



RECONVENE – LOCAL BOARD OF APPEAL AND EQUALIZATION (LBAE) MINUTES
TUESDAY, APRIL 18, 2023
6:00 P.M.

1. CALL TO ORDER

Pursuant to due call and notice thereof the Independence City Council/ Local Board of Appeal and Equalization meeting (LBAE) was called to order by Mayor Johnson at 6:00 p.m. in the City Hall Chambers.

2. ROLL CALL

PRESENT: Mayor Johnson and Councilors Betts, Spencer, and McCoy (joined late).
ABSENT: Grotting.
STAFF: City Administrator Kaltsas, City Administrative Services Director Simon
VISITORS: Hennepin County Assessor Joby Rausch and Dave Thompson.

3. Johnson asked if anyone had questions or concerns about the 4-4-2023 LBAE minutes, and there were none.

Rausch said that since last meeting he had viewed 5 more properties and parties are in agreement with him in their valuation. The owners of 4 parcels were in Florida and were unable to have him out, so they are keeping their County level appeal open. Two others will be read today to keep their appeal open. Normally residents must call the Appraiser or attend the Appeal meeting, but he will read in these residents so they may go to the County appeal. Voting “No Change” will also allow property owners to go to the County level. One property had agreed to the value but now has changed his mind. We already did a review on it, so Joby is recommending “no change,” and they can go to the County level. No sales had been given to Joby to prove the valuation adjustment.

Motion by Johnson, seconded by Betts to recommend no change to property at 6000 Providence Curve - PID 14-118-24-42-0008. Ayes: Johnson, Betts, and Spencer. Nays: None. Abstain: None. Absent: McCoy and Grotting. MOTION DECLARED CARRIED.

Joby read the 7 properties whose owners had called him. The following homeowners were in agreement with his recommendations to reduce valuations:

01-118-24-24-0024 - 5211 Lake Sarah Hgts Dr – reduced from \$187,200 to \$170,000.
13-118-24-24-0015 - 2850 Lindgren La – reduced from \$921,300 to \$850,000.
14-118-24-12-0006 – 6105 Wood Hill La – reduced from \$1,204,100 to \$1,135,000.
14-118-24-22-0008 – 6270 Wood Hill La - reduced from \$1,021,300 to \$960,000.
25-118-24-31-0014 – 1111 Co Rd No 19 N - reduced from \$1,030,300 to \$730,000.
22-118-24-41-0006 – 1889 Co Rd No 90 - reduced from \$2,553,000 to \$2,280,000.
23-118-24-33-0016 - 6250 US Hwy No 12 - reduced from \$1,500,000 to \$1,180,000.

A few reasons for Joby’s reduction in valuations were characteristic changes in the home or deferred maintenance of the property. One was vacant land. Another at 1111 Co Rd No 19 N was thought to have a CUP on it, but there was none. Because the next owners could not use the property as the current owners do, the “highest and best” use would be Residential. Currently, the tax is split as having both Commercial and Residential. The pole shed is taxed Residential, and the Commercial value increased roughly from about \$90,000 to about \$300,000.

Councilor McCoy had joined the meeting.

Motion by Betts, seconded by Spencer to approve the valuations listed above per Joby Rausch’s recommendation. Ayes: Johnson, McCoy, Betts, and Spencer. Nays: None. Abstain: None. Absent: Grotting. MOTION DECLARED CARRIED.

The following 8 property owners still wanted to meet with Joby and he’s reading them in to keep their County appeal open to them.

14-118-24-41-0004 – 2715 Providence Pl
14-118-24-41-0005 – 2735 Providence Pl
15-118-24-14-0006 – 6515 Meadow Ridge
16-118-24-32-0003 – 7950 Egret Dr
23-118-24-32-0032 – 1940 Co Rd No 90 #19
23-118-24- 32-0033 – 1940 Co Rd No 90 #20
24-118-24-11-0011 – 4915 So Lakeshore Dr
34-118-24-22-0005 – 7064 Co Rd 6

Motion by Johnson, seconded by Spencer to make no changes to the valuations for the properties listed above per Joby Rausch’s recommendation. Ayes: Johnson, McCoy, Betts, and Spencer. Nays: None. Abstain: None. Absent: Grotting. MOTION DECLARED CARRIED.

Johnson shared that Joby’s property tax article in the Star & Tribune was written very clearly.

Motion by Betts, seconded by Spencer to close the LBAE meeting. Ayes: Johnson, McCoy, Betts, and Spencer. Nays: None. Abstain: None. Absent: Grotting. MOTION DECLARED CARRIED.

Meeting adjourned at 6:18 pm.

Respectfully submitted,

Linda Johnson, Recording Secretary