

MINUTES OF THE RECONVENED INDEPENDENCE BOARD OF REVIEW
TUESDAY, MAY 27 - 7 P.M.

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Mayor Johnson called the meeting to order at 7 p.m. and suggested this be done at the regular Council meeting following the Board of Review meeting.

2. APPROVAL OF THE MINUTES FOR MAY 13, 2008

Mayor and Council gave Administrative Assistant Scipioni corrections for the minutes.

Motion by Wenck, seconded by Wallace, to table approval of the minutes for the next Council meeting. All ayes, motion carried.

3. ROLL CALL.

PRESENT: Mayor Johnson, Council Members Betts, Wenck, Wallace, Gyllenblad.

STAFF: Attorney Thompson, Administrative Assistant Scipioni, Hennepin County Assessor Phil Jensen, Hennepin County Commercial Appraiser Josh Hoogland.

VISITORS: Laverne Vassar, Tom Stevens, Harry Pool

4. OPENING REMARKS

Assessor Jensen explained to the Board that he conducted follow-ups on some of the properties discussed at the May 13, 2008 Board of Review meeting.

5. BOARD OF REVIEW.

John Geelan, 6245 Waldemar Way (PID No. 14-118-24-23-0014)

Jensen explained that he viewed the property and prepared a list of comparable properties for the Council. Jensen had received an appraisal of the property from Geelan. The appraisal valued the property at \$1,118,000, which is \$134,000 less than Hennepin County's original assessment. Jensen explained that in doing his analysis he made adjustments for time at 4 percent, which is what the County Board will be using. Jensen stated that he sent the comparable information to Geelan. Jensen spoke with Geelan earlier in the day and explained that the difference between Hennepin County's appraisal and Geelan's appraisal is that Geelan's appraisal did not take into account the quality of the home. Jensen stated that Geelan's home is of a much higher quality than the comparable homes in the appraisals.

Overall, Jensen stated that Geelan said he was fine with the County's valuation and will be watching his valuations in the future.

Moved by Wenck, seconded by Betts, to approve the valuation at \$265,000 for the land and \$987,000 for the building for a total of \$1,252,000. All ayes, motion carried.

Daniel Schumacher, 6320 County Road 11 (PID No. 02-118-24-33-0005)

Jensen explained that he included land and building valuation for informational purposes. No action was necessary.

Tom Stevens, 6250 U.S. Highway 12 (PID No. 23-118-24-33-0001)

Hoogland stated that he spoke with Stevens and they agreed to re-value from \$1,454,000 to \$1,200,000. Because the valuation was reduced prior to the Board meeting, no action from the board was required.

Motion by Wenck, seconded by Wallace, to affirm the new appraisal amount of \$1,200,000. All ayes, motion carried.

Leo Poole, 3315 County Road 92 (PID No. 09-118-24-34-0004)

Jensen stated that Poole had a question about Green Acres, which was answered at the May 13, 2008 meeting.

No action was taken.

Brian Pergament, 6824 County Road 6 (PID No. 34-118-24-21-0003)

Jensen explained that he changed the property classification from residential farm to a residential based on the fact that there was no more horse breeding on the property and that there was less than 10 acres of area that was inclusive within the agricultural assessment.

Pergament invited Jensen to the house for evaluation. Jensen stated that he had not viewed the property since it had been remodeled. Jensen made some minor changes to the assessment. After viewing how the property is being used, Jensen said that the pastures need to be counted as farm fields because Pergament is taking hay off of the property. Jensen stated that the residential farm classification should be reinstated.

Moved by Wenck, seconded by Gyllenblad, to change the property to the residential farm classification and to change the land value from \$753,500 to \$254,000 and keep the building value the same for a total valuation of \$1,469,000 for the residential and an additional \$435,300 for the agricultural . All Ayes, motion carried.

George Beaudin, 5062 Perkinsville Road (PID No. 24-118-24-13-0006)

No further action necessary, no action taken.

Ann Slavec, 4590 South Lake Sarah Drive (PID No. 02-118-24-21-0015)

Jensen stated that he toured the inside of the home. He said that there were unconventional design factors in the home, which caused him to drop the market value.

Motion made by Betts, seconded by Wenck, to change the valuation from \$384,000 to \$280,000. All ayes, motion carried.

Leverne Vassar, 3285 Lake Haughey Road (PID No. 08-118-24-33-0004)

Jensen stated that he toured the property with Vassar. Jensen found that there are foundation problems and considerable deferred maintenance on the property.

Motion by Betts, seconded by Wenck, to change the building valuation from \$205,000 to \$127,000, which changes the overall valuation to \$292,000. All ayes, motion carried.

Greg Gabriel, 5300 Pagenkopf Road (PID No. 24-118-24-21-0006)

No further action necessary, no action taken.

Miscellaneous

Jensen noted that he included information for the Board on 4648 South Lake Sarah Drive and on the property on Robina Lake that was formerly owned by a foundation is now owned by the DNR.

12. ADJOURN.

Motion by Wenck, second by Betts, to adjourn the Board meeting at 7:20 p.m. All present voted aye. Motion declared carried.

Respectfully submitted by Christina Scipioni,
Recording Secretary