

**Adopted Minutes**  
**2006 Board of Appeal and Equalization**  
**April 11, 2006**

The meeting of the Plymouth City Council sitting as the 2006 Board of Appeal and Equalization was called to order by Mayor Johnson at 5:35 p.m. in the City Council Chambers, 3400 Plymouth Boulevard, on April 11, 2006.

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

COUNCIL ABSENT: Councilmember Bildsoe.

STAFF PRESENT: City Manager Ahrens, City Assessor Bye, Senior Appraiser Olsson, Commercial Appraiser Hebert, Appraisers Kingsbury, Bowman, and VanderLinden, Assessment Technician Schulman, Public Works Director Cote, Community Development Director Hurlburt, and City Clerk Paulson.

City Assessor Bye reported that the total market value of residential properties in the City increased 8.65%, of which approximately \$135,341,500 was attributed to new construction. Total value of the City was approximately \$9,443,307,700. She noted that the average price of existing homes in the City is \$367,900.

Sheryl Tichy, 12270 24<sup>th</sup> Avenue North (26-118-22-21-0075 and 26-118-20-21-0074), stated she has met with staff, but she is still concerned with the appraisal comparisons used. She explained that she has a two bedroom home, and there was no compensation made for the vinyl siding or the lack of bedrooms. She stated a two bedroom home really limits one on what they would sell it for, and she believes that she would have to go with a lower sale price. She stated the valuation of her property is \$255,500, and she contacted a realtor, and they thought she could sell the property for \$245,000. She noted that she also owns an adjacent lot that is unbuildable which the realtor felt she could sell for \$5,000. She stated her home is located in a much older section of the community, and there is a home located in front of her home. Due to the lack of upkeep on that neighbor's property, there is really a negative effect on the value of her property.

David Reader, 16305 5<sup>th</sup> Avenue North (32-118-22-42-0007), stated he started a remodeling project in 2004 but didn't finish it until 2005. He explained his assessed value of the home is \$321,900, and of that amount, \$69,600 is contributed to the improvements. He stated he applied for a building permit with an improvement valued at \$125,000, and the project cost was approximately \$100,000. For 2006, the value of his property has increased \$48,200 (\$117,800 increased value since he did the addition). He stated a home in his area sold in 2005 for approximately \$409,000, and prior to that it was sold at \$315,000. He stated his concern is justifying the value of his home. He could live with last year's valuation, but the proposed 15% increase is a bit aggressive. Therefore, he requested reconsideration of his assessed value.

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Tao Zhang, 15645 40<sup>th</sup> Avenue North (16-118-22-23-0056), stated her house was constructed in 1984, and she purchased her home 18 years ago. She noted that she hasn't made any improvements to her home. She stated her home's assessed value is higher than the market value. She illustrated her home and explained that there are three units with the middle unit being her home. She stated all three of these units have identical floor plans, but her assessed value is much more than those units. She stated one of the unit's assessed value is \$15,800, and the other unit is \$18,300 less than hers. She noted that she has an 8' x 8' screened three season porch versus the decks that the other two units have. She stated she contacted realtors, and they indicated that her porch should be valued at \$1,280, and if there was a good view, it could be worth \$4,000 to \$5,000. Therefore, there should only be a \$4,000 to \$5,000 difference between her unit and the other two units. She stated that the three units have different percentage increases between 12.7% and 9.7%, with her property having the highest. She stated the average townhome increase in the City is 5%. She stated last year, it was brought to her attention by the homeowners association that portions of their development have been classified as a special flood hazard area according to Federal Emergency Management Association (FEMA). Therefore, that designation should lower the valuation of properties five to 10%. She requested that the City reconsider the assessed value of her home so that it's comfortable and fair in comparison to the adjacent units.

Leonid Zabezhinsky, 5295 Union Terrace Court (12-118-22-21-0039), stated the value of his property has increased 15% without any improvements to the property. He noted the close proximity of his home to the railroad, and homes that have been for sale in this area have been on the market for a very long time due to that issue. He explained he wouldn't mind more of an average increase in valuation versus the proposed 15% increase.

Mark and Susan Pedersen, 1825 Garland Lane North (29-118-22-31-0061), stated their valuation has increased 15%, with the average neighborhood valuation increasing 7.85%. They stated this is excessive as they haven't undertaken any major remodeling to the property in the last year or two.

Jory Steinman, 4330 Polaris Lane North (16-118-22-21-0016), stated the valuation of his property has increased 12%. He asked how this would affect his property taxes. He stated last year the valuation of his property increased 9.9%, and his taxes increased over 10%. Mayor Johnson explained how the property tax system works as well as other factors, such as removal of market value credit aid, are figured in.

City Assessor Bye read into the record the following property owners who have contacted staff by letter or facsimile prior to this evening's meeting:

1. Linda Wagner, 2025 Kilmer Lane (25-118-22-14-0005)
2. Jerome J. Choromanski, 5580 Trenton Lane (01-118-22-34-0040)
3. Bahram and Mahvash Minovi, 520 Glacier Lane (33-118-22-41-0039)
4. Robert Gorman, 18325 5<sup>th</sup> Avenue (31-118-22-31-0019)
5. Jay and Pam Trumbower, 4525 Trenton Circle (12-118-22-34-0044)

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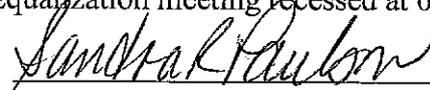
6. Thomas J. Combs, 12000 54<sup>th</sup> Avenue North (11-118-22-21-0006)
7. Eric Hansen, 11530 52<sup>nd</sup> Avenue North (11-118-22-12-0045)
8. Nicholas Hyduke, 16300 Old Rockford Road (17-118-22-12-0003)
9. Carol Ann Amundson, 4275 Fountain Lane (17-118-22-21-0043)
10. Carol Burgess, 16705 12<sup>th</sup> Avenue North (32-118-22-21-0059)
11. Jane M. Kresowiak, 14725 32<sup>nd</sup> Avenue (21-118-22-13-0064)
12. Wellik Family Partnership, 2100 Xenium Lane (27-118-22-13-0011 and 27-118-22-12-0007)
13. Eivor Lund, 14001 45<sup>th</sup> Avenue North (10-118-22-33-0169)
14. Ralph and Dolores Durand, 15145 38<sup>th</sup> Avenue North (16-118-22-31-0016)
15. Karen Tomlinson, 155155 38<sup>th</sup> Avenue North (16-118-22-31-0015)
16. Anh Q. Nguyen, 4545 Quantico Lane North (09-118-22-34-0005)

Anna Marie Hennen, 15135 38<sup>th</sup> Avenue North, asked how often properties are reviewed to determine the assessed values. City Assessor Bye replied once every five years.

Mayor Johnson stated the Board of Appeal and Equalization would reconvene on April 25, 2006 at 5:30 p.m. in the Council Chambers.

**Adjournment**

Mayor Johnson declared the Board of Appeal and Equalization meeting recessed at 6:27 p.m.

  
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Sandra R. Paulson, City Clerk