



LOCAL BOARD OF APPEAL
& EQUALIZATION RECONVENE AGENDA

April 25, 2023 – 6:00 pm

1. CALL TO ORDER
2. HEARING OF NEW APPEALS¹
3. ASSESSOR'S REPORT & SALES DATA REVIEW
4. COUNCIL DISCUSSION
5. COUNCIL DECISIONS
6. ADJOURNMENT

¹Each 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 2023 TONKA BAY
LOCAL BOARD OF EQUALIZATION
RECONVENE APRIL 25, 2023

Name	PID #	Address	Current Value	Recommend	Page
R & E Lowery	21-117-23-41-0018	100 West Point Rd	\$2,293,300	No Change	2
Charles & Cheryl Wilson	21-117-23-44-0073	50 West Point Dr	\$751,500	No Change	3
James Haigh	21-117-23-44-0077	90 West Point Cir	\$677,100	\$630,000	4
Derek Sabow	21-117-23-44-0085	170 West Point Cir	\$781,000	\$664,700	5
Joel Worthington	21-117-23-44-0089	15 West Point Dr.	\$670,300	No Change	6
Carol Gibbs-Terrell & Matthew Terrell	21-117-23-44-0091	35 West Point Dr	\$595,000	\$588,400	7
Craig & Jeri Brenner	27-117-23-24-0057	150 Sunrise Ave	\$1,837,400	\$1,751,000	8
Tonka Bay Investments, LLC	27-117-23-31-0004	385 Lakeview Ave	\$1,866,300	No Change	9
Carol Larson	27-117-23-32-0014	435 Lakeview Ave	\$2,280,300	\$2,055,800	10
Mike Nelson Properties Inc	28-117-23-11-0006	4650 Manitou Rd	\$708,100	\$410,000	11
Ganapathy & Kristin Kritivasn	28-117-23-11-0032	30 Tonka Bay La	\$631,000	No Change	12
Joan & John Engstrom	28-117-23-11-0071	85 West Point Dr	\$763,500	\$720,00	13
Carl & Natalie Awalt	28-117-23-13-0011	30 Willow Woods Dr	\$1,503,600	\$1,235,600	14
John Maakestad & Beverly Turbin	28-117-23-13-0022	40-42 Woodpecker Ridge Rd	\$612,600	pending review	15
Gina & Tom Schmidt	28-117-23-31-0053	82 Birch Bluff Rd	\$757,800	No Change	16
Kristin Viger	28-117-23-31-0062	60 Pleasant Ave	\$999,300	pending review	17
Marjorie Johnson	28-117-23-33-0011	245 Birch Bluff Rd	\$772,800	\$624,300	18
Susan Fuhr	28-117-23-34-0035	20 Lilah Ln	\$674,800	No Change	19
Jeffrey & Kristi Williams	28-117-23-42-0013	155 Woodpecker Ridge Rd	\$1,919,400	No Change	20
Carol Kurilla	28-117-23-42-0023	255 Woodpecker Ridge Rd	\$1,200,700	\$1,146,200	21
Dave Ronald	28-117-23-42-0047	55 Crapabble Ln	\$2,423,500	No Change	22
John & Judith Mayer	28-117-23-42-0053	35 Crabapple Dr	\$781,000	\$724,800	23
Robert & Susan Doerr	28-117-23-44-0022	40 Bay St	\$2,737,600	No Change	24
Gary & Kristin Callin	33-117-23-11-0021	20 Florence Dr	\$607,000	No Change	25
Steve & Linda Larson	33-117-23-11-0060	60 Brentwood Ave	\$713,800	No Change	26
Metro Recreation Inc	33-117-23-11-0067	5601 Manitou Rd	\$1,006,000	\$822,000	27
Eric Lokovitch	33-117-23-11-0081	145 Brentwood Ave	\$855,600	No Change	28

PREPARED BY
ROLF ERICKSON
CITY ASSESSOR

Property Information



Name: R & E Lowery	Address: 100 West Point Rd.
PID#: 21-117-23-41-0018	Land Size: 29,874 Sq. Ft., .69 Ac. Ground Floor Area: 2,068 Sq. Ft. Total Above Ground Area: 4,679 Sq. Ft. Garage: 3 Car Att., 1 Car Det.
Comment:	Use:

	2022	2023	Assessor Recommendation	Council Action
Land.	\$1,752,000	\$1,769,100	No Change	
Building	\$412,000	\$524,200		
Total	\$2,164,000	\$2,293,300		

Comments: See page 26 in sales book for a smaller older house on a similar site. This property value was reduced by the Hennepin County Board for 1/2/2022 to \$2,164,000. This year's increase is 5.99%. The median lakeshore increase for Tonka Bay is 10.4%.

Property Information



Name: Charles & Cheryl Wilson	Address: 50 West Point Dr.
PID#: 21-117-23-44-0073	Land Size: 12,272 Sq. Ft., .28 Ac. Ground Floor Area: 1,238 Sq. Ft. Total Above Ground Area: 2,186 Sq. Ft. Garage: 2 Car Att.
Comment: Finished Bsmt., 867 Sq. Ft.	Use:

	2022	2023	Assessor Recommendation	Council Action
Land.	\$238,000	\$331,000	No Change	
Building	\$401,000	\$420,500		
Total	\$639,000	\$751,500		

Comments: See sales book pages 17 and 22 for neighborhood sales.

Property Information



Name: James Haigh	Address: 90 West Point Cir
PID#: 21-117-23-44-0077	Land Size: 10,525 Sq. Ft.. .24 Ac Ground Floor Area: 1,200 Sq. Ft. Total Above Ground Area: 2,286 Sq. Ft Garage: 2 Car Att.
Comment: 840 Sq. Ft, Fin. Bsmt.	Use:

	2022	2023	Assessor Recommendation	Council Action
Land.	\$214,000	\$297,900	\$297,900	
Building	\$360,000	\$379,200	\$332,100	
Total	\$574,000	\$677,100	\$630,000	

Comments: Property owner had a fee appraisal specifically for the Board of Review. Owner concurs with recommendation.

Property Information



Name: Derek Sabow	Address: 170 West Point Cir
PID#: 21-117-23-44-0085	Land Size: 13,801 Sq. Ft. Ground Floor Area: 1,144 Sq. Ft. Total Above Ground Area: 2,244 Sq. Ft. Garage: 3 Car. Att.
Comment: Fin. Bsmt. 915 Sq. Ft.	Use:

	2022	2023	Assessor Recommendation	Council Action
Land.	\$238,000	\$331,000	\$331,000	
Building	\$422,000	\$450,600	\$333,700	
Total:	\$660,000	\$781,000	\$664,700	

Comments: Home is dated and has all blond cabinets, doors and woodwork. This décor is the most rejected interior style in our local market today. Home was listed for 133 days last summer for \$699,000 and did not sell.

Property Information



Name: Joel Worthington	Address: 15 West Point Dr.
PID#: 21-117-23-44-0089	Land Size: 10,798 Sq. Ft., .25 Ac. Ground Floor Area: 1,202 Sq. Ft. Total Above Ground Area: 1,714 Sq. Ft. Garage: 2 Car Att.
Comment: Finished Bsmt. 577 Sq. Ft.	Use:

	2022	2023	Assessor Recommendation	Council Action
Land.	\$238,000	\$331,000	No Change	
Building	\$317,000	\$339,300		
Total	\$555,000	\$670,300		

Comments: He made an appointment to view the home and cancelled the appointment and is dropping the appeal.

Property Information



Name: Matthew Terrell & Carol Gibbs-Terrell	Address: 35 West Point Dr.
PID#: 21-117-23-44-0091	Land Size: 12,263 Sq. Ft., .28 Ac. Ground Floor Area: 1,118 Sq. Ft. Total Above Ground Area: 1,580 Sq. Ft. Garage: 2 Car Att.
Comment: Bsmt. Fin. 790 Sq. Ft.	Use:

	2022	2023	Assessor Recommendation	Council Action
Land.	\$214,000	\$297,900	\$297,900	
Building	\$285,000	\$297,100	\$290,500	
Total	\$499,000	\$595,000	\$588,400	

Comments: Property was reviewed last assessment and reduced for condition. Recommended value has deck value removed due to condition.

Property Information



Name: Craig & Jeri Brenner	Address: 150 Sunrise Ave
PID#: 27-117-23-24-0057	Land Size: 7,283 Sq. Ft., .17 Ac Ground Floor Area: 1,284 Sq. Ft. Total Above Ground Area: 1,908 Sq. Ft. Garage: 2 Car Att.
Comment: 65 Front Feet	Use:

	2022	2023	Assessor Recommendation	Council Action
Land.	\$1,553,000	\$1,728,200	\$1,641,800	
Building	\$94,000	\$109,200	\$109,200	
Total	\$1,647,000	\$1,837,000	\$1,751,000	

Comments: Equalized land with area.

Property Information



Name: Tonka Bay Investments, LLC	Address: 385 Lakeview Ave.
PID#: 27-117-23-31-0004	Land Size: 10,337 Sq. Ft., .24 Ac. Ground Floor Area: 1,148 Sq. Ft. Total Above Ground Area: 1,914 Sq. Ft. Garage: 2 Car Att.
Comment: Effective Front Feet 60	Use:

	2022	2023	Assessor Recommendation	Council Action
Land.	\$1,326,000	\$1,617,700	No Change	
Building	\$215,000	\$248,600		
Total	\$1,541,000	\$1,866,300		

Comments: Left message 4/19/2023.

Property Information

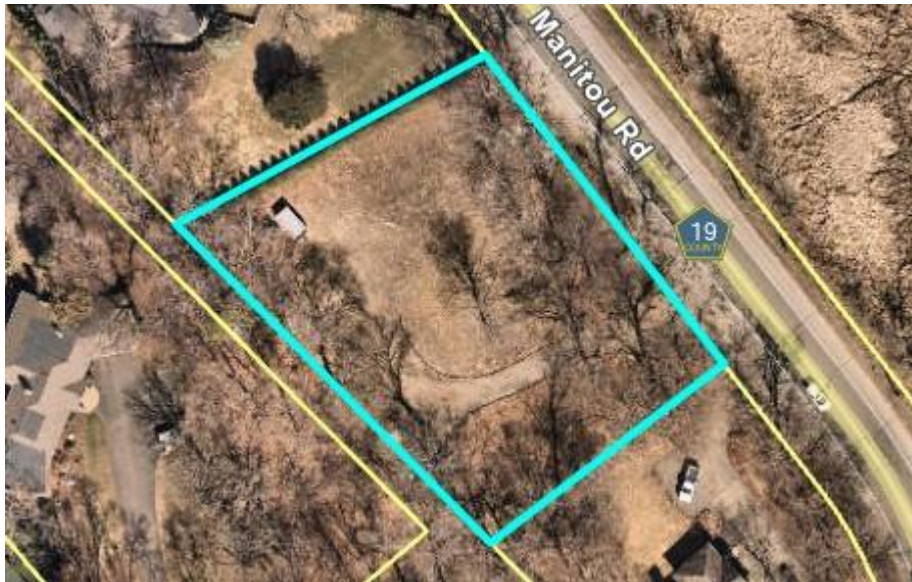


Name: Carol Larson	Address: 435 Lakeview Ave.
PID#: 27-117-23-32-0014	Land Size: 16,032 Sq. Ft., .37 Ac Ground Floor Area: 1,626 Sq. Ft. Total Above Ground Area: 2,526 Sq. Ft. Garage: 2 Car Att., 2 Car Tuckunder Finished Basement: 70%, 980 Sq. Ft.
Comment: Effective Front Footage 80	Use: Lakeshore

	2022	2023	Assessor Recommendation	Council Action
Land.	\$1,591,000	\$1,941,300	\$1,941,300	
Building	\$289,000	\$339,000	\$114,500	
Total	\$1,880,000	\$2,280,300	\$2,055,800	

Comments: Depreciated house, would probably be torn down if sold.

Property Information



Name: Mike Nelson Properties Inc	Address: 4650 Manitou Rd
PID#: 28-117-23-11-0006	Land Size: 36,104 Sq. Ft., .83 Ac Ground Floor Area: Total Above Ground Area:
Comment:	Use: Residential Off Lake Building Site

	2022	2023	Assessor Recommendation	Council Action
Land.	\$540,000	\$708,100	\$410,000	
Building	\$	\$		
Total	\$540,000	\$708,100	\$410,000	

Comments: Site had lake access in the past. Owners vacated easement to neighboring property owner. Property has no lake access and was being valued incorrectly.

Property Information



Name: Ganapathy & Kristin Krithivasan	Address: 30 Tonka Bay La
PID#: 28-117-23-11-0032	Land Size: 13,006 Sq. Ft., .3 Ac Ground Floor Area: 1,632 Sq. Ft. Total Above Ground Area: 1,632 Sq. Ft. Garage: 2 Car Att.
Comment: Fin. Bsmt: 1,174 Sq. Ft.	Use:

	2022	2023	Assessor Recommendation	Council Action
Land.	\$181,000	\$204,300	No Change	
Building	\$408,000	\$426,700		
Total	\$589,000	\$631,000		

Comments: Property Sold 6/2020 for \$508,000. See sales book pages 16 and 17 for the two split entry sales in the city.

Property Information



Name: John & Joan Engstrom	Address: 85 West Point Dr.
PID#: 28-117-23-11-0071	Land Size: 15,095 Sq. Ft., .35 Ac. Ground Floor Area: 1,290 Sq. Ft. Total Above Ground Area: 2,098 Sq. Ft. Garage: 2 Car Att
Comment: Fin. Bsmt. 516 Sq. Ft.	Use:

	2022	2023	Assessor Recommendation	Council Action
Land.	\$262,000	\$364,100	\$364,100	
Building	\$455,000	\$399,400	\$356,300	
Total	\$717,000	\$763,500	\$720,400	

Comments: Viewed property interior and corrected characteristics, Owner agrees with change.

Property Information



Name: Carl & Natalie Awalt	Address: 30 Willow Woods Dr
PID#: 28-117-23-13-0011	Land Size: 28,358 Sq. Ft., .65 Sq. Ft. Ground Floor Area: 2,048 Sq. Ft. Total Above Ground Area: 3,742 Sq. Ft. Garage: 2 Car Tuck Under
Comment: Finished Bsmt: 1,000 Sq. Ftl	Use: Lake Access

	2022	2023	Assessor Recommendation	Council Action
Land.	\$400,000	\$400,000	\$400,000	
Building	\$756,000	\$1,103,600	\$835,600	
Total	\$1,156,000	\$1,503,600	\$1,235,600	

Comments: Extremely personalized interior floors, trim and finishes. Property has small slip for lake access.

Property Information



Name: Jon Maakestad & Beverly Turbin	Address: 42 Woodpecker Ridge Rd
PID#: 28-117-23-13-0022	Land Size: 30,147 Sq. Ft. .69 Ac. Ground Floor Area: 1,784 Sq. Ft. Total Above Ground Area: 1,784 Sq. Ft. Garage: 1 Car Tuckunder each unit.
Comment: Also has 832 Sq. Ft. Det. Gar.	Use: Double Bungalo

	2022	2023	Assessor Recommendation	Council Action
Land.	\$190,000	\$316,800	Pending Appt 4/24/2023	
Building	\$288,000	\$295,800		
Total	\$478,000	\$612,600		

Comments: See page 33 of sales book. Subject property has extra 832 Sq. Ft. Garage that the sale doesn't have.

Property Information



Name: Tom & Gina Schmidt	Address: 82 Birch Bluff Rd.
PID#: 28-117-23-31-0053	Land Size: 24,818 Sq. Ft., .57 Ac Ground Floor Area: 1,846 Sq. Ft. Total Above Ground Area: 1,846 Sq. Ft. Garage: 2 Car Att.
Comment: Finished Bsmt., 1,477 Sq. Ft.	Use:

	2022	2023	Assessor Recommendation	Council Action
Land.	\$216,000	\$297,000	No Change	
Building	\$627,000	\$660,800		
Total	\$843,000	\$957,800		

Comments: Sold 4/2020 for \$648,000. Have not been able to make contact with owner. Owner can appeal to County Board.

Property Information



Name: KRISTIN VIGER	Address: 60 PLEASANT AVE
PID#: 28-117-23-31-0062	Land Size: 33,419 Sq Ft Ground Floor Area: 3,135 Sq Ft Total Above Ground Area: 3,135 Sq Ft Garage: 4 Car Attached
Comment: Finished Bsmt. 2.508 Sq. Ft.	Use:

	2022	2023	Assessor Recommendation	Council Action
Land.	\$ 300,000	\$412,500	Pending review	
Building	\$568,000	\$586,800		
Total	\$ 868,000	\$999,300		

Comments: See sales book pages 14 and 15.

Property Information



Name: Marjorie Johnson	Address: 245 Birch Bluff Rd.
PID#: 28-117-23-33-0011	Land Size: 170, 563 Sq. Ft., 3.92 Ac. High Ground, 33,962 Sq. Ft., .78 Ac. Ground Floor Area: 1,544 Sq. Ft. Total Above Ground Area: 1,544 Sq. Ft. Garage: 2 Car Detached
Comment:	Use: Residential

	2022	2023	Assessor Recommendation	Council Action
Land.	\$420,000	\$577,500	\$429,000	
Building	\$187,000	\$195,300	\$195,300	
Total	\$607,000	\$772,800	\$624,300	

Comments: Property has only 33,962 Sq. Ft. (.78 Ac) of usable land. Owner agreed with reduction.

Property Information



Name: Susan Fuhr	Address: 20 Lilah Ln
PID#: 28-117-23-34-0035	Land Size: 41,657 Sq. Ft., .96 Ac. Ground Floor Area: 1,176 Sq. Ft. Total Above Ground Area: 1,764 Sq. Ft. Garage: 3 Car Detached
Comment: Finished Bsmt: 941 Sq. Ft.	Use: Single Family Residential

	2022	2023	Assessor Recommendation	Council Action
Land.	\$190,000	\$220,000	No Change	
Building	\$423,000	\$454,800		
Total	\$613,000	\$674,800		

Comments: No Change. See sales book pages 17, 18, 20, 21, 22 for off-lake multi story home sales. Owner did not request review of house.

Property Information



Name: Jeffrey & Kristi Williams	Address: 155 Woodpecker Ridge Rd
PID#: 28-117-23-42-0013	Land Size: 8,570 Sq. Ft., .20 Ac. Ground Floor Area: 1,463 Sq. Ft. Total Above Ground Area: 3,369 Sq. Ft.
Comment: 3 Car Attached Gar	Use: Residential Lakeshore 55 Front Feet

	2022	2023	Assessor Recommendation	Council Action
Land.	\$1,236,000	\$1,298,000	No Change	
Building	\$540,000	\$621,400		
Total	\$1,776,000	\$1,919,400		

Comments: Older remodel in good condition.

Property Information



Name: Carol Kurilla	Address: 255 Woodpecker Ridge Rd
PID#: 28-117-23-42-0023	Land Size: 7,342 Sq Ft., .17 Ac Ground Floor Area: 1,142 Sq. Ft. Total Above Ground Area: 1,142 Sq. Ft. Garage: 1 Car Tuckunder
Comment: 45 Effective Front Feet	Use:

	2022	2023	Assessor Recommendation	Council Action
Land.	\$1,038,000	\$1,090,300	\$1,035,800	
Building	\$114,000	\$110,400	\$110,400	
Total	\$1,152,000	\$1,200,700	\$1,146,200	

Comments: Recommend change based on useable frontage. House is heavily depreciated as an under improvement. Owner agrees with reduction.

Property Information



Name: Dave Ronald	Address: 55 Crabapple Ln
PID#: 28-117-23-42-0047	Land Size: 44,351 Sq. Ft., 1.02 Ac Ground Floor Area: 1,012 Sq. Ft. Total Above Ground Area: 1,937 Sq. Ft. Garage: 2 Car Att. & 1 Car Det.
Comment: 100 Eff. Front Feet Lakeshore	Finished Basement: 315 Sq. Ft.

	2022	2023	Assessor Recommendation	Council Action
Land.	\$2,112,000	\$2,328,900	No Change	
Building	\$164,000	\$94,600		
Total	\$2,276,000	\$2,423,500		

Comments: House is an under-improvement and would most likely be razed if sold. Site is approximately 425 feet deep. See sales book pages 25 and 26. Both sales have teardown homes and are smaller and more poorly oriented. Both comparables would not support a home with a basement and the subject currently does and most probably would with a new home.

Property Information



Name: John & Judith Mayer	Address: 35 Crabapple Ln.
PID#: 28-117-23-42-0053	Land Size: 15,681 Sq. Ft. .36 Ac. Ground Floor Area: 1,497 Sq. Ft. Total Above Ground Area: 1,497 Sq. Ft. Garage: 3 Car Att. Large, w/workshop
Comment: 1,334 Sq. Ft. Finished Bsmt.	Use:

	2022	2023	Assessor Recommendation	Council Action
Land.	\$288,000	\$336,000	\$336,000	
Building	\$426,000	\$445,100	\$388,800	
Total	\$714,000	\$781,100	\$724,800	

Comments: Interior review, dated house, original décor.

Property Information



Name: Robert & Susan Doerr	Address: 40 Bay St
PID#: 28-117-23-44-0022	Land Size: 37,823 Sq. Ft., .87 Ac Ground Floor Area: 4,522 Sq. Ft. Total Above Ground Area: 4,522 Sq. Ft.
Comment: 3 Car Garage	Use: Residential Lakeshore

	2022	2023	Assessor Recommendation	Council Action
Land.	\$2,311,000	\$2,547,900	No Change	
Building	\$195,000	\$190,000		
Total	\$2,506,000	\$2,737,900		

Comments: Home is dated and would most likely be a teardown if sold. Home is on channel to harbor and has boat slip on the harbor. This is a very large site and would provide a good building site. See page 32 of sales book for sale of a newer home on a lot ½ the size of the subject. Assigned lot value on sale is \$3,084,500.

Property Information



Name: Gary & Kristin Callin	Address: 20 Florence Dr.
PID#: 33-117-23-11-0021	Land Size: 9,450 Sq. Ft., .22 Ac. Ground Floor Area: 900 Sq. Ft. Total Above Ground Area: 1,628 Sq. Ft. Garage: 1 Car Att., 1 Car Det.
Comment: No Basement	Use:

	2022	2023	Assessor Recommendation	Council Action
Land.	\$204,000	\$308,000	No Change	
Building	\$286,000	\$299,000		
Total	\$490,000	\$607,000		

Comments: Have requested to view interior of home 4/19/2023. Recommend no change if not able to view interior of home. Owner can then appeal to the county.

Property Information



Name: Steve & Linda Larson	Address: 60 Brentwood Ave
PID#: 33-117-23-11-0060	Land Size: 9,965 Sq. Ft., .23 Ac. Ground Floor Area: 1,266 Sq. Ft. Total Above Ground Area: 1,989 Sq. Ft.
Comment: Located on Harbor	Garage: 2 Car Attached

	2022	2023	Assessor Recommendation	Council Action
Land.	\$453,000	\$523,500	No Change	
Building	\$160,000	\$190,300		
Total	\$613,000	\$713,800		

Comments: Nicely remodeled older house located on harbor. Direct lakeshore (not on harbor) values are \$950,000 plus even for small sites and houses. Location of the subject property has been considered.

Property Information



Name: Metro Recreation Inc	Address: 5601 Manitou Rd,
PID#: 33-117-23-11-0067	Land Size: 45,692 Sq. Ft. ,1.05 Ac. Ground Floor Area: Total Above Ground Area:
Comment: Bowling Alley	Use:

	2022	2023	Assessor Recommendation	Council Action
Land.	\$914,000	\$1,005,000	\$821,000	
Building	\$1,000	\$1,000	\$1,000	
Total	\$915,000	\$1,006,000	\$822,000	

Comments: Highest and best use of property is development land. Property requires easement for ingress and egress and all parking spaces. Recommend reduction to equalize with Shorewood commercial properties in the neighborhood.

Property Information



Name: Eric Lokovitch	Address: 145 Brentwood Ave
PID#: 33-117-23-11-0081	Land Size: 31,630 Sq. Ft., .73 Ac. Ground Floor Area: 1,676 Sq. Ft. Total Above Ground Area: 2,540 Sq. Ft. Garage: 2+ Car Detached
Comment: 734 Sq. Ft. Finished Bsmt.	Use:

	2022	2023	Assessor Recommendation	Council Action
Land.	\$416,000	\$448,000	No Change	
Building	\$263,000	\$407,600		
Total	\$679,000	\$855,600		

Comments: Larger than average wooded site located on trail. Property was purchased 2/2019 for \$554,999 and was completely remodeled. See pages 14 and 15 of sales book for homes of similar utility.