

CITY OF EXCELSIOR  
MINUTES - BOARD OF REVIEW  
WEDNESDAY, APRIL 13, 2016  
7:00 P.M.

1. CALL TO ORDER

Chair Gaylord called the City of Excelsior Board of Review Meeting to order at 7:00 p.m.

Present: Boardmembers Beattie, Carlson, Miller (arrived at 7:03 p.m.), and Chair Gaylord

Absent: Boardmembers Caron, City Manager Luger

Also Present: City Assessor Erickson, Hennepin County Senior Appraiser, Finance Director Tumberg and City Clerk Orlofsky

Beattie moved, Carlson seconded, to approve the agenda. Motion carried 3/0.

Chair Gaylord described the meeting process. Chair Gaylord said we are here to discuss the property assessment and not the taxation of properties. He said there are a couple constraints that the Board is bound to, which include: 1) The aggregate of changes to property valuations by the Board, must be less than one percent of the total taxable property value of Excelsior; and 2) the Board must review each property on an individual basis.

Chair Gaylord said the goal is to maintain fairness for all property owners and requested that the audience raise their hand if they have a question.

Tumberg discussed the property tax relief programs that are available for property owners. These include: Homestead Market Value Exclusion, Property Tax Refund (aka Homestead Credit Refund), Targeting Property Tax Refund (aka Special Property Tax Refund), Disabled Veteran Homestead Value Exclusion, Blind/Disabled Homestead Classification, Homestead Property Damaged by Mold, and also the Senior Citizens Property Tax Deferral Program.

Chair Gaylord asked Tumberg if the spreadsheet she used is available for the public; Tumberg said yes.

2. REPORT OF CITY ASSESSOR

Erickson said there have been no major law changes in valuation from the last assessment in 2015 to this assessment in 2016. The market has slowed down a little in Excelsior. Overall increases this year were smaller than 2015.

2. REPORT OF CITY ASSESSOR - Continued

The real estate market in Excelsior continues to be strong. Some off lake residential property have sold for over 1 million dollars, more than some lakeshore properties sell for in cities located on Upper Lake Minnetonka. Currently there are 10 homes listed for sale in Excelsior, the lowest asking price is \$499,000.

The values of the condos at Excelsior Bay Gables were held at the 2015 values set by the Hennepin County Board of Equalization last year, because the repair work needed had not been completed by the January 2, 2016 assessment date. Those properties will be reviewed again in 2017.

Erickson explained that he is seeing a tear down threshold at \$400,000 in Excelsior. People want to be in Excelsior.

Gaylord asked if things are on the down turn. Erickson explained the values are still going up just not quite as steep as they were in 2014 and 2015.

Carlson asked how Excelsior's increases compare with others in Hennepin County. Erickson explained that they are in line with other Cities.

Tumberg added that Excelsior is pretty average with the rest of Hennepin County. Spring Park, Minnetrista and Greenwood all saw higher increases than Excelsior over all.

3. PROPERTY OWNER QUESTIONS/APPEALS

a) Property: Warren Blechert, 660 Glencoe Road,  
34-117-23-24-0021

Assessor's value for 2015: \$313,000

Estimated 2016 value: \$358,000; \$45,000 increase or 14.38%.

Property Owner Warren Blechert, 660 Glencoe Road, asked if these property increases were similar for his neighborhood. It appears as though his increase seems to be excessive for his property. He stated that they lost several major trees on their property in the last year, and they have not made any improvements to their property that would justify these excessive increases.

Tumberg shared with the property owner that the land valuations are similar to what others are experiencing in the City. She offered a copy of the sales book and the Assessor's memo for the property owner to review.

3. PROPERTY OWNER QUESTIONS/APPEALS - CONTINUED

Erickson explained that both the land and home value increased this year. And, with this particular property, the land is the driving force for the increase.

Gaylord thought a reduction of \$16,000 was reasonable. This would bring their building value from \$153,000 to \$137,000 for the 2016 valuation.

Beattie moved, Carlson seconded, to approve the reduction of \$16,000.00. Motion carried 4/0.

(b) Property: Jerry Brokaw, 603 Lake Street, Apt 209, 35-117-23-22-00-58

Assessor's value for 2015: \$392,000

Estimated 2016 value: \$392,000; no change

The reason Jerry came to the meeting is that he did not understand what was happening for The Gables.

Erickson explained that because improvements to fix the siding issues were not made, assessed values were held flat at the 2015 values for all of the Gables condos.

Tumberg stated that she would contact the Manager of the Gables Association, Ehler Brothen and they would get that information into their newsletter for their residents.

Write-in Letters:

(c) Property: Estate of Richard Allan, 224 Lake St, 27-117-23-44-0027

Assessor's value for 2015: \$740,000

Estimated 2016 value: \$901,000; \$161,000 increases or 21.75%

Erickson, recommended no change for this parcel. This home has one of the best views in Excelsior.

Beattie moved, Carlson seconded, to deny the appeal and hold the value as recommended by the assessor. Motion carried 4/0.

(d) Lloyd Bratland, 200 West Lake Street, 27-117-23-43-00-17.

Assessor's value for 2015: \$1,050,000

Estimated 2016 value: \$1,050,000

Erickson recommend no change. The price was set by the Hennepin County Board of Equalization for 2015. Residential non-lake homes are selling in this price range in Excelsior, so it is fair that this lakeshore property be assessed just over \$1 million.

Beattie moved, Carlson seconded, to deny the appeal and hold the value as it was set by the Hennepin County Board of Equalization for 2015. Motion carried 4/0.

(e) Stephen Bauman, 688 Glencoe Road, 34-117-23-24-00-16

Assessor's value for 2015: \$328,000

Estimated 2016 Value: \$361,000; \$33,000 increase or 10.06%

Erickson recommended a reduction to \$350,000 due to dated interior and condition.

Beattie moved, Carlson seconded, to approve the reduction to \$350,000 due to the dated interior condition. Motion carried 4/0.

(f) Paul and Heather Johnson, 157 Third Street, 34-117-23-12-00-78

Assessor's value for 2015: \$804,000

Estimated 2016 Value: \$1,113,000

Erickson recommended no change. The 2015 value was set when the structure was partially built at 73%. A \$331,000 improvement amount was added for the completed building for the 2016 value.

Carlson added that he felt the land was undervalued.

Carlson moved, Beattie seconded, to reduce the property by \$63,000, making the total 2016 value at 1,050,000. Motion carried 4/0.

(g) Mark Kosikowski, 246 Morse Avenue, 35-117-23-23-00-38

Assessor's 2015 value: \$1,087,000

Estimated 2016 value: \$1,212,000; \$125,000 increase or 11.50%

Erickson recommended a slight reduction for equalization with like properties. There are no sales of comparable apartment buildings in Excelsior this year. He recommended reducing the building to \$893,000, and leaving the land value the same.

Carlson moved, Beattie seconded, to accept the recommendation for a slight reduction to \$1,165,000 for the 2016 value. Motion carried 4/0.

5. ADJOURNMENT

Beattie moved, Miller seconded, to adjourn at 8:13 p.m. Motion carried 4/0.

Respectfully submitted,

Ann orlofsky  
City Clerk