



2022 Local Board of Appeal and Equalization

Petitioner # 59

Hilemen Family Protection Trust

Kristen Kopick (Rel)

9239 Annapolis La N

15-119-22-21-0005



2022 Assessed Value: \$403,100

Recommendation: No Change

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



Petitioner # 59

Property Owner(s): Kristen Kopick (Rel)
Hilemen Family Protection Trust

Property Address: 9239 Annapolis La N

PID #: 15-119-22-21-0005

Market Value

Assessment Year 2022	\$403,100
Assessment Year 2021	\$326,500
Assessment Year 2020	\$306,500

Sale: June 21, 2019 \$330,000

Assessor Recommendation:

No Change

Appraiser:

Cole Collins

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 and Equalization. The property owner has provided a letter detailing comparable sales that fall outside of the sales ratio study period for the 2022 assessment consideration. The property owner is requesting a reduction of the 2022 assessed value between \$345,000 and \$360,000. The letter from the property owner appears at the end of this analysis.

DESCRIPTION OF THE SUBJECT

The subject property is a single-family home located in the Kerber Bros Rolling Hills development. The site is 0.31 acres in size. The structure is a 1969 built one story/rambler home with 1,356 sq. ft. above grade and a finished basement. The main level of the home was renovated in 2017 including new custom kitchen with high end finishes, 2 bathroom remodels, and new laminate flooring throughout main level. The subject property had a one story addition with basement containing 264 sf. ft., that was added behind the garage of the home in 1992.

The comparable sale properties located at 9054 Rice Lake Rd N and 9223 Annapolis Ln N are discussed by the petitioner in his letter. They were originally provided by the Assessor's Office, along with other sales information for consideration in our initial value discussions with the property owner. However, both of these comparable sales fall outside of the sales ratio study period of 10/1/20 to 9/30/21. Although, these two comparable sales are not included in our formal

valuation analysis contained within this report; the adjusted values of these comparable sale properties do provide a good indication of market value for the subject property. Once adjusted for differences between the subject and each of these specific sales, these two sales support the 2022 assessed valuation of the subject property.

The petitioner mentions foundation cracks and lawn drainage issues in his letter. Based on observations when physically viewing the interior and the exterior of the home, foundation cracks appeared relatively minor in nature and are considered typical for a home of this age in this area of the city. There were no observable site drainage issues of note at the time of inspection. The owner did not provide documentation with cost estimates to cure these issues.

COMPARABLES INFORMATION

The three comparable sales are rambler properties built between the years of 1996 and 2003, The three comparable sales have walkout basements with similar amounts basement finish as the subject property.

CONCLUSION

When adjusted for differences between the subject and comparable sales the market indicated value of the subject is \$434,000. 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:

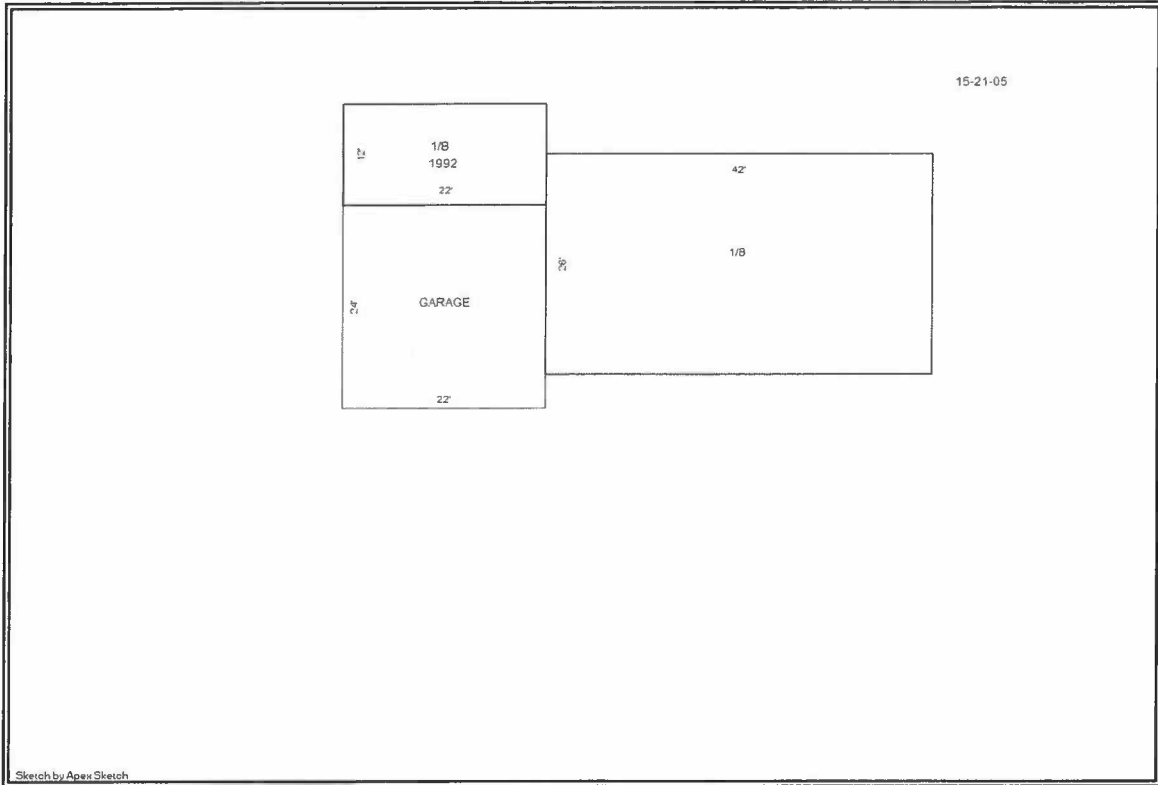
Subject Data Summary

PID #:	15-119-22-21-0005
Property Address:	9239 Annapolis La N Maple Grove, MN 55369
Multiple Address:	No
Lot/Block:	004/001
Addition:	Kerber Bros Rolling Hills Addition
Legal(120):	
Owner(s):	Kristen Kopick (Rel) Hilemen Family Protection Trust
Property Classification:	Residential - Homestead
2022 EMV:	403,100
2021 EMV:	326,500
2020 EMV:	306,500
Last Sale:	6/21/2019 - 330,000 - Warranty Deed - 01
Lot Size:	13,498 Sq.Ft. / .31 Acres
Zoning:	R2
Dwelling Type:	Single Family
Style:	One Level/Rambler
Bedrooms:	4
Baths:	2
Actual Year Built:	1969
Gross Building Area:	1,356
Basement Area:	1,356
Bsmt Finished %:	72
Total Finished Sq Ft:	2,332
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	1511922210005	1411922210096	0111922310011	1211922340108
Address	9239 Annapolis La N	11975 93rd Ave N	10503 103rd Ave N	10308 93rd Ave N
Neighborhood	1521	1421	0111	1211
Sale Price	\$330,000	\$350,000	\$360,063	\$372,777
Sale Date	06/21/2019	05/12/2021	05/07/2021	04/16/2021
Cash Equivalent				
Price Per Sq. Ft.	\$243.36	\$269.23	\$308.54	\$277.36
Dwelling Type	Single Family	Single Family	Single Family	Single Family
Style	One Level/Rambler	One Level/Rambler	One Level/Rambler	One Level/Rambler
Property Area	13,498	14,067	11,912	12,329
Actual Age	1969	1974	1974	1966
Effective Age	1999	1996	1994	1986
1st Floor Area	1,356	1,300	1,167	1,344
Total GBA	1,356	1,300	1,167	1,344
Finished Area	2,332	2,275	2,127	2,515
Basement Area	1,356	1,300	1,104	1,464
Basement Finished (%)	72%	75%	87%	80%
Total Bedrooms	4	3	4	4
Total Bathrooms	2	2	2	2
Garage 1 Floor Area	528	528	513	520
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		Standard Walkout
Air Conditioning	Central	Central	Central	Central
Pool Area-Total				
Fireplaces				1
Deck Area-Total				320
Porches				
Lake				
Subject Value	\$434,000	34.0%	33.0%	33.0%

Information Provided by the Petitioner

Coleman Collins

From: gary hileman <garyhileman@hotmail.com>
Sent: Thursday, April 7, 2022 4:21 PM
To: Coleman Collins
Cc: Kristen Kopick
Subject: Fwd: Online Form Submittal: Local Board of Appeal & Equalization application

Hi Cole,

I filed this claim to make sure I met your deadline for appeal. Kristen will see you 4/12/22 @9:30 am, for inspection. As I mentioned the 3 properties that are closest to my home and more accurate, are these three: 13765 93rd Ave N; sold 11/25/20 \$335K; Sold for \$382K summer 2021: assessed \$349K; new siding & roof and interior, has deck, fireplace, & nice landscaping vs. my not having these updates.

The 2nd most accurate is: 9054 Rice Lk Rd, assessed: 362K; Sold \$321K - 4/14/20 & Sold again \$390K - 1/14/22, has fireplace, new roof, & nice landscape.

Third most accurate: 9223 annapolis Ln N; Assesed \$338K; Sold 10/28/21 \$360K; Has 5 Bdrms.,2 baths, finished basement, very nice landscaping, and large patio. Exterior and interior very similar to my home.

Also, I have OLD Drop ceiling tiles vs. drywall ceilings in the other 3 properties, and I have foundation cracks surrounding home & lawn drainage problems.

In my opinion after thoroughly researching and inspecting the properties above, these three seem closest to mine and therefore I'm requesting my TMV be Lowered to reflect more accurate Value\$. I Feel TMV should be between \$345K-360K. I'll anxiously await your decision and hopefully get a lower TMV Assesment!

Thank you in advance for all of your time and effort, it is very much appreciated!

Regards,

Gary Hieman
616-648-0426

Begin forwarded message:

From: noreply@civicplus.com
Subject: Online Form Submittal: Local Board of Appeal & Equalization application
Date: April 7, 2022 at 3:37:55 PM EDT
To: garyhileman@hotmail.com

