



LOCAL BOARD OF APPEAL  
& EQUALIZATION RECONVENE AGENDA

April 12, 2022 – 6:30 pm

1. CALL TO ORDER
2. HEARING OF NEW APPEALS<sup>1</sup>
3. ASSESSOR'S REPORT & SALES DATA REVIEW
4. COUNCIL DISCUSSION
5. COUNCIL DECISIONS
6. ADJOURNMENT

<sup>1</sup>Each appeal will be limited to three minutes where the appellant can present their case to the Board. In exceptionally complex cases the Board may extend the time limit if warranted by the circumstances.

# RECOMMENDATIONS FOR THE TONKA BAY 2022 BOARD OF EQUALIZATION

APRIL 26, 2022

Prepared By  
Rolf Erickson  
Tonka Bay City Assessor

Name	Property ID #	Recommend	Page
JACOB & TORREY CREYDT	27-117-23-24-0066	No Change	2
DENNIS NELSON & BARBARA FRANTA	28-117-23-43-0054	No Change	3
JUANITA SCHULTZ	27-117-23-24-0003	No Change	4
CAROL LARSEN	27-117-23-32-0014	No Change	5
CONRAD WILCOX & VICKI ROAL	22-117-23-32-0002	No Change	6
PETER MCDONALD	28-117-23-42-0019	No Change	7
WILLIAM TODD	28-117-23-42-0029	No Change	8
GARY & BONNIE S BIRNBAUM	21-117-23-41-0049	No Change	9
MOLLY DAVIS & CHRIS JOHNSON	28-117-23-44-0018	No Change	10
RENE B MEYERHOFF	27-117-23-23-0119	\$595,000	11
GARY SIMMONS	28-117-23-42-0025	No Change	12
R LOWERY	21-117-23-41-0018	No Change	13
WALTER ZUNIGA	27-117-23-23-0106	Pending	14
KRISTEIN VIGER	28-117-23-31-0062	Pending	In Process
GEORGIA EHRREICH	27-117-23-23-0012		Dropped Appeal

Property Information



Name: JACOB D CREYDT TOREY R CREYDT	Address: 255 LAKEVIEW AVE
PID#: 27-117-23-24-0066	Land Size: 100 EFF Ground Floor Area: 2,600 SQ FT Total Above Ground Area: 4,437 SQ FT
Comment: <b><u>sold 7/9/2018 \$2,499,000</u></b>	Use:

	2021	2022	Assessor Recommendation	Council Action
Land.	\$ 2,012,000	\$ 2,389,000	NO CHANGE	
Building	\$ 603,000	\$ 798,000		
Total	\$ 2,615,000	\$ 3,187,000		

Comments: See attached corrected sale page. Sales book page 24 had wrong picture. Sale is a smaller comparable quality house on a similar site.

## Property Information



Name: DENNIS NELSON & BARBARA FRANTA	Address: 135 MOUND AVE
PID#: 28-117-23-43-0054	Land Size: 60 EFF Ground Floor Area: 1213 SQ FT Total Above Ground Area: 2867 SQ FT
Comment:	Use:

	2021	2022	Assessor Recommendation	Council Action
Land.	\$ 736,000	\$ 957,000	NO CHANGE	
Building	\$ 407,000	\$ 497,000		
Total	\$ 1,143,000	\$ 1,454,000		

Comments: Property value is calculated with a -30% site adjustment in consideration of dock location problems. Recommend Council decide if that adjustment is fair.

Property Information

Name: Tom & Juanita Schultz	Address: 245 Lakeview Ave
PID#: 27-117-23-24-0003	Land Size: 40 Front Feet Ground Floor Area: 1,337 Sq. Ft. Total Above Ground Area: 3,135 Sq. Ft.
Comment:	Use:

	2021	2022	Assessor Recommendation	Council Action
Land.	\$872,000	\$1,133,000	No Change	
Building	\$458,000	\$538,000		
Total	\$1,330,000	\$1,671,000		

Comments: Owners unable to meet until day of Local Board of Review.

## Property Information



Name: CAROL F LARSEN	Address: 435 LAKEVIEW AVE
PID#: 27-117-23-32-0014	Land Size: 80 EFF Ground Floor Area: 1626 SQ FT Total Above Ground Area: 2526 SQ FT
Comment: 16,032 Sq. Ft. site	Use:

	2021	2022	Assessor Recommendation	Council Action
Land.	\$ 1,480,000	\$ 1,591,000	NO CHANGE	
Building	\$ 239,000	\$ 289,000		
Total	\$ 1,719,000	\$ 1,880,000		

Comments: Nice older home with good kitchen updates. Home is charming and most probably would not be torn down if purchased by new owner. See page 22 of sales book-inferior home next door sold on a 60 foot lot.

## Property Information



Name: CONRAD W & VICKI L ROAL	Address: 120 WEST POINT RD
PID#: 22-117-23-32-0002	Land Size: 100 EFF Ground Floor Area: 2346 Sq Ft Total Above Ground Area: 3334 Sq Ft
Comment:	Use: SINGLE FAMILY HOME

	2021	2022	Assessor Recommendation	Council Action
Land.	\$ 1,269,000	\$ 1,752,000	NO CHANGE	
Building	\$ 230,000	\$ 288,000		
Total	\$ 1,499,000	\$ 2,040,000		

Comments: Have not been able to make an appointment yet. 4/21.2022

## Property Information



Name: PETER J & JESSICA L MCDONALD	Address: 215 WOODPECKER RIDGE RD
PID#: 28-117-23-42-0019	Land Size: 50 EFF Ground Floor Area: 1740 SQ FT Total Above Ground Area: 1740 SQ FT
Comment:	Use: SINGLE FAMILY HOME

	2021	2022	Assessor Recommendation	Council Action
Land.	\$ 909,000	\$ 1,154,000	NO CHANGE	
Building	\$ 342,000	\$ 402,000		
Total	\$ 1,251,000	\$ 1,556,000		

Comments: Nice home, updated in early 2000's See separate sales sheet for 150 Interlachen Lane. Also see sales book page 22 of a narrower lot with a teardown home and page 28 of a home on a narrow lot.



## Property Information



Name: W A & S B TODD	Address: 20 CRABAPPLE LA
PID#: 28-117-23-42-0029	Land Size: 50 EFF Ground Floor Area: 812 SQ FT Total Above Ground Area: 1181 SQ FT
Comment:	Use: SINGLE FAMILY HOME

	2021	2022	Assessor Recommendation	Council Action
Land.	\$ 568,000	\$ 739,000	NO CHANGE	
Building	\$ 193,000	\$ 234,000		
Total	\$ 761,000	\$ 973,000		

Comments: House 1 door away, 40 Crabapple Lane, sold 7/2020 for \$875,000. Value of 40 Crabapple Lane for 2022 is \$1,169,000.

## Property Information



Name: BONNIE S BIRNBAUM REV TR	Address: 190 INTERLACHEN LA
PID#: 21-117-23-41-0049	Land Size: 100 EFF Ground Floor Area: 2274 SQ FT Total Above Ground Area: 3389 SQ FT
Comment:	Use: SINGLE FAMILY HOME

	2021	2022	Assessor Recommendation	Council Action
Land.	\$ 1,481,000	\$ 2,044,000	NO CHANGE	
Building	\$ 475,000	\$ 602,000		
Total	\$ 1,956,000	\$ 2,646,000		

Comments: See page 34 of sales book and the sale of 150 Interlachen Lane.

Property Information



Name: CHRISTOPHER JOHNSON	Address: 10 WOODLAND ST
PID#: 2811723440018	Land Size: 12,615 sq ft Ground Floor Area: 704 Sq Ft Total Above Ground Area: 1,408 Sq Ft
Comment: 50 Front Feet	Use:

	2021	2022	Assessor Recommendation	Council Action
Land.	\$ 909,000	\$ 1,181,000	No Change	
Building	\$ 11,000	\$ 30,000		
Total	\$ 920,000	\$ 1,211,000		

Comments: Sold 9/22/2020 for \$935,000. See sales book page 22. Increase in value due to MCAP time adjustment.

## Property Information



Name: RENE D MEYERHOFF	Address: 360 WEST POINT RD
PID#: 27-117-23-23-0119	Land Size: 12,128 Sq Ft Ground Floor Area: 1,688 Sq Ft Total Above Ground Area: 2,562 Sq Ft
Comment:	Use:

	2021	2022	Assessor Recommendation	Council Action
Land.	\$ 170,000	\$ 240,000	\$228,000	
Building	\$ 314,000	\$ 413,000	\$367,000	
Total	\$ 484,000	\$ 653,000	\$595,000	

Comments: Property has poor climate control in room over garage. Yard has drainage problems. Recommend reduction.

## Property Information



Name: GARY SIMMONS	Address: 60 CRABAPPLE LANE
PID#: 2811723420025	Land Size: 16,784 Sq Ft Ground Floor Area: 3,414 Sq Ft Total Above Ground Area: 4,739 Sq Ft
Comment: 100 Front Feet	Located on channel lot.

	2021	2022	Assessor Recommendation	Council Action
Land.	\$ 903,000	\$ 1,173,000	No Change	
Building	\$ 655,000	\$ 821,000		
Total	\$ 1,558,000	\$ 1,994,000		

Comments: Very high quality home on nice site. Home is comparable quality to sales on pages 24, but in a inferior location. See corrected sales page 24.



**345 LAKEVIEW AVE**

**27-117-23-24-0134**

**2022 ESTIMATED MARKET VALUE: \$3,101,000**

**SALE DATE :** November 30, 2020  
**NET SALE PRICE :** \$3,000,000  
**ANNUAL MCAP ADJ :** .2263  
**MCAP SALE PRICE :** \$3,806,300

**SALE DATE:** September 27, 2013  
**SALE PRICE:** \$2,040,000

**BUILDING CHARACTERISTICS**

**STORIES :** 1 3/4 Story  
**AGE :** 2009  
**GROUND FL SF :** 1,420  
**TOTAL ABOVE GRADE SF :** 3,129  
**BASEMENT SF :** 0  
**BASEMENT % FIN :**  
**WALKOUT :** No

**CENTRAL AC :** Yes  
**# FIREPLACES :** 0  
**# DELUXE BATHS :** 1  
**# FULL BATHS :** 1  
**# 3/4 BATHS :** 0  
**# HALF BATHS :** 1  
**# BEDROOMS :** 4

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 273  
**OPEN PORCH SF :** 398  
**DECK SF :** 0

**GARAGES**

**GARAGE 1 SF :** 756  
**GARAGE 1 TYPE :** Attached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 12,632  
**LOT ACRES :** .29

**LAKE :** Minnetonka  
**EFFECTIVE LAKE FRONT FT :** 100

**APPRAISER COMMENTS**

## Property Information



Name: WALTER ZUNIGA	Address: 140 GIDEONS POINT RD
PID#: 27-117-23-23-0106	Land Size: 41,099 SQ FT Ground Floor Area: 3355 SQ FT Total Above Ground Area: 4814 SQ FT
Comment:	Use: SINGLE FAMILY HOME

	2021	2022	Assessor Recommendation	Council Action
Land.	\$ 647,000	\$ 732,000		
Building	\$ 729,000	\$ 1,010,000		
Total	\$ 1,376,000	\$ 1,742,000		

Comments: Pending appointment.

## Property Information



Name: R LOWERY & E LOWERY	Address: 100 WEST POINT RD
PID#: 21-117-23-41-0018	Land Size: 100 EFF Ground Floor Area: 2117 SQ FT Total Above Ground Area: 4135 SQ FT
Comment:	Use: SINGLE FAMILY HOME

	2021	2022	Assessor Recommendation	Council Action
Land.	\$ 1,474,000	\$ 1,752,000	NO CHANGE	
Building	\$ 583,000	\$ 598,000		
Total	\$ 2,057,000	\$ 2,350,000		

Comments: See sale of 150 Interlachen Lane.



COMPARABLE SALE



150 INTERLACHEN LANE	PID - 2111723410005
SALE: 04/08/2022	
SALE PRICE: \$ 2,007,500	
LOT SIZE: 55 FRONT FEET	
GROUND FLOORR AREA: 1,384 Sq Ft	
ABOVE GROUND AREA: 2,452 Sq Ft	
GARAGE: 3 CARS	
LOCATION: LAFAYETTE BAY	

ALSO HAS 2ND PARRCEL WITH DOCKS ON HARBOR

# RECOMMENDATIONS FOR THE TONKA BAY 2022 BOARD OF EQUALIZATION

APRIL 26, 2022

## FIRST ADDENDUM TO ORIGINAL REPORT

Prepared By  
Rolf Erickson  
Tonka Bay City Assessor

Name	Property ID#	Recommend	Page
JOHN & CATHERINE SENSECALL	22-117-23-33-0019	No Change	2
WALTER ZUNIGA	27-117-23-23-0106	\$1,685,000	3
ERIC & COLLEEN LOCKOVITCH	33-117-23-11-0082	\$417,000	4
JOHN & LISA PARTEN,	28-117-23-31-0036	\$5,475,000	5
TOM & PATRICIA SIMS	28-118-23-31-0056	No Change	6
THOMAS SIMS	28-117-23-31-0057	\$396,000	7
KRISTEN VIGER	28-118-23-31-0062	\$846,000	8
DANIEL & KARINA BOOS	28-118-23-42-0042	\$437,000	9

Property Information



Name: JOHN & CATHERINE SENSECALL	Address: 275 WEST POINT RD
PID#: 22-117-23-33-0019	Land Size: 65 EFF FRONT FEET Ground Floor Area: 1,568 Sq. Ft. Total Above Ground Area:1,568 Sq. Ft.
Comment:	Use: Residential Lakeshore

	2021	2022	Assessor Recommendation	Council Action
Land.	\$870,000	\$1,130,000	No Change	
Building	\$240,000	\$285,000		
Total	\$1,110,000	\$1,415,000		

Comments: Location next to marina has been considered in land valuation.

## Property Information



Name: WALTER ZUNIGA	Address: 140 GIDEONS PT RD
PID#: 27-117-23-23-0106	Land Size: 41,099 Sq. Ft. Ground Floor Area: 3,355 Sq. Ft. Total Above Ground Area: 4,814 Sq. Ft.
Comment: Lake Access	Sold 6/23/2021 \$1,579,000

	2021	2022	Assessor Recommendation	Council Action
Land.	\$647,000	\$732,000	\$732,000	
Building	\$729,000	\$1,010,000	\$953,000	
Total	\$1,376,000	\$1,742,000	\$1,685,000	

Comments: Recommend slight change for dated bathrooms. Increase over sale price due to MCAP time adjustment.

Property Information



Name: ERIC & COLLEEN LOCKOVITCH	Address:125 BRENTWOOD AVE.
PID#: 33-117-23-11-0082	Land Size: 27,014 Sq. Ft. Ground Floor Area: Salvage Total Above Ground Area:
Comment:	Use: Salvage

	2021	2022	Assessor Recommendation	Council Action
Land.	\$311,000	\$416,000	\$416,000	
Building	\$82,000	\$80,000	\$1,000	
Total	\$393,000	\$496,000	\$417,000	

Comments: Home is uninhabitable and will be torn down.

## Property Information



Name: JOHN & LISA PARTEN,	Address: 60 CLAY CLIFFE DR.
PID#: 28-117-23-31-0036	Land Size: 210 Eff Front Feet Ground Floor Area: 5,278 Sq. Ft. Total Above Ground Area: 5,278 Sq Ft.
Comment:	Use:

	2021	2022	Assessor Recommendation	Council Action
Land.	\$3,172,000	\$3,363,000	\$3,363,000	
Building	\$2,428,000	\$2,957,000	\$2,112,000	
Total	\$5,600,000	\$6,320,000	\$5,475,000	

Comments: Property was purchased 2/14/2022 for \$5,505,000. Home has dated kitchen and floorplan and slate roof needs repair. Property will be inspected for the 1/2/2023 assessment for work currently being done.

Property Information



Name: TOM & PATRICIA SIMS	Address: 70 BIRCH BLUFF RD
PID#: 28-118-23-31-0056	Land Size: 115 EFF FRONT FEET Ground Floor Area: 2,979 Sq. Ft. Total Above Ground Area: 3829 Sq. Ft.
Comment:	Use:

	2021	2022	Assessor Recommendation	Council Action
Land.	\$1,120,000	\$1,187,000	NO CHANGE	
Building	\$167,000	\$210,000		
Total	\$1,287,000	\$1,397,000		

**Comments:** Older home that has been completely depreciated for age and design. Good site.

### Property Information



Name: THOMAS SIMS	Address: 72 BIRCH BLUFF RD
PID#: 28-117-23-31-0057	Land Size: 1.16 acres Ground Floor Area: 1,057 Sq. Ft. Total Above Ground Area: 1,568 Sq. Ft.
Comment:	Use:

	2021	2022	Assessor Recommendation	Council Action
Land.	\$207,000	\$312,000	\$240,000	
Building	\$122,000	\$145,000	\$156,000	
Total	\$329,000	\$457,000	\$396,000	

Comments: Site has driveway easement across entire length of site which limits the building pad. Home is very original. Home value increased for garage which was undervalued.



## Property Information



Name: KRISTEN VIGER	Address: 60 PLEASANT AVE.
PID#: 28-118-23-31-0062	Land Size: 33,419 Sq. Ft. Ground Floor Area: 3,135 Sq. Ft. Total Above Ground Area: 3,135 Sq. Ft
Comment:	Use: Residential

	2021	2022	Assessor Recommendation	Council Action
Land.	\$199,000	\$300,000	\$300,000	
Building	\$483,000	\$568,000	\$546,000	
Total	\$682,000	\$868,000	\$846,000	

Comments: Interior of home was inspected. Several minor corrections to property records for quality of interior finish of home resulting in the majority of the recommended decrease Work on addition is 99% complete. \$5,000 to complete is recommended allowance. Property will be classified as partial and checked next year.

Property Information



Name: DANIEL & KARINA BOOS	Address: 105 PLEASANT LN E
PID#: 28-118-23-42-0042	Land Size: 19,784 Sq. Ft. Ground Floor Area: 1,068 Sq. Ft. Total Above Ground Area: 1,068 Sq. Ft
Comment:	Use: Residential

	2021	2022	Assessor Recommendation	Council Action
Land.	\$138,000	\$190,000	\$190,000	
Building	\$198,000	\$270,000	\$248,000	
Total	\$336,000	\$460,000	\$437,000	

Comments: Interior inspection and review of records. Garage was calculated incorrectly and overall condition of home reduced.