



2022 Local Board of Appeal and Equalization

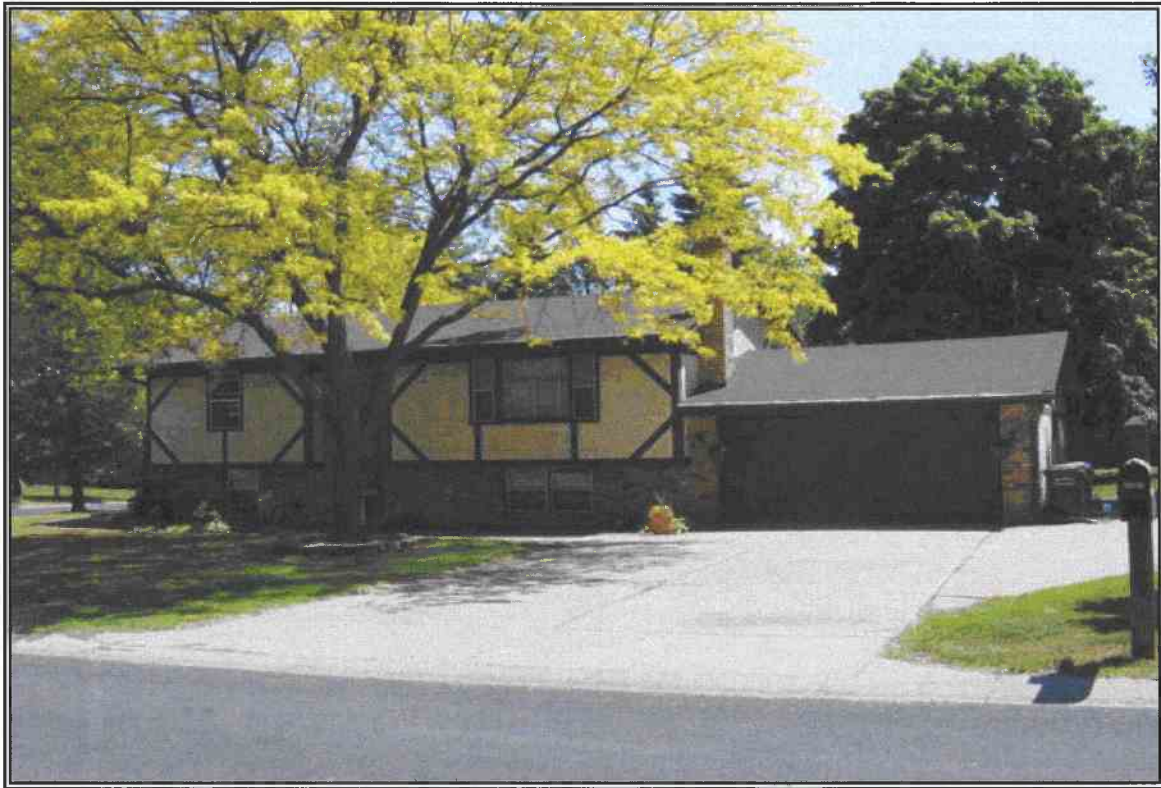
Petitioner # 60

Kiersty A M. Santos

Nathan D. Santos

11501 65th Pl N

35-119-22-42-0076



2022 Assessed Value: \$388,500
Recommendation: Reduction to \$385,500

This report is not an appraisal as defined in M.S. § 82B.02 (subd.3) nor does it comply with the Uniform Standards of Professional Appraisal Practice. It is intended to be used as a reference only and any use other than its intended use is prohibited and unlawful. The author does not represent this to be an appraisal and is not responsible for any inappropriate use. It is a report of public records using a mass appraisal technique.



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



Petitioner # 60

Property Owner(s): Nathan D. Santos
 Kiersty A M. Santos

Property Address: 11501 65th Pl N

PID #: 35-119-22-42-0076

		Market Value
	Assessment Year 2022	\$388,500
	Assessment Year 2021	\$310,400
	Assessment Year 2020	\$304,700

Sale: December 9, 2016 \$265,000

Assessor Recommendation:

Reduction to \$385,500

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.

DESCRIPTION OF THE SUBJECT

The subject property is a single-family home located in the Cedar Island development. The site is 0.58 acres in size. The structure is a 1970 split entry home with 1,206 sq. ft. above grade and a finished basement. There is a 1987 addition at the back of the home consisting of a porch, deck, and additional living space over basement.

COMPARABLES INFORMATION

The three comparable sales used in our valuation review of the property are split level homes located in the subject property neighborhood. The comparable sales were built between the years of 1972 and 1977 and each of the comparable sales have basement finish.

CONCLUSION

The subject property was viewed and remeasured on 4/12/2022. Based on updated measurements and an interior review of the property we are recommending a value reduction to \$385,500.

When adjusted for differences between the subject and comparable sales, the market indicated value of the subject is \$395,700. Consequently, the sales support the 2022 estimated market value.

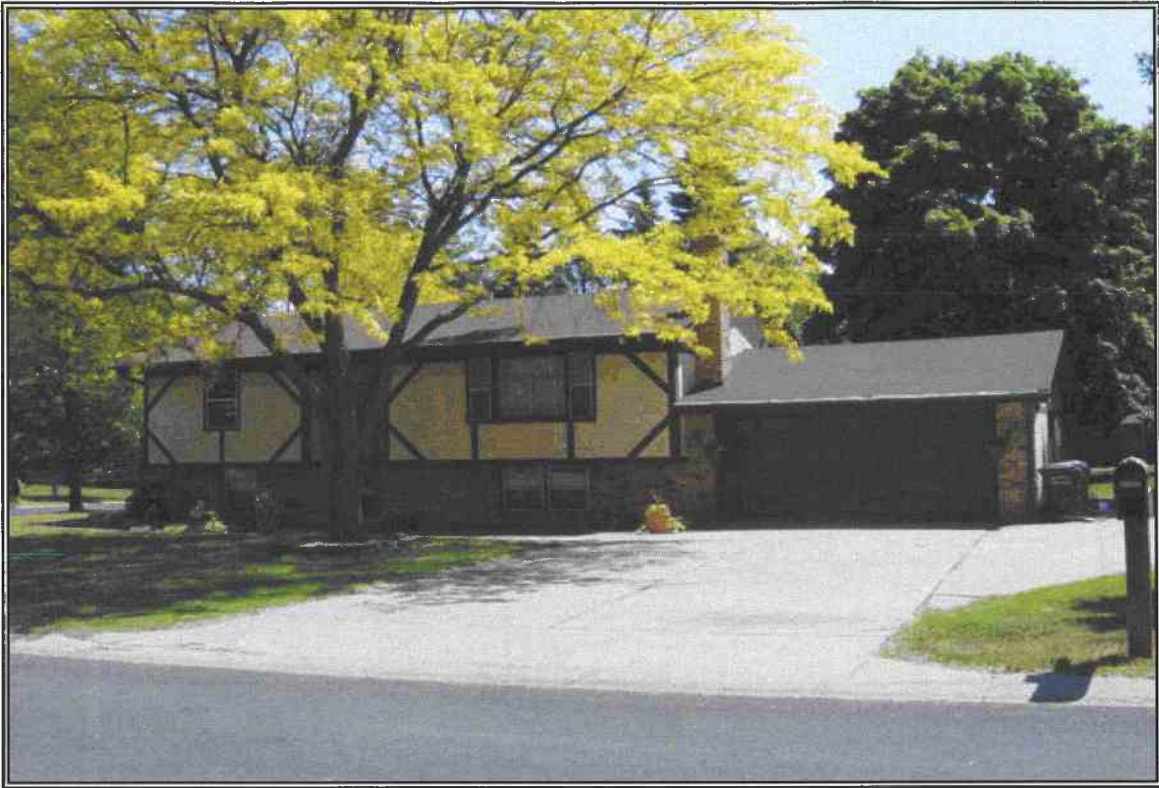
Minnesota Statute 270.12 requires that sale prices used to establish estimated market value for property tax purposes are adjusted for changes in market conditions between the sale date and the assessment date. Due to what happened in the real estate market in 2021, these market condition adjustments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

Previous Value Adjustments/Board Appearance:

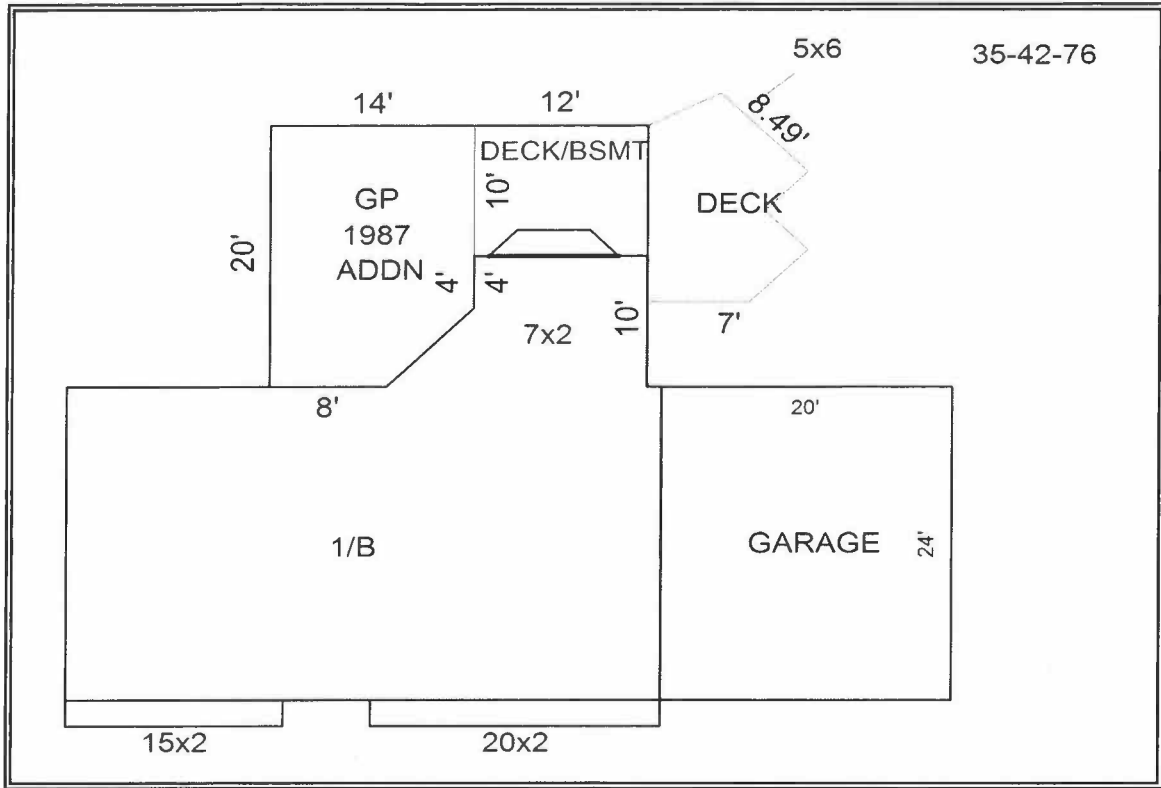
Subject Data Summary

PID #:	35-119-22-42-0076
Property Address:	11501 65th Pl N Maple Grove, MN 55369
Multiple Address:	No
Lot/Block:	003/001
Addition:	Tobias Addn
Legal(120):	
Owner(s):	Nathan D Santos Kiersty A M Santos
Property Classification:	Residential - Homestead
2022 EMV:	388,500
2021 EMV:	310,400
2020 EMV:	304,700
Last Sale:	12/9/2016 - 265,000 - Warranty Deed - 01
Lot Size:	25,210 Sq.Ft. / .58 Acres
Zoning:	R2
Dwelling Type:	Single Family
Style:	Split Entry/Foyer
Bedrooms:	3
Baths:	2
Actual Year Built:	1970
Gross Building Area:	1,206
Basement Area:	1,504
Bsmt Finished %:	62
Total Finished Sq Ft:	2,138
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	3511922420076	3511922410014	3511922120019	3511922110144
Address	11501 65th Pl N	6420 Deerwood La N	6808 Forestview La N	6804 Cottonwood La N
Neighborhood	3512	3512	3512	3512
Sale Price	\$265,000	\$414,900	\$327,000	\$374,000
Sale Date	12/09/2016	10/26/2021	10/16/2020	07/21/2021
Cash Equivalent				
Price Per Sq. Ft.	\$219.73	\$304.18	\$293.80	\$232.59
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	25,210	16,793	14,803	12,420
Actual Age	1970	1977	1973	1972
Effective Age	1973	1980	1978	1977
1st Floor Area	1,206	1,364	1,113	1,608
Total GBA	1,206	1,364	1,113	1,608
Finished Area	2,138	2,437	1,567	2,675
Basement Area	1,504	1,248	1,080	1,286
Basement Finished (%)	62%	86%	42%	83%
Total Bedrooms	3	3	3	4
Total Bathrooms	2	3	2	2
Garage 1 Floor Area	480	528	528	824
Garage 1 # of Cars	2	2	2	2
Garage 1 Placement	Attached	Attached	Tuck Under	Attached
Total # of Cars	2	2	2	2
Walkout Type				
Air Conditioning	Central	Central	Central	Central
Pool Area-Total				
Fireplaces	1	1	1	1
Deck Area-Total	241	556	288	221
Porches	262			
Lake				
Subject Value	\$395,700	34.0%	33.0%	33.0%

Information Provided by the Petitioner

Markus Yager

From: nathan santos <twoowurds@hotmail.com>
Sent: Friday, April 8, 2022 3:58 PM
To: Markus Yager
Subject: Re: Appeal info

Hello Markus,

Thank you for working with us to address this issue. We really appreciate your time.

We are appealing our property's value assessment. We have done no improvements or remodels to the property in the 5 years since we purchased it for \$265,000 & our TMV has been raised to \$386,225 from \$301,096 last year. There is no justifiable reason for our taxable market value to have increased \$85,129 in one year.

Our realtor will provide comparative sales in the area if needed.

thank you kindly,

Nathan & Kiersty Santos
612-518-1597
11501 65th place N
Maple Grove MN 55369
PROPERTY ID # 35-119-22 42 0076

From: Markus Yager <myager@maplegrovern.gov>
Sent: Thursday, April 7, 2022 1:47 PM
To: twoowurds@hotmail.com <twoowurds@hotmail.com>
Subject: Appeal info

Nathan,

As discussed, here is the link to our [Local Board](#) page. You will find more information on the appeals process as well as the link to fill out a Local Board application. If you do want to appeal in writing, please respond with an email back stating your reasons for appeal.

Let me know if you have any questions.

Thanks!

Markus

Markus Yager, SAMA

Appraiser

763-494-6262

myager@maplegrovern.gov

