johnson thought larger homes were the lesser of increases. Thomsen said for the size of this home it is relatively inexpensive. He noted it was built 18 years ago. Wenz said her basement is not finished compared to her neighbors which do have finished basements. Johnson stated 43k seems like a lot in one year. Spencer asked if it was undervalued or something or if there is some outside explanation. Thomsen noted the value dropped last year. Wenz said two years ago it was 432k and then 480k. Spencer said two of the other homes on the cul-de-sac are over 500k.

**Motion by Johnson, second by Spencer to reduce the value to 491k for the Wenz property located at 1030 Marsh Ridge Circle. Ayes: Johnson, Betts, Grotting, McCoy and Spencer. Nays: None. Absent: None. MOTION DECLARED CARRIED.**

Thomsen stated there were two people that called in within the required ten day window and agreed with the value recommendations and they would be read into record as follows;

PID: 25-118-24-34-0013 original value 627k with a recommendation to move to 510k

PID: 36-118-24-11-0005 original value 461k with a recommendation to move to 400k

**Motion by McCoy, second by Grotting to approve the change in valuations for PID's: 25-118-24-34-0013 and 36-118-24-11-0005 as presented by Thomsen. Ayes: Johnson, Betts, Grotting, McCoy and Spencer. Nays: None. Absent: None. MOTION DECLARED CARRIED.**

Thomsen noted there was a party that called today and he would like to add their property to the list for the upcoming reconvene meeting.

PID: 02-118-24-23-0004

**Motion by Betts, second by Grotting to reconvene on April 17, 2018 at 6:15 p.m. noting that the appeals process is closed to new reviews. Ayes: Johnson, Betts, Grotting, McCoy and Spencer. Nays: None. Absent: None. MOTION DECLARED CARRIED.**

D. Recess

PID: 02-118-24-23-0004

PID: 01-118-24-41-0011

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Trish Bemmels  
Recording Secretary  
City of Independence