

MINNEAPOLIS BOARD OF APPEAL AND EQUALIZATION

April 09, 2012, 10:00 A.M.

Room 101 City of Lakes Building, Minneapolis, MN

Present: Julie Johnson, Thongsabay Carter, Patrick Todd, Denise Lingwall, Alyssa Browne, Jon Ulman, Andrew Hively, Deborah Gramling, JoAnne Raginski, Cathleen Rico, Tony McGibbon, Scott Stanley, Jim Swenson, Alex Guggenberger, Tim Ulvin, Jon Thompson

Members Present for Hearing: Tad Marinac, John Shaw, Jeff Larson

Members Absent for Hearing: None.

Residents or representatives on behalf, who personally appeared before the Board:

Melissa Sax, Steve Meldahl

Note: Jeff Larson bowed out of the deliberation for the address of 2104 26th Ave S, as he worked in the past with the Assessor Scott Stanley. The final decision of appeal was made by Tad Marinac and John Shaw for this property.

Name of Appellant	Pamela Sax	PID:	3602924120072	Case #:	378
Address:	2104 26 th Ave S				
2012 Original Valuation	\$194,000	Board Decision	reduced	New Valuation:	\$187,000

Name of Appellant	Steve Meldahl	PID:	1602924110062	Case #:	041
Address:	2315 Aldrich Ave N				
2012 Original Valuation	\$54,000	Board Decision	increased	New Valuation:	\$58,500

Name of Appellant	Steve Meldahl	PID:	1602924110061	Case #:	098
Address:	2319 Aldrich Ave N				
2012 Original Valuation	\$61,000	Board Decision	increased	New Valuation:	\$62,400

Name of Appellant	Steve Meldahl	PID:	1311821210013	Case #:	097
Address:	4411 Aldrich Ave N				
2012 Original Valuation	\$55,000	Board Decision	increased	New Valuation:	\$58,500

Name of Appellant	Steve Meldahl	PID:	0902924410084	Case #:	096
Address:	2946 Colfax Ave N				
2012 Original Valuation	\$68,000	Board Decision	reduced	New Valuation:	\$64,400

Name of Appellant	Steve Meldahl	PID:	0902924410210	Case #:	095
Address:	3019 Colfax Ave N				
2012 Original Valuation	\$60,000	Board Decision	reduced	New Valuation:	\$58,500

Name of Appellant	Steve Meldahl	PID:	0402924420067	Case #:	094
Address:	3906 Emerson Ave N				
2012 Original Valuation	\$70,000	Board Decision	reduced	New Valuation:	\$58,500

Name of Appellant	Steve Meldahl	PID:	0902924430121	Case #:	093
Address:	2711 Fremont Ave N				
2012 Original Valuation	\$70,000	Board Decision	reduced	New Valuation:	\$58,500

Name of Appellant	Steve Meldahl	PID:	0902924430104	Case #:	092
Address:	2819 Fremont Ave N				
2012 Original Valuation	\$51,500	Board Decision	increased	New Valuation:	\$54,600

Name of Appellant	Steve Meldahl	PID:	1602924120146	Case #:	091
Address:	2500 Humboldt Ave N				
2012 Original Valuation	\$40,000	Board Decision	increased	New Valuation:	\$40,500

Name of Appellant	Steve Meldahl	PID:	0902924340189	Case #:	089
Address:	2610 Irving Ave N				
2012 Original Valuation	\$54,000	Board Decision	increased	New Valuation:	\$58,500

Name of Appellant	Steve Meldahl	PID:	0902924340192	Case #:	088
Address:	2622 Irving Ave N				
2012 Original Valuation	\$63,500	Board Decision	reduced	New Valuation:	\$58,500

Name of Appellant	Steve Meldahl	PID:	0402924210025	Case #:	087
Address:	4220 Irving Ave N				
2012 Original Valuation	\$67,500	Board Decision	reduced	New Valuation:	\$58,500

Name of Appellant	Steve Meldahl	PID:	1602924230019	Case #:	086
Address:	2306 James Ave N				
2012 Original Valuation	\$56,500	Board Decision	increased	New Valuation:	\$58,500

Name of Appellant	Steve Meldahl	PID:	0902924210156	Case #:	085
Address:	3451 James Ave N				
2012 Original Valuation	\$45,000	Board Decision	increased	New Valuation:	\$58,500

Name of Appellant	Steve Meldahl	PID:	0902924210155	Case #:	084
Address:	3455 James Ave N				
2012 Original Valuation	\$63,500	Board Decision	reduced	New Valuation:	\$53,000

Name of Appellant	Steve Meldahl	PID:	0902924340062	Case #:	083
Address:	2623 Knox Ave N				
2012 Original Valuation	\$73,000	Board Decision	reduced	New Valuation:	\$58,500

Name of Appellant	Steve Meldahl	PID:	0902924340109	Case #:	082
Address:	2807 Knox Ave N				
2012 Original Valuation	\$68,000	Board Decision	reduced	New Valuation:	\$58,500

Name of Appellant	Steve Meldahl	PID:	2102924210125	Case #:	081
Address:	1000 Logan Ave N				
2011 Original Valuation	\$44,500	Board Decision	increased	New Valuation:	\$50,400

The Board acknowledged the following property appeals unable to be considered by the Local Board. The property owners will receive a letter from the Minneapolis Board of Appeal and Equalization advising receipt of their application. If they wish to appear before the Hennepin County Board of Appeal and Equalization, they must call the County Board before May 23rd, 2012 to schedule an appointment.

Case #	PID	Property Address	Property Owner
49	1702924110139	2417 24 th Ave N	Steve Meldahl
57	0802924420116	3019 Upton Ave N	Steve Meldahl
58	0802924420080	3115 Thomas Ave N	Steve Meldahl
90	1602924210139	2322 Irving Ave N	Steve Meldahl

The meeting recessed at 12:20PM. The meeting will reconvene on April 9, 2012 at 1:00 PM in City of Lakes, Room 101.

MINNEAPOLIS BOARD OF APPEAL AND EQUALIZATION

April 09, 2012, 1:00 PM

Room 101 City of Lakes Building, Minneapolis, MN

Present: Julie Johnson, Thongsabay Carter, Patrick Todd, Denise Lingwall, Alyssa Browne, Jon Ulman, Andrew Hively, Deborah Gramling, JoAnne Raginski, Cathleen Rico, Tony McGibbon, Scott Stanley, Jim Swenson, Alex Guggenberger, Tim Ulvin, Jon Thompson

Members Present for Hearing: Tad Marinac, Jeff Larson, Jimmy Fogal

Members Absent for Hearing: None.

Residents or representatives on behalf, who personally appeared before the Board:

Michael Tanghe, Steve Meldahl

Note: Jimmy Fogel bowed out of the deliberation for the address of 3416 Irving Ave S, as he knows the owner. The final decision of appeal was made by Tad Marinac and Jeff Larson for this property.

Name of Appellant	Michael Tanghe	PID:	1702824230038	Case #:	153
Address:	4852 Drew Ave S				
2012 Original Valuation	\$291,000	Board Decision	reduced	New Valuation:	\$275,000

Name of Appellant	Michael Tanghe	PID:	1702824240020	Case #:	152
Address:	4845 Zenith Ave S				
2012 Original Valuation	\$252,000	Board Decision	reduced	New Valuation:	\$224,000

Name of Appellant	Steve Meldahl	PID:	1602924220110	Case #:	080
Address:	2414 Logan Ave N				
2012 Original Valuation	\$56,500	Board Decision	reduced	New Valuation:	\$54,600

Name of Appellant	Steve Meldahl	PID:	0902924320061	Case #:	079
Address:	3103 Logan Ave N				
2012 Original Valuation	\$73,000	Board Decision	reduced	New Valuation:	\$58,500

Name of Appellant	Steve Meldahl	PID:	0902924140097	Case #:	078
Address:	3313 Lyndale Ave N				
2012 Original Valuation	\$45,000	Board Decision	increased	New Valuation:	\$54,600

Name of Appellant	Steve Meldahl	PID:	2102924320204	Case #:	077
Address:	421 Morgan Ave N				
2012 Original Valuation	\$71,500	Board Decision	Hold	New Valuation:	\$71,500

Name of Appellant	Steve Meldahl	PID:	2102924320053	Case #:	076
Address:	528 Morgan Ave N				
2012 Original Valuation	\$71,500	Board Decision	reduced	New Valuation:	\$66,300

Name of Appellant	Steve Meldahl	PID:	1602924330102	Case #:	075
Address:	1523 Morgan Ave N				
2012 Original Valuation	\$56,500	Board Decision	hold	New Valuation:	\$56,500

Name of Appellant	Steve Meldahl	PID:	0902924220162q	Case #:	074
Address:	3507 Morgan Ave N				
2012 Original Valuation	\$43,000	Board Decision	hold	New Valuation:	\$43,000

Name of Appellant	Steve Meldahl	PID:	2102924230159	Case #:	073
Address:	810 Newton Ave N				
2012 Original Valuation	\$66,500	Board Decision	reduced	New Valuation:	\$58,500

Name of Appellant	Steve Meldahl	PID:		Case #:	072
Address:	819 Newton Ave N				
2012 Original Valuation		Board Decision		New Valuation:	

Name of Appellant	Steve Meldahl	PID:	0902924320024	Case #:	071
Address:	2910 Newton Ave N				
2012 Original Valuation	\$70,500	Board Decision	reduced	New Valuation:	\$62,400

Name of Appellant	Steve Meldahl	PID:	0202824230159	Case #:	070
Address:	3311 Oakland Ave S				
2012 Original Valuation	\$119,000	Board Decision	Hold	New Valuation:	\$119,000

Name of Appellant	Steve Meldahl	PID:	0902924330213	Case #:	069
Address:	2623 Oliver Ave N				
2012 Original Valuation	\$53,000	Board Decision	Increase	New Valuation:	\$58,500

Name of Appellant	Steve Meldahl	PID:		Case #:	
Address:					
2012 Original Valuation		Board Decision		New Valuation:	

Name of Appellant	Steve Meldahl	PID:	0902924320042	Case #:	068
Address:	2923 Oliver Ave N				
2012 Original Valuation	\$58,500	Board Decision	Reduce	New Valuation:	\$54,600

Name of Appellant	Steve Meldahl	PID:	0902924320040	Case #:	067
Address:	2926 Oliver Ave N				
2012 Original Valuation	\$64,500	Board Decision	Reduce	New Valuation:	\$54,600

Name of Appellant	Steve Meldahl	PID:	0902924320199	Case #:	066
Address:	2931 Oliver Ave N				
2012 Original Valuation	\$65,500	Board Decision	Reduce	New Valuation:	\$56,550

Name of Appellant	Steve Meldahl	PID:	0902924230090	Case #:	065
Address:	3335 Oliver Ave N				
2012 Original Valuation	\$63,000	Board Decision	Reduce	New Valuation:	\$62,400

Name of Appellant	Steve Meldahl	PID:	0902924220086	Case #:	064
Address:	3446 Oliver Ave N				
2012 Original Valuation	\$69,500	Board Decision	Reduced	New Valuation:	\$54,600

Name of Appellant	Steve Meldahl	PID:	1702924410013	Case #:	063
Address:	1714 Queen Ave N				
2012 Original Valuation	\$72,000	Board Decision	Hold	New Valuation:	\$72,000

Name of Appellant	Steve Meldahl	PID:	0802924440015	Case #:	062
Address:	2735 Queen Ave N				
2012 Original Valuation	\$56,500	Board Decision	Reduced	New Valuation:	\$54,600

Name of Appellant	Steve Meldahl	PID:	0802924410102	Case #:	061
Address:	2900 Queen Ave N				
2012 Original Valuation	\$55,000	Board Decision	Increase	New Valuation:	\$86,400

Name of Appellant	Steve Meldahl	PID:	0802924410175	Case #:	060
Address:	2958 Russell Ave N				
2012 Original Valuation	\$60,500	Board Decision	Increase	New Valuation:	\$62,400

Name of Appellant	Steve Meldahl	PID:	1702924420011	Case #:	059
Address:	1715 Thomas Ave N				
2012 Original Valuation	\$80,500	Board Decision	Reduced	New Valuation:	\$62,400

Name of Appellant	Steve Meldahl	PID:	0802924420170	Case #:	056
Address:	3111 Upton Ave N				
2012 Original Valuation	\$55,500	Board Decision	Reduced	New Valuation:	\$54,600

Name of Appellant	Steve Meldahl	PID:	1702924420130	Case #:	055
Address:	1646 Washburn Ave N				
2012 Original Valuation	\$69,500	Board Decision	Reduced	New Valuation:	\$58,500

Name of Appellant	Steve Meldahl	PID:	1002924320095	Case #:	054
Address:	321 31 st Ave N				
2012 Original Valuation	\$68,000	Board Decision	Reduced	New Valuation:	\$66,300

Name of Appellant	Steve Meldahl	PID:	1602924210136	Case #:	053
Address:	1411 24 th Ave N				
2012 Original Valuation	\$45,000	Board Decision	Increased	New Valuation:	\$62,400

Name of Appellant	Steve Meldahl	PID:	1602924340041	Case #:	052
Address:	1415 14 th Ave N				
2012 Original Valuation	\$60,000	Board Decision	Increased	New Valuation:	\$62,400

Name of Appellant	Steve Meldahl	PID:	1602924210067	Case #:	051
Address:	1711 25 th Ave N				
2012 Original Valuation	\$54,000	Board Decision	Increased	New Valuation:	\$58,500

Name of Appellant	Steve Meldahl	PID:	3502924210062	Case #:	050
Address:	2018 11 th Ave S				
2012 Original Valuation	\$91,500	Board Decision	Hold	New Valuation:	\$91,500

Name of Appellant	Steve Meldahl	PID:	3502924130328	Case #:	048
Address:	2442 15 th Ave S				
2012 Original Valuation	\$112,000	Board Decision	Reduced	New Valuation:	\$105,300

Name of Appellant	Steve Meldahl	PID:	3502924130262	Case #:	047
Address:	2539 12 th Ave S				
2012 Original Valuation	\$92,000	Board Decision	Reduced	New Valuation:	\$45,000

Name of Appellant	Steve Meldahl	PID:	3502924420155	Case #:	046
Address:	2634 13 th Ave S				
2012 Original Valuation	\$87,500	Board Decision	Reduced	New Valuation:	\$58,500

Name of Appellant	Steve Meldahl	PID:	1002924230035	Case #:	045
Address:	3345 6 th St N				
2012 Original Valuation	\$69,000	Board Decision	Reduced	New Valuation:	\$54,600

Name of Appellant	Steve Meldahl	PID:	0302924330030	Case #:	044
Address:	3701 6 th St N				
2012 Original Valuation	\$76,000	Board Decision	Reduced	New Valuation:	\$58,500

Name of Appellant	Steve Meldahl	PID:	0302824430015	Case #:	043
Address:	3709 2 nd Ave S				
2012 Original Valuation	\$100,000	Board Decision	Hold	New Valuation:	\$100,000

Name of Appellant	Steve Meldahl	PID:	0302924330159	Case #:	042
Address:	3725 6 th St N				
2012 Original Valuation	\$57,000	Board Decision	Reduced	New Valuation:	\$52,800

Name of Appellant	Jeremy Martineau	PID:	0502924430108	Case #:	362
Address:	25 Diamond Lake Road West				
2012 Original Valuation	\$119,000	Board Decision	Hold	New Valuation:	\$119,000

Name of Appellant	Kenneth Clark	PID:	2202824210104	Case #:	485
Address:	3923 Bryant Ave S				
2012 Original Valuation	\$271,000	Board Decision	Reduced	New Valuation:	\$250,000

Name of Appellant	Scot Pekarek	PID:	0402824310008	Case #:	302
Address:	3416 Irving Ave S				
2012 Original Valuation	\$525,000	Board Decision	Increase	New Valuation:	\$565,000

The Board acknowledged the following property appeals unable to be considered by the Local Board because of lack of a property review. The property owners will receive a letter from the Minneapolis Board of Appeal and Equalization advising receipt of their application. If they wish to appear before the Hennepin County Board of Appeal and Equalization, they must call the County Board before June 3rd to schedule an appointment.

Case #	PID	Property Address	Property Owner
106	1602924330059	1418 Oliver Ave N	Catherine Fleming
303	0802924410201	3119 Sheridan Ave N	Alex Guggenberger

The meeting recessed at 5:05PM. The meeting will reconvene on April 11, 2012 at 9:00 AM in City of Lakes, Room 101.