

MINUTES OF A REGULAR MEETING OF THE
INDEPENDENCE BOARD OF REVIEW - RECONVENE
TUESDAY, APRIL 22, 2014 – 8:00 P.M.

1. CALL TO ORDER.

Pursuant to due call and notice thereof, a regular meeting of the Independence Board of Review Reconvene was called to order by Mayor Johnson at 8:00 p.m.

2. ROLL CALL.

PRESENT: Mayor Johnson, Councilors Betts, Fisher, Wenck, and Spencer

ABSENT: Residential Appraiser Potter

STAFF: Administrator-Clerk Hirsch, Principal Appraiser Winge, Residential Appraiser Mott, and Commercial Principal Appraiser Hoogland

VISITORS: None

APPROVAL OF THE BOARD OF REVIEW MINUTES DATED APRIL 8, 2014.

Reconvene, with an approval of the actions as presented by the Hennepin County Assessor's Office, followed by the adjournment of the Board of Review

Motion by Wenck, second by Betts to approve the Board of Review Minutes dated April 8, 2014. Ayes: Johnson, Betts, Spencer, Wenck, and Fisher. Nays: None. Absent: None. MOTION DECLARED CARRIED.

3. RECONVENE, WITH AN APPROVAL OF THE ACTIONS AS PRESENTED BY THE HENNEPIN COUNTY ASSESSOR'S OFFICE, FOLLOWED BY THE ADJOURNMENT OF THE BOARD OF REVIEW

Johnson stated the residential appraiser, Melissa Potter, could not attend tonight, but appraisers Robert Winge and John Mott would assist in her absence. Winge stated he had seven properties they needed to review and to come up with a new value. Johnson stated separate motions will be taken for each property.

Michael Hoppe

2950 Nelson Road – PID 18-118-24-13-0002

Winge stated an appraiser viewed the property on April 17th. He stated after this review and a review of the sales, they recommended a reduction in value to \$315,000 from the original estimated market value of \$374,000. Winge stated the owner was satisfied with this recommendation.

Motion by Wenck, second by Spencer to reduce the market value to \$315,000. Ayes: Johnson, Betts, Spencer, Wenck, and Fisher. Nays: None. Absent: None. MOTION DECLARED CARRIED.

Greg Shaughnessy

5245 Saddle Ridge Trail – PID 36-118-24-24-0008

Winge stated an appraiser viewed the property on April 14th. He stated after this review and a review of the sales, they recommended a reduction in value to \$640,000 from the original estimated market value of \$694,000.

Motion by Spencer, second by Fisher to reduce the market value to \$640,000. Ayes: Johnson, Betts, Spencer, Wenck, and Fisher. Nays: None. Absent: None. MOTION DECLARED CARRIED.

Tom Stevens

6250 US Hwy 12 – PID 23-118-24-33-0010

Winge stated this property was reviewed by a commercial appraiser. He stated after review of the property they recommended a reduction in value to \$739,000 from the estimated market value \$912,000. Winge stated the property owner was satisfied with this recommendation.

Johnson questioned why the dramatic recommended reduction. Winge stated it was based on inspection of the property, discussions with the property owner, and limitations of the property.

Motion by Betts, second by Fisher to reduce the market value to \$739,000. Ayes: Johnson, Betts, Spencer, Wenck, and Fisher. Nays: None. Absent: None. MOTION DECLARED CARRIED.

Tom Stevens

1786 Co Road 90 – PID 23-118-24-33-0007

Winge stated the property was reviewed by a commercial appraiser. It was decided the estimated market value of \$30,000 was accurate. They recommend no change and the owner was satisfied with this.

Motion by Wenck, second by Betts to make no change to the value, kept value at \$30,000. Ayes: Johnson, Betts, Spencer, Wenck, and Fisher. Nays: None. Absent: None. MOTION DECLARED CARRIED.

Hamilton Brothers 385 County Road 110 – PID 35-118-24-41-0001
Hamilton Brothers Address Unassigned – PID 35-118-24-12-0002

Winge stated the properties were reviewed by an appraiser. He stated they were unable to come to a conclusion with these properties. He explained the owners understand and they are still working together. Winge stated as of now the recommendation is for a no change in value. The appeal option is still open for them, and they will work together all the way through the County Board of Equalization.

Motion by Wenck, second by Spencer to make no change to the value, to the farmland and home, PID 35-118-24-41-0001. Ayes: Johnson, Betts, Spencer, Wenck, and Fisher. Nays: None. Absent: None. MOTION DECLARED CARRIED.

Motion by Fisher, second by Spencer to make no change to the value, to the farmland parcel, PID 35-118-24-12-0002. Ayes: Johnson, Betts, Spencer, Wenck, and Fisher. Nays: None. Absent: None. MOTION DECLARED CARRIED.

William Koch Trustees 5865 Kochs Crossing – PID 11-118-24-13-0002

Winge stated the owners did not list themselves as an appearance, never signed-in, at the April 8th meeting but did ask a question. He stated he wanted to get them on record should they change their mind and wish to appeal, they will still have that option.

Johnson stated this property is an example of where the taxable value increased but the market value decreased. This property is part of the Green Acres Program.

Motion by Spencer, second by Fisher to make no change to the value. Ayes: Johnson, Betts, Spencer, Wenck, and Fisher. Nays: None. Absent: None. MOTION DECLARED CARRIED.

4. ADJOURN.

The Councilors and Winge discussed that questions have been addressed with all concerned property owners.

Motion by Wenck, seconded by Fisher, to adjourn the Board of Review Meeting at 8:11 p.m. Ayes: Johnson, Betts, Fisher, Wenck, and Spencer. Nays: None. Absent: None. MOTION DECLARED CARRIED.

Respectfully submitted,
Jolene Nelson, Recording Secretary