



## 2022 Local Board of Appeal and Equalization

Petitioner # 11

Carl Gruelund

Caroline Gruelund

16332 84th Ave N

20-119-22-12-0037



2022 Assessed Value: \$566,900

Recommendation: No Change

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**City of Maple Grove**  
**Assessing Department**  
**2022 Local Board of Appeal and Equalization**  
**Staff Report**



**Petitioner # 11**

**Property Owner(s):** Carl Gruelund  
 Caroline Gruelund

**Property Address:** 16332 84th Ave N

**PID #:** 20-119-22-12-0037

			Market Value
Assessment Year	2022	\$566,900	
Assessment Year	2021	\$447,800	
Assessment Year	2020	\$448,800	

**Sale:** September 1, 1992      \$225,000      Good Sale

**Assessor Recommendation:**

No Change

**Appraiser:**      **Last Inspection Date:**

Markus Yager      July 23, 2020

**Comments:**

**PETITIONER’S CONCERNS**

The property owner has concerns about their 27% value increase and would like to appeal the value to the Local Board of Appeal and Equalization. The owner is concerned about a large property tax increase based on the recent valuation of the property. The property owner expressed reservations about having the assessor's office conduct a property inspection.

The property owner has also provided our office with a letter that appears at the end of this analysis. In the letter the owner had concerns about the changing land values associated with the property over the last several years. For the 2022 we completed a land value review for all single family homes within the city and many areas experienced large land value increases associated with the 2022 assessment. During the 2021 assessment the land value of the subject property did experience a value reduction of \$10,900. This is not an uncommon occurrence within the assessment process; as one of the last steps in our assessment process is to analyze the valuation changes by neighborhood and often land values within a specific neighborhood are increased or decreased to maintain overall equity within the city.

**DESCRIPTION OF THE SUBJECT**

The subject property is a single-family home located in the Stonebridge development. The site is .53 acres in size and has a pond at the back of the lot. The structure is a 1989 two story home with a walkout basement. The house has an above grade area of 2,461 sq. ft. with 86 percent basement finish.

## COMPARABLE SALES INFORMATION

The three comparable sales are two story homes that sold within the city. The comparable homes were built between the years of 1990 and 1999, and are very similar in size above grade to the subject property. The comparable sales have varying degrees of basement finish. Comparable # 1 is a sale of a two story home within the subject property neighborhood.

## CONCLUSION

When adjusted for differences between the subject and comparable sales, the market indicated value of the subject is \$611,700. Consequently, the sales support the 2022 estimated market value.

The petitioner was concerned about his property taxes. The Local Board does not have the authority to change property taxes; only property values and classifications.

All of the concerns raised in the petitioner's hand written note have been addressed or explained during previous conversations with the petitioner. The property owner cancelled their scheduled Local Board property inspection.

Minnesota Statute 270.12 requires that sale prices used to establish estimated market values for property tax purposes are adjusted for changes in market conditions between the sale date and the assessment date. Due to what happened in the real estate market in 2021, these market condition adjustments were large resulting in significant value growth between the 2021 and the 2022 assessment.

<b>Previous Value Adjustments/Board Appearance:</b>
None

## Subject Data Summary

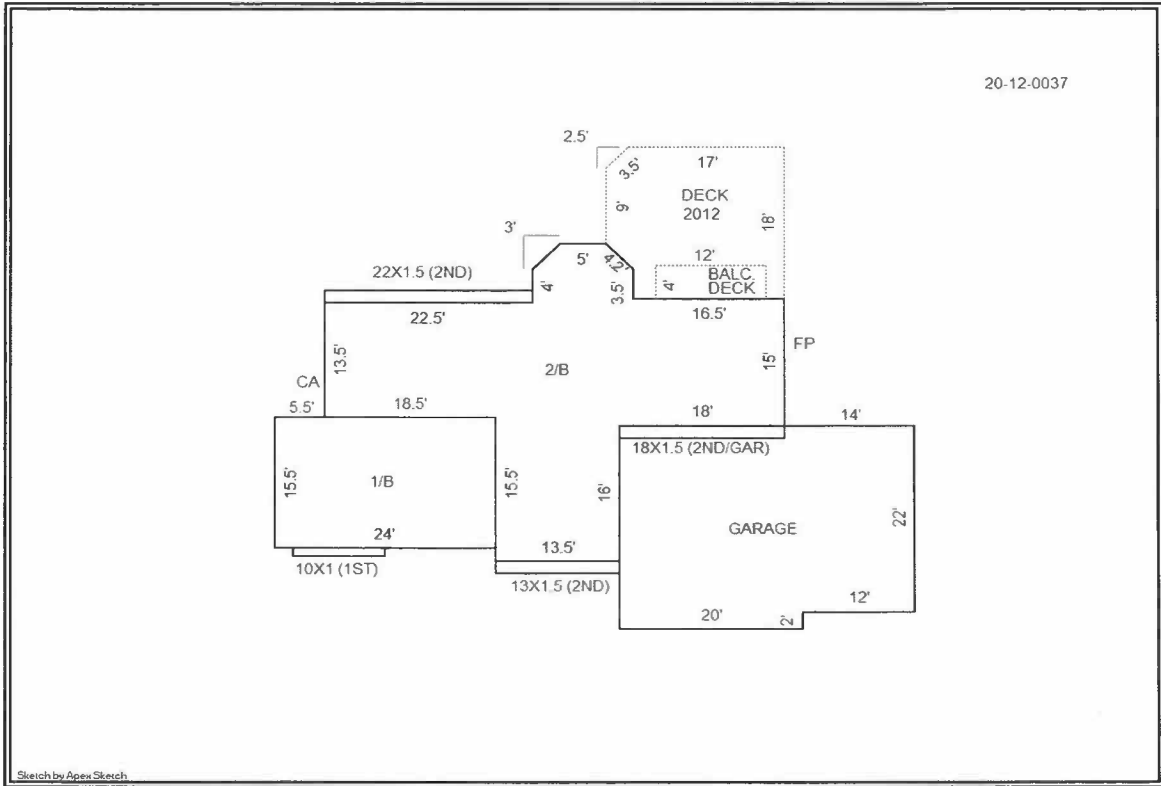
**PID #:** 20-119-22-12-0037  
**Property Address:** 16332 84th Ave N  
Maple Grove, MN 55311  
**Multiple Address:** No  
**Lot/Block:** 022/002  
**Addition:** The Stone Bridge  
**Legal(120):**  
**Owner(s):** Carl Gruelund  
Caroline Gruelund  
**Property Classification:** Residential - Homestead  
**2022 EMV:** 566,900  
**2021 EMV:** 447,800  
**2020 EMV:** 448,800  
**Last Sale:** 9/1/1992 - 225,000 - Other - 11  
**Lot Size:** 22,951 Sq.Ft. / .53 Acres  
**Zoning:** R2B  
**Dwelling Type:** Single Family  
**Style:** Two Story  
**Bedrooms:** 5  
**Baths:** 3  
**Actual Year Built:** 1989  
**Gross Building Area:** 2,461  
**Basement Area:** 1,371  
**Bsmt Finished %:** 86  
**Total Finished Sq Ft:** 3,640  
**Garage #1:** 3 Car Attached  
**Garage #2:** None

## Additional Subject Photos



# Subject Sketch

20-12-0037



Sketch by Apex Sketch

## Sales Comparables



**Comparable 1**







**Comparable 2**



**Comparable 3**



## Sales Comparables

<u>Item</u>	<u>Subject</u>	<u>Comparable 1</u>	<u>Comparable 2</u>	<u>Comparable 3</u>
				
PID	2011922120037	2011922120023	0711922440032	3411922330047
Address	16332 84th Ave N	8492 Zanzibar La N	9311 Narcissus La N	6230 Empire La N
Neighborhood	2012	2012	1822	3433
Sale Price	\$225,000	\$600,000	\$706,000	\$539,000
Sale Date	09/01/1992	06/17/2021	06/01/2021	06/04/2021
Cash Equivalent				
Price Per Sq. Ft.	\$91.43	\$247.63	\$286.76	\$214.74
Dwelling Type	Single Family	Single Family	Single Family	Single Family
Style	Two Story	Two Story	Two Story	Two Story
Property Area	22,951	34,745	15,064	14,393
Actual Age	1989	1991	1999	1990
Effective Age	1989	2003	1999	1994
1st Floor Area	1,381	1,298	1,274	1,290
Total GBA	2,461	2,423	2,462	2,510
Finished Area	3,640	3,029	3,494	3,533
Basement Area	1,371	1,290	1,274	1,263
Basement Finished (%)	86%	47%	81%	81%
Total Bedrooms	5	5	5	5
Total Bathrooms	3	4	4	4
Garage 1 Floor Area	744	710	640	808
Garage 1 # of Cars	3	3	3	3
Garage 1 Placement	Attached	Attached	Attached	Attached
Total # of Cars	3	3	3	3
Walkout Type	Standard Walkout	Standard Walkout	Standard Walkout	Standard Walkout
Air Conditioning	Central	Central	Central	Central
Pool Area-Total				
Fireplaces	2	2	2	2
Deck Area-Total	381		508	
Porches		192		207
Lake				
Subject Value	\$611,700	34.0%	33.0%	33.0%



# **Information Provided by the Petitioner**



TO: Tim Mitchell + Heidi Nelson  
Re Local Board of Appeal Meeting

April 12, 2022

We attended the meeting.

However, it seems that the

City gave "Comps" to most

residents before this meeting

We received NOTHING even

after I spoke to the city

Appraiser by phone re: this

meeting for approx. 45 mins.

What my husband failed to

bring to your attention when

he spoke is, I feel, crucial!

to our case.

The city raised our value by

27%.

However, 2 of the last 3

years, the city has used very

"creative" valuations on our

property. Twice you have lowered

the value of the HOUSE but

raised the land value.

Then you raised the <sup>house</sup> ~~land~~ again

and lowered the <sup>land</sup> ~~house~~ value.

For 2023 you raised the

land only by over \$150,000!!

And you lowered the value of the house by \$1,000.

What kind of accounting is that?

There are no changes or improvements to the land or the house.

\* We are looking for an explanation for the up and down values on our land and house over the last 3-4 years.

Also, there used to be a 12% cap on raising the value.

Now the law is 12% only on the tax.

How do we know how much you will raise our tax? I was told you don't make that assessment until the fall of 2022.

Please contact us re: these concerns.

We do not have internet access or E mail.

Our phone # is 763-420-4257  
Home 16332-84<sup>th</sup> Ave N.  
Maple Grove

Name Carl + Caroline  
Gruelund

Thank you.