

MINUTES OF A REGULAR MEETING OF THE  
INDEPENDENCE BOARD OF REVIEW  
TUESDAY, MAY 12, 2009 – 6:00 P.M.

PRESENT: Mayor Johnson, Council Members Betts, Gyllenblad and Wallace (arrived at 6:20 p.m.).  
STAFF: Administrator-Clerk Hirsch, Assessor Jensen.  
VISITORS: Tom Young, Ed Kalash, Fred Pagenkopf.

1. CALL TO ORDER.

Pursuant to due call and notice thereof, a regular meeting of the Independence Board of Review was called to order by Mayor Johnson at 6:00 p.m.

2. APPROVAL OF THE MINUTES FROM TUESDAY, MAY 12, 2009.

**Motion by Betts, second by Gyllenblad, to approve the May 12, 2009 Board of Review minutes.**

3. PHIL JENSEN, HENNEPIN COUNTY ASSESSOR'S OFFICE

Jensen explained that he reviewed each property and had recommendations for each one.

Johnson asked if the motion the Council made regarding the Lake Robina properties had worked well.

Jensen responded that it had worked well. He explained how the motion affected the properties on Lake Robina.

Johnson asked how many property owners benefited from the Council's motion to change the homestead size on Green Acres properties.

Jensen responded that there were three properties that benefited from the motion.

Randy & Colleen Klaers, 4364 South Lake Sarah Drive

Jensen stated he viewed the property. He asked the Board to change the value from \$488,000 to \$484,000 for the first sub record on the property and to change the value of the second sub record on the property from \$166,300 to \$153,100.

**Motion by Johnson, second by Gyllenblad, to change the valuation of the first sub record at 4364 South Lake Sarah Drive from \$488,000 to \$484,000. All present voted aye. MOTION DECLARED CARRIED.**

**Motion by Betts, second by Gyllenblad, to change the valuation of the second sub record at 4364 South Lake Sarah Drive from \$166,300 to \$153,100. All present voted aye. MOTION DECLARED CARRIED.**

Randal & Colleen Klaers, PID No. 02-118-24-41-0001

Jensen stated he corrected the pasture acres from productive to non-productive, which resulted in no change in value.

**Motion by Betts, second by Johnson, to keep the existing valuation of \$47,500 for 02-118-24-41-0001. All present voted aye. MOTION DECLARED CARRIED.**

Hans & Nancy Treschsel, 7455 S Lake Sarah Drive

Jensen stated adjusted the homestead site to 10 acres and adjusted the building value after viewing the interior of the home. For the first sub record, he recommended changing the land value from \$236,500 to \$225,000 and the building value from \$202,000 to \$113,000 for an overall change from \$438,500 to \$338,000.

**Motion by Betts, second by Gyllenblad, to change the valuation of the first sub record at 7455 South Lake Sarah Drive from \$438,500 to \$338,000. All present voted aye. MOTION DECLARED CARRIED.**

Jensen stated he adjusted the second sub record from \$399,900 to \$286,100 because of a perpetual easement on the property and the larger homestead site.

**Motion by Johnson, second by Betts, to change the valuation of the second sub record at 7455 South Lake Sarah Drive from \$399,900 to \$286,100. All present voted aye. MOTION DECLARED CARRIED.**

Kevin Kask, 3435 County Road 92

Jensen stated the Board's action during the May 12 meeting changed the property value from \$494,000 to \$451,000.

Janelle Petrusa, 3245 County Road 92

Jensen stated the Board's action during the May 12 meeting changed the property value from \$470,000 to \$420,000.

Marion & Willis Beal, 3555 County Road 90

Jensen stated he viewed the parcel on May 14. He explained that there are four sub records for this property. For the first sub record, he suggested keeping the land value at \$93,000 and changing the building value from \$133,000 to \$50,000 for a total change from \$266,000 to \$143,000.

**Motion by Wallace, second by Betts, to change the valuation of the first sub record at 3555 County Road 90 from \$226,000 to \$143,000. All present voted aye. MOTION DECLARED CARRIED.**

Jensen stated he measured the outbuildings on sub record two and increased the building value from \$9,000 to \$10,000 and kept the land value at \$213,000, for a total valuation of \$223,000.

**Motion by Johnson, second by Betts, to change the valuation of the second sub record at 3555 County Road 90 from \$222,100 to \$223,000. All present voted aye. MOTION DECLARED CARRIED.**

Jensen explained that sub records one and three correspond to one another with one representing the Green Acres value and three representing the market value of the property. He added that sub record two represents the Green Acres value and sub record four represents the market value of the same land and building on the property.

**Motion by Wallace, second by Betts, to change the valuation of the third sub record at 3555 County Road 90 from \$226,000 to \$143,000. All present voted aye. MOTION DECLARED CARRIED.**

**Motion by Johnson, second by Gyllenblad, to change the valuation of the fourth sub record at 3555 County Road 90 from \$1,464,100 to \$1,465,000. All present voted aye. MOTION DECLARED CARRIED.**

Marion & Willis Beal, PID No. 10-118-24-21-0003

Jensen stated he checked his calculations for this Green Acres property and recommends no change.

**Motion by Betts, second by Wallace, to keep the existing valuation of \$42,200 for 10-118-24-21-0003. All present voted aye. MOTION DECLARED CARRIED.**

Jill & Craig Robbins, 3570 Lake Sarah Road

Jensen stated he viewed the property and adjusted the building value from \$151,000 to \$100,000 and kept the land value at \$93,000 for a total value of sub record one of \$193,000. Jensen added the second sub record changed in value from \$83,200 to \$45,000.

**Motion by Gyllenblad, second by Wallace, to change the valuation of the first sub record at 3570 Lake Sarah Road from \$244,000 to \$193,000. All present voted aye. MOTION DECLARED CARRIED.**

**Motion by Johnson, second by Betts, to change the valuation of the second sub record at 3570 Lake Sarah Road from \$83,200 to \$45,000. All present voted aye. MOTION DECLARED CARRIED.**

Jill & Craig Robbins, PID No. 10-118-24-31-0005

Jensen stated he adjusted the waste acreage on the property and recalculated the value of the outbuildings. He suggested a change in land value from \$552,700 to \$531,700 and a change in building value from \$8,000 to \$5,800 for a total change from \$560,700 to \$537,500.

**Motion by Betts, second by Wallace, to change the valuation of 10-118-24-31-0005 from \$560,700 to \$537,500. All present voted aye. MOTION DECLARED CARRIED.**

Fred Pagenkopf, 2576 Valley Road,

Jensen stated he viewed the property and adjusted the outbuilding value from \$5,000 to \$1,000 and left the land value at \$111,000 for a total valuation for sub record one of \$112,000

**Motion by Wallace, second by Gyllenblad, to change the valuation of the first sub record at 2576 Valley Road from \$116,000 to \$112,000. All present voted aye. MOTION DECLARED CARRIED.**

Jensen stated he did not change the land valuation of \$27,000 for sub record two.

**Motion by Betts, second by Wallace, to keep the existing value of \$27,000 for the second sub record at 2576 Valley Road. All present voted aye. MOTION DECLARED CARRIED.**

Jensen stated on the third sub record he dropped the value of the home from \$223,000 to \$153,000 due to a frost crack in the basement and kept the land value at \$93,000 for a total change of \$316,000 to \$246,000.

**Motion by Johnson, second by Betts, to change the valuation of the third sub record at 2576 Valley Road from \$316,000 to \$246,000. All present voted aye. MOTION DECLARED CARRIED.**

Jensen explained that sub record four corresponded with sub record one and suggested lowering the building value from \$5,000 to \$1,000 and keeping the land value at \$615,000 for a total change from \$620,000 to \$616,000.

**Motion by Betts, second by Gyllenblad, to change the valuation of the fourth sub record at 2576 Valley Road from \$620,000 to \$616,000. All present voted aye. MOTION DECLARED CARRIED.**

Jensen stated the fifth sub record corresponded with the second sub record and suggested keeping the land value at \$221,300.

**Motion by Betts, second by Johnson, to keep the existing valuation of \$221,300 for the fifth sub record at 2576 Valley Road. All present voted aye. MOTION DECLARED CARRIED.**

Jensen stated the sixth sub record corresponded with the third sub record and suggested changing the building value from \$223,000 to \$153,000 and keeping the land value at \$93,000 for a total change from \$316,000 to \$246,000.

**Motion by Wallace, second by Gyllenblad, to change the valuation of the sixth sub record at 2576 Valley Road from \$316,000 to \$246,000. All present voted aye. MOTION DECLARED CARRIED.**

Fred Pagenkopf, PID No. 15-118-24-33-0001 and 6626 Pagenkopf Road

Jensen stated he recalculated the land value based on Green Acres rules and found that the land was valued correctly on each property.

**Motion by Betts, second by Wallace, to keep the existing valuations for PID No. 15-118-24-33-0001 and 6626 Pagenkopf Road. All present voted aye. MOTION DECLARED CARRIED.**

William James, 2863 County Road 92

Jensen stated the Board's action during the May 12 meeting changed the property value from \$558,000 to \$510,000.

Bruce Clark, 7455 U.S. Highway 12

Jensen stated he had a viewing scheduled with Clark, but Clark canceled and never called Jensen to reschedule.

**Motion by Betts, second by Johnson, to keep the existing value and to encourage Clark to attend the County Board meeting. All present voted aye. MOTION DECLARED CARRIED.**

Patricia Norton, 2855 Copeland Road

Jensen stated he adjusted the land value on sub record one from \$244,000 to \$188,200 and kept the building value at \$419,000 for a total change from \$663,000 to \$607,200.

**Motion by Gyllenblad, second by Wallace, to change the valuation of the first sub record at 2855**

**Copeland Road from \$663,000 to \$607,200. All present voted aye. MOTION DECLARED CARRIED.**

Jensen stated he recalculated the land value of the second sub record using a 10-acre building site. He suggested changing the value of the land from \$201,500 to \$131,800.

**Motion by Betts, second by Johnson, to change the valuation of the second sub record at 2855 Copeland Road from \$201,500 to \$131,800. All present voted aye. MOTION DECLARED CARRIED.**

Tom Young, 2575 Nelson Road

Jensen stated he viewed the property and made an adjustment for frost line cracks in the basement. Jensen discussed comparable sales. He suggested lowering the building value from \$155,000 to \$140,000 and keeping the land value at \$140,000 for a total change from \$295,000 to \$280,000.

**Motion by Gyllenblad, second by Wallace, to change the valuation of 2575 Nelson Road from \$295,000 to \$280,000. All present voted aye. MOTION DECLARED CARRIED.**

Wyman Haberer, 1889 County Road 90

Jensen stated he is not recommending a change in valuation. He noted that commercial properties are subject to a state tax.

**Motion by Wallace, second by Johnson, to keep the existing value of \$2,622,000 for 1889 County Road 90. All present voted aye. MOTION DECLARED CARRIED.**

Michael Knight, 25 Timber Island Trail

Jensen stated he viewed the property and adjusted the house value from \$750,000 to \$631,000 due to structural issues. He discussed comparable sales. Jensen stated he increased the lot value from \$184,000 to \$202,000 for a total change from \$934,000 to \$833,000.

**Motion by Betts, second by Gyllenblad, to increase the lot value to \$202,000 and decrease the building value to \$631,000 for a total valuation of \$833,000. All present voted aye. MOTION DELCARED CARRIED.**

Michael Knight, PID No. 36-118-24-33-0008

Jensen explained that the neighborhood subdivision created a lot without road access, so an out lot was created. He suggested lowering the value from \$2,000 to \$100.

**Motion by Betts, second by Wallace, to change the valuation of PID No. 36-118-24-33-0008 from \$2,000 to \$100. All present voted aye. MOTION DECLARED CARRIED.**

4. ADJOURN.

**Motion by Betts, second by Wallace, to adjourn the Board of Review meeting at 7:07 p.m. All present voted aye. MOTION DECLARED CARRIED.**

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Respectfully submitted by Christina Scipioni, Recording Secretary