



## 2022 Local Board of Appeal and Equalization

Petitioner # 53

Kevin Kluczynski

Lyuba Kluczynski

9159 Rosewood La N

15-119-22-11-0062



2022 Assessed Value: \$391,800

Recommendation: No Change

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



<b>Petitioner # 53</b>	
<b>Property Owner(s):</b>	Kevin Kluczynski Lyuba Kluczynski
<b>Property Address:</b>	9159 Rosewood La N
<b>PID #:</b>	15-119-22-11-0062
<b>Market Value</b>	
Assessment Year 2022	\$391,800
Assessment Year 2021	\$315,000
Assessment Year 2020	\$290,200
<b>Sale:</b>	August 22, 2017      \$295,000
<b>Assessor Recommendation:</b>	
No Change	
<b>Appraiser:</b>	<b>Last Inspection Date:</b>
Cole Collins	July 20, 2021
<b>Comments:</b>	
<p><b>PETITIONER'S CONCERNS</b></p> <p>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 &amp; Equalization. Petitioner provided comparable sales believed to be a more appropriate indication of market value and is requesting a value increase of 8 percent (+/-) for the 2022 assessment.</p> <p><b>DESCRIPTION OF THE SUBJECT</b></p> <p>The subject property is a single-family home located in the Gleason Estates development. The site is 0.24 acres in size. The structure is a 1988 built split entry home with 993 sq.ft. above grade and a finished basement. The kitchen has been remodeled within the last 10-15 years and is considered to be very good for a home of its age and construction quality. The full bathroom on the upper level has also been updated.</p> <p><b>COMPARABLES INFORMATION</b></p> <p>Two of the three comparable sales used within our valuation analysis are located in the subject property neighborhood. All three comparable sales are split entry homes with basement finish. The comparable sales were built between the years of 1984 and 1988 and are very similar to the subject property.</p>	

## CONCLUSION

The petitioner provided several comparable sales. However, the sale prices have not been adjusted to account for differences between the subject and comparable sales. The adjusted sale prices of the comparable sales provided by the petitioner support the 2022 assessed valuation of \$391,800.

When adjusted for differences between the subject and comparable sales the market indicated value of the subject is \$413,900. 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:**

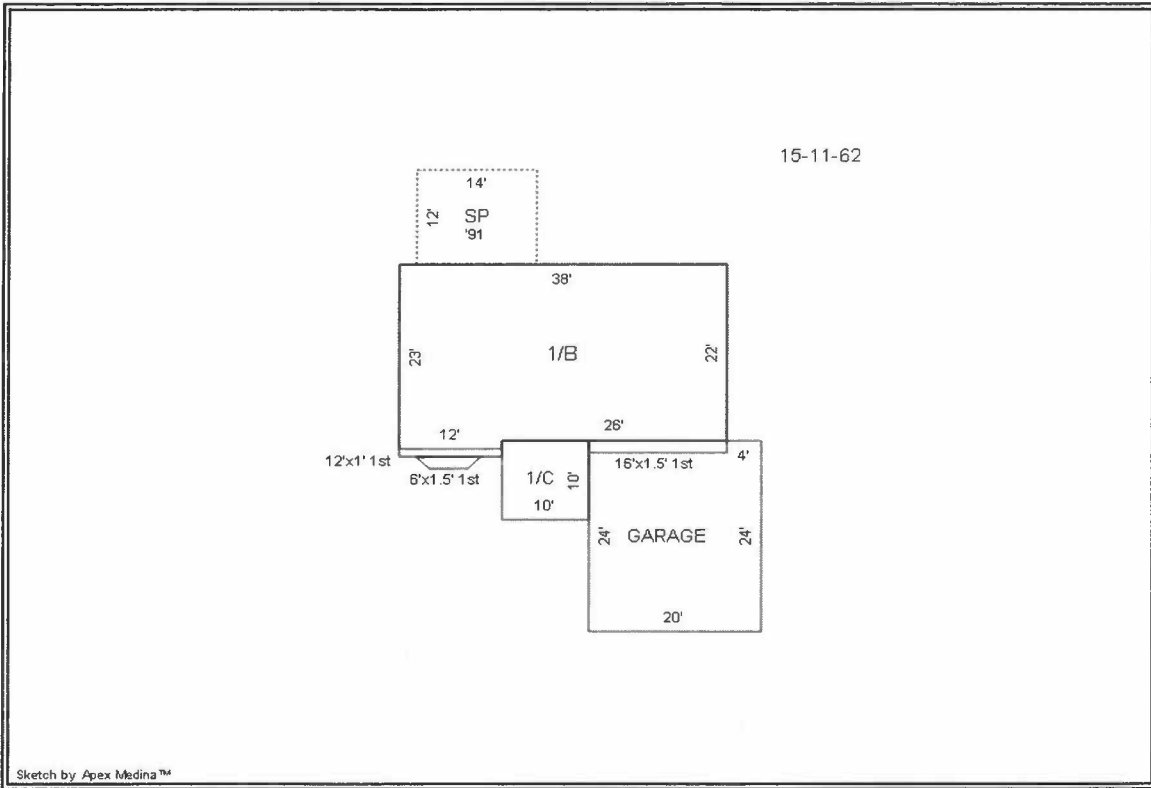
## Subject Data Summary

**PID #:** 15-119-22-11-0062  
**Property Address:** 9159 Rosewood La N  
Maple Grove, MN 55369  
**Multiple Address:** No  
**Lot/Block:** 005/003  
**Addition:** Gleason Estates 2nd Addition  
**Legal(120):**  
**Owner(s):** Kevin Kluczynski  
Lyuba Kluczynski  
**Property Classification:** Residential - Homestead  
**2022 EMV:** 391,800  
**2021 EMV:** 315,000  
**2020 EMV:** 290,200  
**Last Sale:** 8/22/2017 - 295,000 - Warranty Deed - 01  
**Lot Size:** 10,400 Sq.Ft. / .24 Acres  
**Zoning:** R2  
**Dwelling Type:** Single Family  
**Style:** Split Entry/Foyer  
**Bedrooms:** 3  
**Baths:** 2  
**Actual Year Built:** 1988  
**Gross Building Area:** 993  
**Basement Area:** 848  
**Bsmt Finished %:** 80  
**Total Finished Sq Ft:** 1,671  
**Garage #1:** 2 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	1511922110062	1411922210029	1511922110018	1511922140050
Address	9159 Rosewood La N	9158 Ives La N	9159 Quinwood La N	8913 Quinwood La N
Neighborhood	1422	1421	1422	1422
Sale Price	\$295,000	\$365,000	\$371,000	\$362,000
Sale Date	08/22/2017	04/22/2021	03/31/2021	08/16/2021
Cash Equivalent				
Price Per Sq. Ft.	\$297.08	\$359.25	\$333.93	\$340.87
Dwelling Type	Single Family	Single Family	Single Family	Single Family
Style	Split Entry/Foyer	Split Entry/Foyer	Split Entry/Foyer	Split Entry/Foyer
Property Area	10,400	12,000	10,003	10,563
Actual Age	1988	1984	1988	1988
Effective Age	2005	2005	2000	1988
1st Floor Area	993	1,016	1,111	1,062
Total GBA	993	1,016	1,111	1,062
Finished Area	1,671	1,802	2,026	1,936
Basement Area	848	864	1,028	1,040
Basement Finished (%)	80%	91%	89%	84%
Total Bedrooms	3	3	4	4
Total Bathrooms	2	2	2	2
Garage 1 Floor Area	480	440	528	528
Garage 1 # of Cars	2	2	2	2
Garage 1 Placement	Attached	Attached	Attached	Attached
Total # of Cars	2	2	2	2
Walkout Type		Standard Walkout		Standard Walkout
Air Conditioning	Central	Central	Central	Central
Pool Area-Total				
Fireplaces	1			
Deck Area-Total		160	124	567
Porches	168			110
Lake				
Subject Value	\$413,900	34.0%	33.0%	33.0%



# **Information Provided by the Petitioner**



12800 Arbor Lakes Parkway N  
Maple Grove, MN 55369  
Assessor: Cole Collins

Property Owner: Kevin Kluczynski  
9159 Rosewood Lane N  
Maple Grove, MN, 55369

April 12th, 2022

**SUBJECT: Request 2023 Property Tax Assessment Appeal**

Dear Cole,

Kindly find this letter as my notice to appeal my property tax assessment. Below are a few reasons listed out that explain why my home is overassessed.

- In our neighborhood there are more appropriate comparable sales where I would arrive at a lesser value than our assessed \$395,000, below are 3 examples:
  - SOLD PRICE \$362,000 on 8/16/2021  
[https://www.zillow.com/homedetails/8913-Quinwood-Ln-N-Maple-Grove-MN-55369/1834783\\_zpid/](https://www.zillow.com/homedetails/8913-Quinwood-Ln-N-Maple-Grove-MN-55369/1834783_zpid/)  
8913 Quinwood Lane N Maple Grove, MN 55369  
4 Bedrooms vs our 3 Bedrooms/Same 2 Baths  
1,980 sq ft vs our 1,787 sq ft  
\$183/sq ft vs our assessed \$221/sq ft
  - SOLD PRICE \$361,000 on 9/27/2021  
[https://www.zillow.com/homedetails/9298-Sycamore-Ln-N-Maple-Grove-MN-55369/1834512\\_zpid/](https://www.zillow.com/homedetails/9298-Sycamore-Ln-N-Maple-Grove-MN-55369/1834512_zpid/)  
9298 Sycamore Lane N Maple Grove, MN 55369  
Same 3 Bedrooms/2 Baths

1,812 sq ft vs our 1,787 sq ft  
\$199/sq ft vs our assessed \$221/sq ft

- SOLD PRICE \$375,000 on 6/10/2021  
[https://www.zillow.com/homedetails/9164-Rosewood-Ln-N-Maple-Grove-MN-55369/1834482\\_zpid/](https://www.zillow.com/homedetails/9164-Rosewood-Ln-N-Maple-Grove-MN-55369/1834482_zpid/)  
9164 Rosewood Lane N Maple Grove, MN 55369  
Same 3 Bedrooms/2 Baths  
2,023 sq ft vs our 1,787 sq ft  
\$185/sq ft vs our assessed \$221/sq ft
- Market conditions over 2021 have remained consistent in our neighborhood ranging from \$183-\$199/sq ft representing a max change of +/-8%
- Housing market based on some lead indicators is poised to slow down
  - Interest rates of ~5% on a 30 year vs less than ~3% PY
  - Supply chain bottlenecks created shortage of materials for builders increasing demand on 2021 housing market
  - Economic stimulus payments to households in 2021 no plan to renew in 2022

As you see from the information provided above I request for a reduction in my property's value and change my property tax assessment based on the information I have provided. I would be glad to discuss this further. I can be reached at (814) 920 - 3357 or Kevklu@gmail.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin Kluczynski". The signature is fluid and cursive, with a large initial "K" and "K" at the end.

Kevin Kluczynski