Mayor: Mark Steffenson

Councilmembers: Judy Hanson Kristy Barnett Kristy Janigo Rachelle Johnson



2023 Local Board of Appeal and Equalization Agenda April 18, 2023 - 7:00 p.m.

"Serving Today, Shaping Tomorrow"

Address: 12800 Arbor Lakes Pkwy

Maple Grove, MN 55369

Phone: 763-494-6000

Website: maplegrovemn.gov

1. CALL TO ORDER

A. 2023 Local Board Of Appeal And Equalization

Documents:

2023 BOA AGENDA.PDF 2023 PETITIONERS LIST APRIL 18,2023.PDF 2023 BOA POWER POINT.PDF

ADJOURNMENT

AGENDA CITY OF MAPLE GROVE 2023 LOCAL BOARD OF APPEAL AND EQUALIZATION TUESDAY, APRIL 18, 2023 COUNCIL CHAMBERS 7:00 PM

- 1. Call to order
- 2. Roll call of the Mayor and City Councilmember participants to establish a quorum
- 3. Adopt agenda
- 4. Assessor remarks/presentation
- 5. Consideration of appeals
 - a. Assessor's list of appeals
 - b. Additional/walk-in appeals
 - c. Additional items from the staff of the Assessor's Office
- 6. Recess the Local Board of Appeal and Equalization meeting until Tuesday, May 2, 2023 at 7:00 PM



2023 Local Board of Appeal & Equalization Petitioners

Petitioner Number	Name	Address	Parcel ID	2022 Assessed Value	2023 Assessed Value		Local Board Action
Number	Name	Address	raicerib	Value	Value	Value	Local Board Action
1	Dennis Larson	6526 Glacier Ln N	34-119-22-23-0031	\$541,300	\$564,400		
	Kathleen and Victor Kornis (Victor and Kathleen Kornis 2017 Revocable Trust)	17595 Weaver Lake Drive	18-119-22-41-0021	\$657,800	\$643,300		
	William Feist (William Leo Feist and Diane Florence Feist Revocable Trust)	15750 Territorial Rd	04-119-22-22-0006	\$805,000	\$792,000		
4	Carla Lo	6370 Queensland Lane N	31-119-22-42-0039	\$1,060,900	\$1,092,800		
5	Andrew Siffert	17692 83rd Ave N	19-119-22-11-0008	\$800,000	\$722,400		
6	Louis & Susan Frykman	13850 62nd Ave N	34-119-22-34-0037	\$340,000	\$379,300		
7	Kevin McGowan	17747 83rd Ave N	19-119-22-11-0018	\$430,000	\$474,700		
8	Thomas Kuhne	7183 Birchview Road	26-119-22-32-0030	\$579,900	\$599,600		
9	Tao Zhang	6241 Eagle Lake Dr	36-119-22-43-0084	\$647,700	\$690,300		
10	James and Janet Baumgarten	18725 Co Rd No 30	07-119-22-32-0001	\$314,600	\$367,700		
11	Larry & Maureen McGough (The McGough Living Trust)	6181 Eagle Lake Drive	36-119-22-34-0009	\$996,800	\$1,043,400		



2023 Local Board of Appeal & Equalization Petitioners

Petitioner				2022 Assessed	2023 Assessed	Assessor Recommended	
Number	Name	Address	Parcel ID	Value	Value	Value	Local Board Action
The follow	The following petitioners have agreed to the Assessor's value recommendation:						
12	Paul McLellan (Service Lighting Inc.)	11621 95th Ave N	11-119-22-43-0018	\$1,972,200	\$2,615,100	\$2,313,600	
13	Holly Graff (Purchase Agreement in Place)	6574 Berkshire Lane N	34-119-22-24-0040	\$309,500	\$314,400	\$280,000	
	Rosa Elia Velazquez Villanueva						
14	Ricardo Figueroa Quiroga	7218 Sunnyslope Dr N	27-119-22-42-0008	\$376,000	\$410,300	\$376,000	
1.5	Dandall C Maliaca Mahaya	10552 Wallington Lo N	01 110 22 22 0020	¢422.200	¢420.800	¢410.800	
15	Randall & Melissa Moberg	10552 Wellington La N	01-119-22-23-0028	\$432,300	\$429,800	\$419,800	
16	Kevin & Kaylene Hautamaki	19098 100th Pl N	07-119-22-22-0065	\$702,600	\$704,800	\$692,700	
17	Raja & Jyothi Tella	14826 64th Ave N	33-119-22-42-0052	\$488,100	\$519,000	\$512,500	
17	Kaja & Tyouri Tena	14020 04til AVC IV	33 113 22 42 0032	Ţ - 00,100	\$313,000	7312,300	
18	Janet & Casey Lund	17266 69th Ave N	29-119-22-33-0061	\$743,800	\$796,400	\$770,300	
19	David & Jan Voges	13881 90th Ave N	15-119-22-24-0024	\$406,000	\$401,000	\$375,000	
	David a sail voges	10001 0011711011	13 113 22 2 1 002 1	ψ 100,000	ψ 101)000	ψο. ο,οοο	
20	Reka Leopold & Lee Meinerz	10550 Union Terrace Lane N	01-119-22-24-0017	\$371,300	\$381,500	\$355,000	
24	Carri Cullan	C275 Faceing La N	24 440 22 22 0027	ĆE0E 400	¢530,000	ć 475 000	
21	Sean Cullen	6275 Empire La N	34-119-22-33-0037	\$505,100	\$520,000	\$475,000	
22	Dennis & Mary Ingledue	10304 107th Pl N	01-119-22-21-0016	\$400,600	\$412,400	\$398,700	



2023 Local Board of Appeal & Equalization Petitioners

		23 Local Board of Appe					
Petitioner Number	Name	Address	Parcel ID	2022 Assessed Value	2023 Assessed Value	Assessor Recommended	
Nullibei	Ivalile	Address	raicerib	Value	value	Value	Local Board Action
23	David & Vicki Cary	8042 Randchview La N	21-119-22-31-0039	\$501,900	\$542,100	\$536,300	
24	Donna O'Connor	18633 81st Place N	19-119-22-24-0020	\$413,800	\$422,700	\$413,800	
25	Gerard Irvin & Janet Grove-Irvin	7153 Birchview Rd N	26-119-22-32-0032	\$652,200	\$678,800	\$656,000	
26	Scott & Lynn Johnson	7682 Everest La N	29-119-22-21-0007	\$520,300	\$558,700	\$553,400	



2023 Local Board of Appeal & Equalization

Tuesday, April 18, 2023

7:00 PM

Council Chambers

City of Maple Grove Government Center

City of Maple Grove 2023 Assessment Summary

Total city market value

2023 \$14.2 billion

2022 \$13.5 billion

The total value of the city increased by 5.8%.

Total new construction assessed value was \$346.6 million.

2023 Market Value Changes by Property Type

Property Type	Value Change			
Single Family	1.2%			
Lakeshore	0.1%			
Townhomes	0.5%			
Condominiums	1.7%			
Duplex & Triplex	4.3%			
Twin Homes	5.7%			
All Residential Property	1.4%			
Commercial	6.1%			
Industrial	21.7%			
Apartments	0.4%			

What is "market value?"

Market value is an estimate of the approximate price for which you could sell your property.

Market value is the price that would tend to prevail under typical, normal competitive open market conditions.

The price obtained at a forced sale shall not be considered.

How are market values estimated?

2023 assessed values are based on sales that took place in the city between October 1, 2021, and September 30, 2022.

Consideration is given to:

- Sales of the subject property, if possible
- Sales of comparable properties within each neighborhood
- Sales of comparable properties within the city

For Local Board purposes, sales on or after October 1, 2022, are also considered, as they are relevant to the value as of the January 2, 2023 assessment date.

What are market condition adjustments?

- Market condition adjustments (time adjustments) are part of the assessment process to help recognize market differences that occur between the date of sales and the assessment date of January 2
- The market condition adjustment is based on a 21-month sales study period. Sales that took place between January of 2021 and September of 2022 are included in the study.
- A market condition adjustment will be applied within the city if the following conditions are met:
 - The city contains 30 sales in the 21-month study period
 - The sales indicate statistical significance

2023 market condition adjustments

Property Type	Annual Adjustment
Single Family	2.55%
Lakeshore	2.55%
Condominiums	2.55%
Townhomes	2.55%
Twin Homes	2.55%
Duplexes/Triplexes	2.55%

How are market value and property tax related?

- The market value reflects the real estate market, and it is independent of the budgeting/property tax process.
- The property tax amount is based on budgets of the county, school district, and city.
- A market value increase does not necessarily equate to an increase in property tax.
- Property tax shift can result from several factors.
 - Differing value changes by property type
 - Value increases above or below the average value increase
 - Property improvements

What are my options for property tax assistance?

Regular property tax refund

Based on income and homestead status

Special property tax refund

Based on homestead status and the amount of property tax increase

Property tax deferral for senior citizens

Based on age, income, length of homestead status and property occupancy

Contact Information:

Minnesota Department of Revenue

651-556-6091

revenue.state.mn.us

What are the responsibilities of the Local Board?

- Review the 2023 estimated market value & classification
- Add omitted property to the assessment roll

The Board has the authority to:

- Increase, decrease or leave values unchanged
- Change property classifications

The Board does not have the authority to:

- Adjust previous years values or classifications
- Adjust property tax amounts
- Exempt property from taxation

How does the Local Board process work?

- The Mayor and City Council serve as the Local Board of Appeal and Equalization.
- Certified members of the Board
 - Councilmembers Hanson, Johnson, Janigo
- Petitioners will present their appeal to the Board based on the agenda, in person or in writing.
- Board will recess until the May 2 reconvene meeting.

How does the Local Board process work?

- The assessor's office provides a written recommendation to the Board and each petitioner.
- The Board will decide on each appeal at the reconvene meeting on Tuesday, May 2.
- Petitioners will be notified by mail of the Board's decision.
- Petitioners not satisfied with the results of the Board may seek further action at the County Board of Appeal and Equalization.

What if I disagree with the Local Board's decision?

County Board of Appeal & Equalization

Monday, June 12, 2023 Hennepin County Government Center

In order to attend petitioners must have appeared before the Local Board of Appeal and Equalization.

An appointment is requested by May 17. To schedule an appointment contact Hennepin County Taxpayer Services at 612-348-7050. Walk in appointments are available.

Staff appraisers from the City of Maple Grove will complete property reviews and recommendations for the County Board of Appeal and Equalization.

Details of the County Board meeting will be included with our decision letter that will be mailed to each petitioner.

City of Maple Grove Assessing Division

763-494-6250 assessing@maplegrovemn.gov