

**Adopted Minutes
2009 Board of Appeal and Equalization
April 7, 2009**

The meeting of the Plymouth City Council sitting as the 2009 Board of Appeal and Equalization was called to order by Mayor Slavik at 7:05 p.m. in the City Council Chambers, 3400 Plymouth Boulevard, on April 7, 2009.

COUNCIL PRESENT: Mayor Slavik, Councilmembers Johnson, Murdock, Black, Bildsoe, Willis, and Stein.

COUNCIL ABSENT: None.

STAFF PRESENT: City Manager Ahrens, City Assessor Hebert, Supervisor Olsson, Commercial Appraiser Pidde, Appraisers Kingsbury, Bowman, and Vander Linden, Administrative Services Director Portner, and City Clerk Engdahl.

Ronald Malone, 10106 South Shore Drive (25-118-22-43-0012), stated he disagrees with the \$630,900 market value for his property, and based on his own study of five comparable properties on Medicine Lake, it should be \$570,000. He stated he met with staff regarding the adjustment process to his market value. His property consists of a .22 acre lot on the south side of Medicine Lake with an older home that has been remodeled during the past 10 years. He requested that his property be reevaluated, and he offered to split the difference between what he believes is his fair market value and staff's market value.

Darrell Gauvitte, 10315 County Road 10 (01-118-22-31-0017 and 01-118-22-31-0001), discussed the two parcels located on Bass Creek, Nathan Lane, and Bass Lake Road. He explained these properties were purchased in 1963, and these properties aren't salable because of access to the properties. Currently, there is a single drive from County Road 10, but that is a very dangerous situation. When and if these properties are developed, the drive would be closed, and the owner would need to construct 700 feet of road to Nathan Lane. These properties are very isolated. He requested options for these properties i.e. deferring the taxes until the properties are sold, utilizing a senior deferment program, or a lien that could be applied to the properties.

Ron Miller, 5925 Vicksburg Lane (05-118-22-14-0006), stated his market value was decreased 0.33% from \$393,000 to \$391,700. Properties near his property averaged a 3% reduction. He stated he wouldn't be able to sell his property for \$391,700, but more around \$350,000.

Linda Wagner, 2025 Kilmer Lane (25-118-22-14-0005), voiced her objection to the \$110,000 market valuation for her property. Her property is 250 square feet in size and is located adjacent to Highway 169. Her home is 400 square feet, and she has no access to Medicine Lake. She noted that there are no other comparables for lot and home size in Plymouth. She stated there is a home near her property that is somewhat larger and is valued at \$114,000.

Raghu Ramen, 3330 Niagara Lane North (21-118-22-12-0006), stated two years ago his property was valued \$249,000 and last year it was valued at \$271,000. This year, the market value was reduced to \$265,200. He has reviewed comparables in his neighborhood. His stated that his adjacent neighbor's market value has been reduced 11% while his value has increased slightly over 7%.

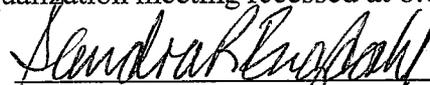
Mayor Slavik stated the Board of Appeal and Equalization would reconvene on April 21 at 7:00 p.m. in the Council Chambers. She closed the Local Board of Appeal and Equalization to further appeals.

City Assessor Hebert read into the record the following properties that have filed written appeals:

1. Ignacio Polania (32-118-22-24-0016)
2. Trygve Svard (11-118-22-31-0037)
3. Leonard Lindelof (35-118-22-14-0028)
4. Bill Haberman (23-118-22-34-0104)
5. Gerald Harty (26-118-22-12-0018)
6. Sudmir Singh (17-118-22-13-0119)
7. Jim Strand (11-118-22-21-0003)
8. Richard and Sheila Chaffee (08-118-22-33-0098)
9. Margaret Wilson (34-118-22-31-0054)
10. Scott Qualle (29-118-22-34-0036)

Adjournment

Mayor Slavik declared the Board of Appeal and Equalization meeting recessed at 8:05 p.m.



Sandra R. Engdahl, City Clerk