

AGENDA

Meeting of the Greenwood City Council Acting as the Local Board of Appeal & Equalization



Re-Convenes at 6pm, Thursday, April 11, 2024
 Deephaven Council Chambers, 20225 Cottagewood Road, Deephaven, MN

CALL TO ORDER | ROLL CALL | APPROVE AGENDA

APPEALS PROCESS INFORMATION:

- View the most recent **Sales Book** at greenwoodmn.com, Government, Assessment & Taxes.
- **Background:** The assessor does not increase property tax revenue by increasing property values. Instead, property values are used to determine how the tax levies for various jurisdictions are divided. The tax levies are collected whether property values go up or down. Greenwood properties with valuation increases above or below the average increases for the county, school, and city will receive a shift in the tax burden. The “shifting” tax burden is why it is important to ensure properties are fairly assessed.
- **Convening LBAE Meeting:** Those who contacted the city by the **Mach 29** deadline are listed on the LBAE agenda / roster for the **April 4** convening meeting. At the convening meeting, the LBAE will gather information from property owners in the order they appear on the roster. If your name is not listed on the roster, it will be added at the end. Written comments may be submitted by email at administrator@greenwoodmn.com or US mail at City of Greenwood, Attn: LBAE, 350 Highway 7, Suite 230, Excelsior, MN 55331. Information regarding comparable properties and / or a bank appraisal is helpful. The assessor will attend the convening meeting to hear appeals but will not comment unless an agreement has been made.
- **Recess:** The convening meeting **may be recessed** to give the LBAE and assessor time to review the appeals. During the recess, property owners (if they have not already done so) **must** schedule a time with the assessor (612.596.1362) for an evaluation of their property. By law, the LBAE cannot make changes for a property owner who refuses entry to the assessor.
- **At the reconvened meeting,** the assessor will share his recommendation for each property, the property owner will be given an opportunity to respond if available, and the LBAE will take **preliminary** action.
 - The LBAE cannot make changes that total more than 1% of the total valuation of all properties in the city.
 - As long as each property and value are read into the record, the LBAE may take action with one motion. The values may be for the total value or broken out into land, building, and total value.
 - If needed, a 2nd reconvene meeting may be scheduled. The local board must complete its work and **adjourn within 20 days from the time of convening stated in the notice**, unless a longer period is approved by the commissioner of revenue.
 - **Final LBAE action** will be made after confirmation that the total changes do not exceed 1%. Final action will be mailed to property owners.
- **County Board of Appeal & Equalization (CBAE):** If your concerns are not resolved after contacting the LBAE, you may bring your case to the CBAE in June. Call 612.348.7050 to get on the CBAE agenda. To appear before the CBAE, your property **must** be listed on the LBAE agenda / roster. Property owners who contact the assessor (612.596.1362) or the city (administrator@greenwoodmn.com) during the recess or at the reconvened meeting will be added to the LBAE roster to preserve their right to appeal to the CBAE.
- A property owner may appeal to **Minnesota Tax Court** without appearing on either the LBAE or CBAE rosters. All Minnesota Tax Court appeals must be filed on or before April 30 of the year the tax becomes payable. For more information visit <http://www.taxcourt.state.mn.us>.

ROSTER OF APPEALS:

Property owners will be invited to speak as they appear on the roster and will be given 5 minutes for their presentation.

1.	2611723340012	DAVID COWELL	21825 BYRON CIRCLE
2.	2611723340057	DAVID COWELL	21830 BYRON CIRCLE
3.	2611723320008	MARK KREZOWSKI	5130 MEADVILLE STREET
4.	2611723320015	ROBERT JASPER	5120 MEADVILLE STREET
5.	2611723330012	KENT CARLSON	21900 MINNETONKA BLVD.
6.	2611723310051	JULIE EKELUND	5085 MEADVILLE STREET
7.	3511723110024	ASHLEY BERGDOLL & BRANDON AUDETTE	21080 EXCELSIOR BLVD.

Properties added at the convening meeting April 4, 2024:

8.	2611723310056	NELSON NEALE	21915 FAIRVIEW STREET
9.	2611723130021	JUDITH GREGG	21280 MINNETONKA BLVD.
10.	3511723210025	CHAD KERLIN	6 MACLYNN ROAD
11.	3511723120016	STEVE BERCHILD	21000 STATE HIGHWAY 7

Properties added to preserve right to appeal to County Board of Appeal & Equalization (CBAE):

12.	2611723410065	THOMAS CARRUTHERS	4940 ST. ALBAN'S BAY ROAD
13.			
14.			
15.			
16.			

ADJOURN – AFTER FINAL ACTION IS TAKEN