



2022 Local Board of Appeal and Equalization

Petitioner # 49

Amy Knooihuizen

Michael Knooihuizen

8565 Upland La N

16-119-22-33-0036



2022 Assessed Value: \$567,600

Recommendation: No Change

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



Petitioner # 49

Property Owner(s): Michael Knooihuizen
 Amy Knooihuizen

Property Address: 8565 Upland La N

PID #: 16-119-22-33-0036

Market Value

Assessment Year 2022	\$567,600
Assessment Year 2021	\$467,000
Assessment Year 2020	\$461,600

Sale: April 1, 2004 \$430,000

Assessor Recommendation:

No Change

Appraiser:

Randy DeJong

Last Inspection Date:

April 12, 2022

Comments:

PETITIONER'S CONCERNS

Petitioner has concerns regarding the increase in their estimated market value and they would like to appeal their value before the Local Board of Appeal & Equalization. The property owner has requested that the 2022 assessed value be less than \$500,000.

DESCRIPTION OF THE SUBJECT

The subject property is a single-family home located in the Shadow Creek development. The site is 0.37 acres in size and the property borders a pond to the rear of the site that encompasses approximately 0.12 acres of their site. The structure is a 1993 built two story walkout home with 2,493 sq. ft. above grade and a finished basement.

COMPARABLE SALES INFORMATION

The three comparables sales consist of two story homes built between the years of 1993 and 2001. The comparable properties are very similar in size, quality and condition when compared to the subject property.

CONCLUSION

When adjusted for differences between the subject and comparable sales the market indicated value of the subject is \$609,100. Consequently, the sales support the 2022 estimated market value.

Minnesota Statute 270.12 requires that sale prices used to establish estimated market value 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 growth between the 2021 and 2022 assessments.

Previous Value Adjustments/Board Appearance:

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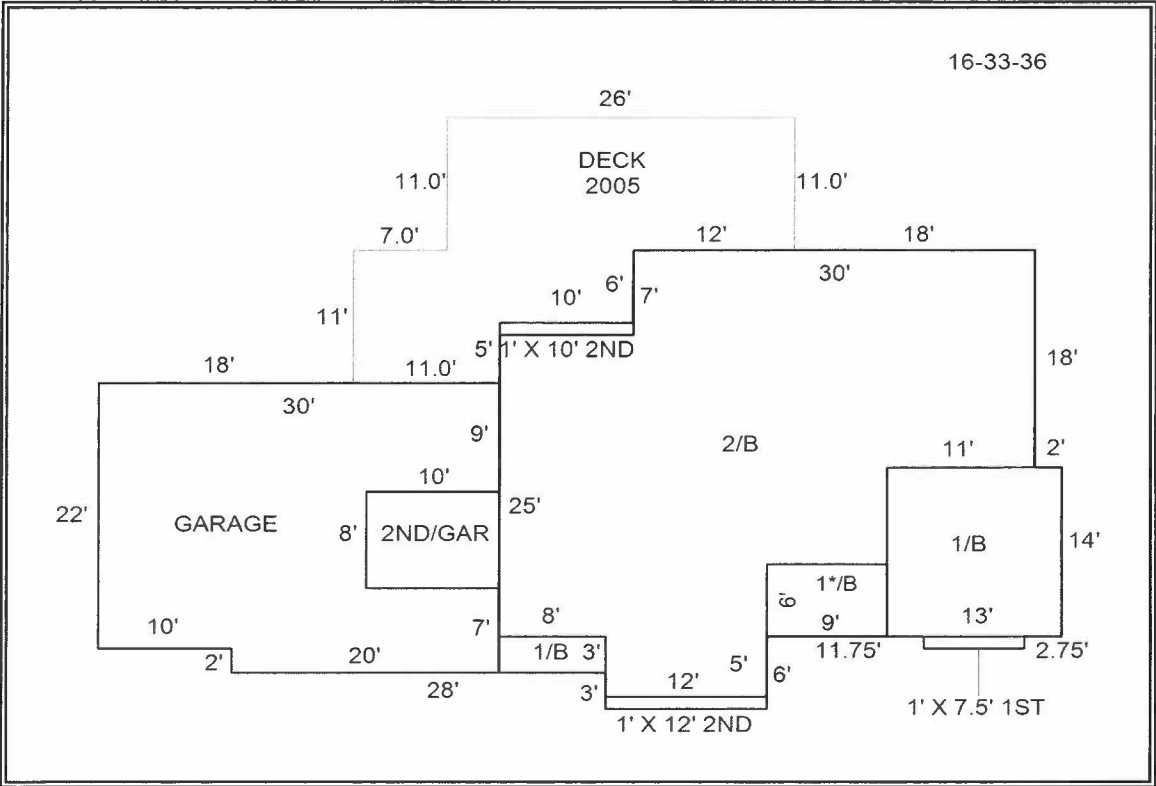
Subject Data Summary

PID #: 16-119-22-33-0036
Property Address: 8565 Upland La N
Maple Grove, MN 55311
Multiple Address: No
Lot/Block: 002/001
Addition: Shadow Creek 6th Addition
Legal(120):
Owner(s): Michael Knooihuizen
Amy Knooihuizen
Property Classification: Residential - Homestead
2022 EMV: 567,600
2021 EMV: 467,000
2020 EMV: 461,600
Last Sale: 4/1/2004 - 430,000 - Other - 11
Lot Size: Sq.Ft. / Acres
Zoning: R2B
Dwelling Type: Single Family
Style: Two Story
Bedrooms: 4
Baths: 4
Actual Year Built: 1993
Gross Building Area: 2,493
Basement Area: 1,322
Bsmt Finished %: 89
Total Finished Sq Ft: 3,670
Garage #1: 3 Car Attached
Garage #2: None

Additional Subject Photos



Subject 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	1611922330036	1611922330067	2011922310007	1711922230101
Address	8565 Upland La N	8630 Upland La N	8122 Everest La N	9060 Jewel La N
Neighborhood	2121	2121	2023	1722
Sale Price	\$430,000	\$485,000	\$590,500	\$595,000
Sale Date	04/01/2004	11/05/2020	05/14/2021	06/23/2021
Cash Equivalent			\$588,500	
Price Per Sq. Ft.	\$172.48	\$213.19	\$226.17	\$230.09
Dwelling Type	Single Family	Single Family	Single Family	Single Family
Style	Two Story	Two Story	Two Story	Two Story
Property Area			15,219	14,381
Actual Age	1993	1993	1997	2001
Effective Age	1993	1993	1997	2001
1st Floor Area	1,329	1,317	1,301	1,322
Total GBA	2,493	2,275	2,602	2,586
Finished Area	3,670	3,349	3,566	3,802
Basement Area	1,322	1,278	1,285	1,322
Basement Finished (%)	89%	84%	75%	92%
Total Bedrooms	4	4	4	4
Total Bathrooms	4	4	4	4
Garage 1 Floor Area	700	832	792	700
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	1	2	1
Deck Area-Total	514	401	236	420
Porches			448	146
Lake				
Subject Value	\$609,100	34.0%	33.0%	33.0%

Information Provided by the Petitioner

Randall DeJong

From: Michael Knooihuizen <michaelknooihuizen@gmail.com>
Sent: Thursday, April 7, 2022 9:49 AM
To: Randall DeJong
Subject: House Valuation

Hi Randy,

I received the 2023 valuation notice for my house and believe the valuation of \$567,600 is significantly higher than what it is worth. Given the limited and irregular lot size, unusable back yard, house size of approximately 2600 square feet, and dated amenities, the value of the house should be below \$500,000.

Thank you for your consideration,

Mike Knooihuizen
8565 Upland Ln N, Maple Grove, MN 55311

