

**WOODLAND
BOARD OF APPEALS MINUTES
Monday, April 11, 2011
7:00 P.M.**

BOARD OF APPEAL AND EQUALIZATION

ROLL CALL

Present: Chairperson James Doak; Board Members, Mike Jilek, Sliv Carlson and John Massie, and Chris Rich.

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

CALL TO ORDER & PLEDGE OF ALLEGIANCE

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

BOARD OF APPEALS & EQUALIZATION

City Assessor Distel stated that the Board of Equalization is the forum for property owners to appeal their property valuations. The current property values are based on sales from October of 2009 through October 2010. Assessor Distel stated that his job is to place a fair and equitable value on all Woodland property while meeting the criteria of Hennepin County and the Department of Revenue, which measure assessed values to property sales. The target value is 95% of the sale price.

Assessor Distel reported that five sales occurred in Woodland during the valuation period. Distel stated that Woodland typically has a small number of sales that are eligible to use for valuation purposes, so he also considers Wayzata's residential sales for comparison purposes. Distel stated that home values have fallen on average 6% each year since the market peaked in 2006. He anticipates the market to continue to decline.

Chairman Doak stated that all cities must meet the State's requirements in terms of standardizing the valuations. The average value in Woodland went down between 4-6% and taxes went up about 4%.

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

ADJOURNMENT

Board Member Carlson moved to adjourn the Board of Appeals. Board Member Jilek seconded the motion. Motion carried unanimously. Meeting adjourned at 7:13P.M.

ATTEST:

Shelley J. Souers, City Clerk

James S. Doak, Chair