

CITY OF WOODLAND
Board of Appeals and Equalization

Monday, April 8, 2013

7:00PM

CALL TO ORDER & PLEDGE OF ALLEGIANCE

Chairman Doak called the Board of Appeals and Equalization meeting to order at 7:00 P.M. noting that three of the five Board Members have received Board of Appeals training.

ROLL CALL

Present: Chairman James Doak; Board Members Sliv Carlson, Chris Rich and Tom Newberry

Absent: Board Member John Massie

Staff: City Assessor Dan Distel, County Appraiser LuAnn Hagen and City Clerk Shelley Souers

BOARD OF APPEALS & EQUALIZATION

Chairman Doak outlined the Board of Appeals process noting that it is a forum for property owners to appeal their property valuations. Duties of the Board are to ensure that all properties have been appraised, that they are appropriately classified, and that they are correctly valued. Chairman Doak introduced the City Assessor Dan Distel.

City Assessor Dan Distel summarized Woodland's housing market noting that there were 16 sales in Woodland. The overall decrease in market values for off-lake property was 3.3% and 4.0% for lakeshore property. Market values continue to show a modest decline around Lake Minnetonka; however, taxes continue to increase due to increased, county, school and municipal budgets.

Chair Doak noted the board examines every property valuation to make certain the changes are reasonable and that there is equalization between similar properties. Included in the packet of material was a chart that compares value changes in Woodland with those of comparable communities around Lake Minnetonka. Several communities experienced double-digit growth mid-decade and currently are experiencing double-digit decline in recent years. Woodland's property values have been much less volatile.

County Appraiser LuAnn Hagen reported that the commercial market is stable and the residential housing market is becoming stronger metro wide.

There being no written comments and no one present to appeal their assessed valuation, Chair Doak closed the Board of Appeals Hearing.

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ADJOURNMENT

Board Member Rich moved to adjourned and Board of Appeals and Equalization.
Member Carlson seconded the motion. Motion carried 4-0. The meeting adjourned at
7:14PM

ATTEST:

Shelley J. Souers, City Clerk

James S. Doak, Chair of the Board of
Appeals and Equalization