

4.9D RECONVENED BOARD OF APPEALS AND EQUALIZATION MEETING MINUTES MAY 2, 2025  
RECONVENED BOARD OF APPEAL AND EQUALIZATION MEETING

Friday, May 2, 2025  
6:00 p.m.

Brooklyn Park Council Chambers  
5200 85th Avenue North

CALL TO ORDER – Chair Hollies Winston

PRESENT: Chair Hollies Winston, Board Members Christian Eriksen, Nichole Klonowski, Shelle Page, Tony McGarvey, Acting City Manager Mark Bruley, Finance Director LaTonia Green; City Appraiser Ted Anderson; Police Chief Mark Bruley; Hennepin County Assessor Janene Hebert and City Clerk Devin Montero.

ROLL CALL: ABSENT: Board Member Maria Tran (excused)

Chair Winston read a statement regarding Board members' meeting via interactive technology.

PARTICIPATING VIA INTERACTIVE TECHNOLOGY: Board Member Amanda Xiong.

**B. ASSESSORS REPORT**

City Appraiser Ted Anderson stated the Board Members were given an assessors' recommendation book to review the summaries and analysis on the parcels that were appealed. He stated if anyone attended the local Board they could address the Board tonight. He stated if anyone was not at the local Board and had contacted the Assessor's office and was in attendance could address the Board. He briefed on: Purpose of the Local Board of Appeal and Equalization, Meeting Overview and Assessment Procedures; Board's Power and Limits.

**C. PUBLIC PRESENTATIONS**

**C.1 Appeals received on April 14, 2024**

Appraiser Anderson presented the eight property owners who contested their valuation and could re-address the Board.

Appeal #	PID	Name	Address
B1	03-119-21-43-0123	Kent Orvik	10129 Ewing Ave N
B2	05-119-21-13-0005	Kevin McFadden	10703 Jersey Ct N
B3	22-119-21-33-0053	Sylvia & Ricardo Soares	7824 Noble Ave N
B4	04-119-21-33-0006	Connie & Bob Zimmerman	10232 Yates Ct N
B5	29-119-21-42-0019	Michael Vecellio	7208 Idaho Ave N
B6	04-119-21-24-0077	Tom & Richelle Quirk	10543 Toledo Dr N
B7	15-119-21-33-0050	Paul Pella	8529 Inverness Ln N
B8	13-119-21-22-0028	Fitzgerald & Wendy Steele	1400 92nd Ave N

**C.2 Appeals received between the Local Board and Reconvened Meeting.**

He presented the property owners who contested their valuation between April 14, 2025, and April 28, 2025, could also address the Board.

Appeal #	PID	Name	Address
B9	05-119-21-13-0040	Joshua & Susan Hagel	6941 105th Trl N

He stated they appealed their property valuation, and a settlement was reached.

**D. BOARD ACTION**

**D.1 City Assessors Valuation Recommendation**

Appraiser Ted Anderson briefed the Board on the owners who contested their valuations. He stated the appeal summaries were sent to the Board Members on Thursday, April 24, 2025, for documentation the Assessor's office had received from the property owners and their recommendations for the Board's review prior to tonight's meeting. He presented the property owners with the recommendations.

Appeal#	PID	Name	Address	Inspection Status	2025 Market Value	Owner Value Opinion	Comments	Assessor Recommendation
A1	24-119-21-12-0069	Kevin & Valerie Holler	8328 Fairfield Rd N	03/28/25	\$546,000	\$450,000	Inspection completed in 2025. Evidence provided.	No change
A2	28-119-21-23-0217	Ogawa Taiyo Tran – Maria Huynh Tran (LOA)	7335 Zane Ave N	03/28/24	\$270,500	None specified	Inspection completed in 2024. Evidence provided.	No change
A3	22-119-21-23-0120	Tech-Duplex Investments, LLC	4301-4305 83rd Cir N	NA	\$457,000	\$414,500	Inspection refused. No response to communication. No evidence provided.	No change
A4	04-119-21-24-0064	Amit REO LLP	10460 Vera Cruz Dr N	NA	\$583,300	None specified	No inspection completed. No response to communication. No evidence provided.	No change
A5	11-119-21-23-0072	Amit REO LLP	9749 Thomas Ave N	NA	\$318,100	None specified	No inspection completed. No response to communication. No evidence provided.	No change
A6	10-119-21-42-0009	Amit Realty LLP	3927 Globeflower Ave N	NA	\$347,600	None specified	No inspection completed. No response to communication. No evidence provided.	No change
A7	17-119-21-41-0081	Amit REO LLP	6409 88th Ave N	NA	\$373,200	None specified	No inspection completed. No response to communication. No evidence provided.	No change

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A8	17-119-21-24-0006	Amit REO LLP	7200 90th Ave N	NA	\$388,600	None specified	No inspection completed. No response to communication. No evidence provided.	No change
A10	07-119-21-31-0005	NR 610 Junction	8800 95th Ave N	NA	\$12,642,400	NA	No inspection completed. No evidence provided.	No change
A11	07-119-21-34-0016	NR 610 Junction	8801 95th Ave N	NA	\$22,305,700	NA	No inspection completed. No evidence provided.	No change
A12	06-119-21-14-0007	Trea North park LLC	8100 Oxbow Creek Dr N	NA	\$24,700,000	NA	No inspection completed. No evidence provided.	No change
A13	06-119-21-14-0008	Trea North park LLC	10501 Winnetka Ave N	NA	\$14,170,400	NA	No inspection completed. No evidence provided.	No change
A14	18-119-21-12-0005	Exeter 9200 Xylon LLC	9200 Xylon Ave N	NA	\$13,122,000	NA	No inspection completed. No evidence provided.	No change
A15	18-119-21-13-0002	Exeter 8400 89 <sup>th</sup> LLC	8400 89th Ave N	NA	\$19,668,400	NA	No inspection completed. No evidence provided.	No change
A16	17-119-21-23-0011	Exeter 7601 Setzler LL C	7601 Setzler PkwY N	NA	\$28,883,300	NA	No inspection completed. No evidence provided.	No change
B4	04-119-21-33-0006	Connie & Bob Zimmerman	10232 Yates Ct N	Refused	\$561,000	\$525,000	No inspection completed. No response to communication. No evidence provided.	No change
B6	04-119-21-24-0077	Tom & Richelle Q uirk	10543 Toledo Dr N	Refused	\$621,000	\$573,990	No inspection completed. No response to communication. No evidence provided.	No change

He stated the property owners at 8328 Fairfield Road would address the Board to present their case.

1. Kevin Holler and Valerie Holler, 8328 Fairfield Road addressed the Board and appealed the Assessor's recommendation.

Chair Winston asked if they could get an understanding of the timeline necessary in terms of making those decisions and the city's thoughts on that particular property as it stood. He asked if they needed to make the decision today regarding them or whether it was something they could do further research into. He stated he wanted to understand what options were available.

Appraiser Anderson stated tonight the purpose was to make a decision on that, to lower the value, to increase the value or retain the value for the assessment year. He stated a lot of the information they pointed out was not a factor they considered in the valuation. He stated the number of egress windows were not taken into consideration and the majority of it was done through the overall square footage and quality of finish. He stated the property did have a detached 2 car garage that had a three quarters bathroom in that detached garage. He stated overall there was a 4-car stall total on the property. He stated they mentioned the landscaping and that it was not taken into consideration for valuation purposes. He stated it essentially made the property look more appealing from the street view. He stated the reason for the adjustment was because the prior year there was a 17% depreciation placed on the property. That was updated this year to a 10% depreciation and that 7% change was also a factor in taking into account a larger bump in that valuation. He stated, as mentioned, the Assessor's office sent out documentation last week, that they recommended no change on the valuation. He stated whatever the decision was made tonight, the property owners still had the opportunity to go to the Hennepin County Board.

Board Member Page stated she drove by the property and did some research. She stated there were two properties that were almost 15%. She stated the market was hot and they were in a highly desirable area and couldn't find supporting information to reduce it. She stated she worked hard to go through everything and some of the things they were looking for, selling compensating factors and assessing compensating factors are two different things. She stated the market drives the market sales. She thought their realtor would do disservice if they went with the value they listed because their home appeared in the market to be worth so much more. She stated she did the due diligence and went through all those 27 properties. She stated she drove by their home and compared it to the recent sales and pending. She thought there were 4 that went into sold since the last meeting that supported a higher value for them. She stated the market was very strong and wasn't able, based on their data, to challenge what the assessor did.

Appraiser Anderson recommended making a motion on that parcel and moving on to the next one, doing the same thing and the remaining ones were done in bulk.

Chair Winston stated he was inclined to keep it the same based on the information he heard from various sources. He stated what the Board had in front of them was a motion to accept the city assessor's valuation recommendation and that it was for all of the properties on the list.

Appraiser Anderson stated Appeal #A1 was present tonight and Appeal #A2 was also potentially present to contest their valuation. He stated Appeal #A3 through #A16 were continuously working on that valuation or had refused entrance to the property. He stated they hadn't been able to get into the property to view it or they continued to work with them up to the County Board to reach an agreement on the valuation at that point.

Chair Winston stated he was not seeing Appeal #A2 and would go forward with the motion.

Appraiser Anderson stated it would be the motion for Appeal # A1 was what he recommended.

Chair Winston stated he was confused on the motion. He stated they had Appeal #A1 through #B6 listed. He stated the motion was to accept the city assessor's valuation recommendations for the Board. He asked if they were voting to accept all of those listed which were no change.

Appraiser Anderson stated that it was correct. He stated traditionally in years past; they would make the motion with the property owners present instead of a bulk situation.

Chair Winston stated they could do that, and they were going to be included with everyone else.

City Attorney Thomson stated they were on Item D.1-which was one motion to accept the Assessor's valuation recommendation and that did include Appeal #A1 and all of the other A's. He stated the property owner was present and the Board could make one motion for all of them and they would understand what the motion was.

**D.1 MOTION WINSTON, SECOND PAGE TO ACCEPT THE CITY ASSESSOR'S VALUATION RECOMMENDATIONS.**

Chair Winston called for a roll call vote.

D.1 THE MOTION PASSED UNANIMOUSLY ON A ROLL CALL VOTE AS FOLLOWS: YES-ERIKSEN, XIONG, KLONOWSKI, PAGE, MCGARVEY, WINSTON. NO-NONE.

City Attorney Thomson stated he wanted to make it clear that the motion was on Appeals A1 through A16, B4 and B6.

Chair Winston thanked Kevin and Valerie Holler for coming and apologized that they couldn't reduce them because they have to stay in line with the assessor's criteria. He stated they have to stay within the lines of that otherwise it causes issues across the city and whole system in terms of how it works with equitable and fairness issues.

**D.2 Approval Of Valuation Agreements Between April 15, 2025, And April 28, 2025.**

Chair Winston stated the next item was D.2 Approval of valuation agreements between April 15 through April 28, 2025. File reviewed, agreement reached between owner and assessor for 2025 value change. He stated they were for Appeal #A9, B5, B8, and B9. He stated they were voting for the ones that had adjusted market values.

Appraiser Anderson stated Item D.2, those were files that were reviewed, inspected and an agreement reached between the property owner and assessor for the 2025 valuation. He presented the parcels.

Appeal #	PID	Name	Address	2025 Market Value	2025 Adjusted Market Value	Explanation of Change
A9	28-119-21-23-0246	Josephine Ademulegun	7347 Zane Ave N	\$246,200	\$242,400	File corrections after inspection
B5	29-119-21-42-0019	Michael Vecellio	7208 Idaho Ave N	\$365,600	\$337,000	File corrections after inspection
B8	13-119-21-22-0028	Fitzgerald & Wendy Steele	1400 92 <sup>nd</sup> Ave N	\$421,000	\$389,500	File corrections after inspection
B9	05-119-21-13-0040	Joshua & Susan Hagel	6941 105th Trl N	\$663,300	\$634,900	File corrections after inspection

He stated they were parcels the assessment staff had been able to inspect and make corrections and adjustments on the particular field cards. He stated those had resulted in the valuation adjustments and recommended those changes to the Board.

Chair Winston asked if there was anyone in the audience that wanted to speak or if there were any questions from council or board members.

**D.2 MOTION WINSTON, SECOND KLONOWSKI TO APPROVE THE VALUATION AGREEMENTS BETWEEN APRIL 15, 2025, AND APRIL 28, 2025.**

Chair Winston called for a roll call vote.

D.2 THE MOTION PASSED UNANIMOUSLY ON A ROLL CALL VOTE AS FOLLOWS: YES-XIONG, KLONOWSKI, PAGE, MCGARVEY, ERIKSEN, WINSTON; NO-NONE.

**D.3 Approval Of Additional Appeals Received Between April 24, 2025, And April 28, 2025.**

Appraiser Anderson stated there was one individual who was part of the settlement which was on Item D.2 as Appeal #B9 and were the individuals listed on Item D.3. He stated aside from that one there were no further appeals or individual property owners contesting the valuation between that time frame. He stated there was no motion needed for Item D.3.

Appraiser Anderson stated the only other presentation were the appeals that were withdrawn between April 15 through April 28, 2025. He stated all those individuals spoke with the assessment office or they determined they wished to withdraw their appeal for this year.

Appeal #	PID	Name	Address	2025 Market Value
B1	03-119-21-43-0123	Kent Orvik	10129 Ewing Ln N	\$399,100
B2	05-119-21-13-0005	Kevin McFadden	10703 Jersey Ct N	\$637,600
B3	22-119-21-33-0053	Sylvia & Ricardo Suares	7824 Noble Ave N	\$240,600
B7	15-119-21-33-0050	Paul Pella	8529 Inverness Ln N	\$301,800

**E. ADJOURNMENT**

E. MOTION WINSTON, SECOND MCGARVEY TO ADJOURN THE RECONVENED BOARD OF APPEAL AND EQUALIZATION MEETING.

Chair Winston called for a roll call vote.

E. THE MOTION PASSED UNANIMOUSLY ON A ROLL CALL VOTE AS FOLLOWS: YES-KLONOWSKI, PAGE, MCGARVEY, ERIKSEN, XIONG, WINSTON; NO-NONE.

At 6:30 p.m., Chair Winston adjourned the Reconvened Board of Appeal and Equalization meeting.

HOLLIES WINSTON, CHAIR

DEVIN MONTERO, CITY CLERK