

M I N U T E S
SPECIAL COUNCIL MEETING
June 3, 1976

A special meeting of the Plymouth City Council was called to order by Councilman Spaeth at 7:30 P.M. in the Council Chambers of the Public Works Building, 1490J Twenty-third Avenue North, Plymouth, on June 3, 1976.

PRESENT: Councilmen Spaeth and Seibold, Manager Willis, Assessor Martin Walsh, Appraisers Mike Carroll, Richard Marks and Sal Mazzuc. and Deputy Hennepin County Assessor. Councilman Hunt arrived at 7:50 P.M.

ABSENT: Mayor Hilde and Councilman Neils.

BOARD OF REVIEW

The City Council sitting as the 1976 Board of Review in accordance with Minnesota State Law convened at 7:30 P.M. on June 3, 1976 to review the assessment roll and the revaluation of all real property within the City, to hear those citizens who have questions with respect to their assessments, and to make any adjustments which they feel are warranted, based on their independent review. Councilman Spaeth introduced the Councilmen present and presented the Assessor's staff, the Assessor and the Deputy Hennepin County Assessor.

Manager Willis explained that notice of the meeting was published in the City's official newspaper, the New Hope-Plymouth Post, and notices were also posted within the community. He explained the procedure for the evening's hearing and pointed out that final determinations would not be made tonight, but at a future meeting within the twenty days allotted by law.

Assessor Walsh explained the equalization process, ratio studies and how their application affects properties in Plymouth, in school districts and overlapping taxing jurisdictions.

Acting Mayor Hunt arrived at 7:50 P.M. and Councilman Spaeth relinquished the chair to him. The hearing for the Board of Review was opened at 7:52 P.M.

Mr. Dick O'Fallon, 1220 Oakview Lane (Plat 43880, Parcel 2950), disputed the Assessor's value conclusion contending the market value was too high and asked for clarification on other technical matters in the taxing process. The Assessor was directed to review his appraisal work and its application on the subject property and report back on June 21 at which time Council will make a determination.

Mr. Tim Beach, 325 Merrimac Lane (Plat 44208, Parcel 6600), stated his percent of increase was too high. The Assessor was directed to review his appraisal work and its application on the subject property and report back on June 21 at which time the Council will make a determination.

Mr. Robert F. Stahl, Jr., 1625 Merrimac Lane (Plat 44365, Parcel 4400), requested the Assessor to reestimate his market value as it relates to his water problems and his pending abatement. The Assessor was directed to review his appraisal work and its application on the subject property and report back back on June 21 at which time Council will make a determination.

Mr. Allen D. Rud, 15810 Second Avenue North (Plat 44506, Parcel 7250), stated he has owned his home one year and requested an explanation of market value and a reestimate as it relates to his V.A. appraisal. The Assessor was directed to review his appraisal work and its application on the subject property and report back on June 21 at which time the Council will make a determination.

Mr. Bernard Barr, 11670 - 61st Avenue North (Plat 44360, Parcel's 100 and 1100; Plat 43717, Parcel 0675), requested review and reappraisal of market value as it relates to his lack of sewer and water services. The Assessor was directed to review his appraisal work and its application on the subject property and report back on June 21 at which time the Council will make a determination.

Mr. Herbert Dahl, 15809 - 27th Avenue North (Plat 44578, Parcel 6950), requested review and information on appraisal process. The Assessor was directed to review his appraisal work and its application on the subject property and report back on June 21 at which time the Council will make a determination.

Mr. Homer Palmer, 15805 - 27th Avenue North (Plat 44578, Parcel 6900), requested review and information on market value estimate. The Assessor was directed to review his appraisal work and its application on the subject property and report back on June 21 at which time the Council will make a determination.

Mr. Don Wolter, 10400 - 39th Avenue North (Plat 44312, Parcel 450), requested review on his market value and how it relates to his neighbors on each side, also in his addition. The Assessor was directed to review his appraisal work and its application on the subject property and report back on June 21 at which time the Council will make a determination.

Mr. Robert Redman, 18730 - 33rd Avenue North (Plat 44255, Parcel 0500), requested information on market value and a review. The Assessor was directed to review his appraisal work and its application on the subject property and report back on June 21 at which time the Council will make a determination.

Mr. Richard Nicholson, 2120 Shadyview Lane (Plat 44575, Parcel 1200), requested a review and information of market value estimate as it pertains to his 12 year old, no-basement home. The Assessor was directed to review his appraisal work and its application on the subject property and report back on June 21 at which time the Council will make a determination.

Dr. Alan Challman, 135 Black Oaks Lane (Plat 43732, Parcel 8500), disputed inflationary increases and high market value estimate on his property and requested review and reappraisal. He also asked for an explanation of the Senior Citizen Freeze and Senior Citizen Circuit Breaker Rebate. The Assessor was directed to review his appraisal work and its application on the subject property and report back on June 21 at which time the Council will make a determination.

Mr. Mark A. Reader, 16305 Fifth Avenue North (Plat 43987, Parcel 3100), requested review and information on market value estimate. The Assessor was directed to review his appraisal work and its application on the subject property and report back on June 21 at which time the Council will make a determination.

The Assessor was directed by the Council in addition to above review requests to review also the market value estimates on the neighboring properties to Mr. Robert Stahl.

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The Board of Review was closed at 9:20 P.M.

Acting Mayor Hunt adjourned the meeting at 9:20 P.M.

Loretta Garrity

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City Clerk