



2022 Local Board of Appeal and Equalization

Petitioner # 102

Erin Mies

Joseph Mies

11798 67th Pl N

35-119-22-12-0057



2022 Assessed Value: \$424,200

Recommendation: No Change

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



Petitioner # 102

Property Owner(s): Joseph Mies
 Erin Mies

Property Address: 11798 67th Pl N

PID #: 35-119-22-12-0057

		Market Value
Assessment Year	2022	\$424,200
Assessment Year	2021	\$341,200
Assessment Year	2020	\$325,300

Sale: March 13, 2013 \$259,000

Assessor Recommendation:

No Change

Appraiser:

Last Inspection Date:

Markus Yager

April 12, 2022

Comments:

PETITIONER'S CONCERNS

Petitioner has concerns regarding the increase in their estimated market value and would like to appeal their value before the Local Board of Appeal & Equalization. Petitioner is also concerned about value in comparison with neighboring properties.

DESCRIPTION OF THE SUBJECT

The subject property is a single family home located in the Villages at Eagle Lake development. The site is 0.23 acres in size. The structure is a 1975 split entry with 1,504 sq. ft. above grade and a finished basement. The kitchen and bathrooms have been updated.

COMPARABLE SALES INFORMATION

All three comparable sales are in the same neighborhood as the subject property, are similar quality split entry homes, and have finished basements. The comparable sales are adjusted for differences to the subject property.

ADDITIONAL COMMENTS

Comparing the subject property to nearby properties, a primary factor in the subject property's higher value compared to many surrounding properties is the subject's higher above grade square footage and some interior updating. When compared to properties in the subject's neighborhood

that are more similar in size and level of updating, the subject's value is similar.

CONCLUSION

When adjusted for differences between the subject and comparable sales the market indicated value of the subject is \$453,800. 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:

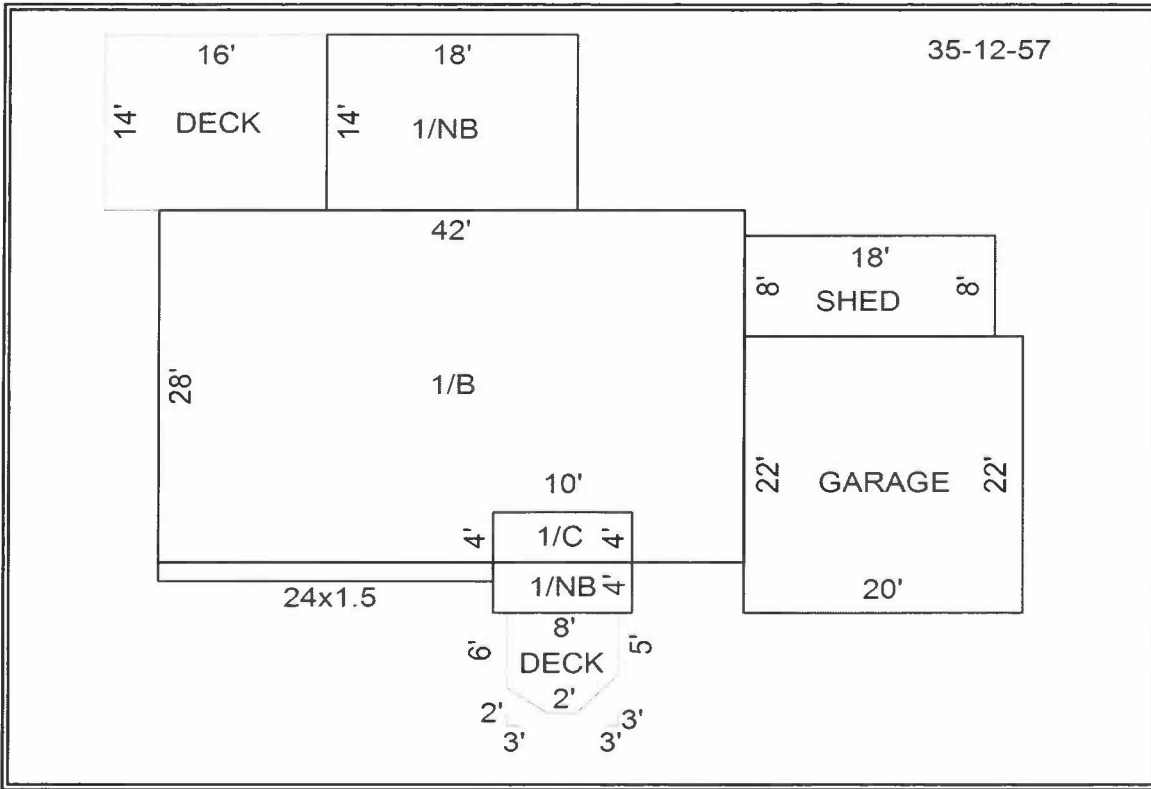
Subject Data Summary

PID #: 35-119-22-12-0057
Property Address: 11798 67th Pl N
Maple Grove, MN 55369
Multiple Address: No
Lot/Block: 005/001
Addition: Villages at Eagle Lake 2nd Addition
Legal(120):
Owner(s): Joseph Mies
Erin Mies
Property Classification: Seasonal-Residential Rec - Non-Homestead
2022 EMV: 424,200
2021 EMV: 341,200
2020 EMV: 325,300
Last Sale: 3/13/2013 - 259,000 - Warranty Deed - 01
Lot Size: 10,034 Sq.Ft. / .23 Acres
Zoning: R2PUD
Dwelling Type: Single Family
Style: Split Entry/Foyer
Bedrooms: 4
Baths: 2
Actual Year Built: 1975
Gross Building Area: 1,504
Basement Area: 1,136
Bsmt Finished %: 87
Total Finished Sq Ft: 2,492
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	3511922120057	3511922120005	3511922240124	3511922110130
Address	11798 67th Pl N	6801 Deerwood La N	6580 East Fish Lake Rd	6806 Deerwood La N
Neighborhood	3512	3512	3512	3512
Sale Price	\$259,000	\$395,000	\$415,000	\$435,000
Sale Date	03/13/2013	06/09/2021	05/27/2021	04/07/2021
Cash Equivalent				
Price Per Sq. Ft.	\$172.21	\$265.99	\$303.14	\$318.91
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	10,034	14,600	12,350	16,402
Actual Age	1975	1973	1978	1972
Effective Age	1994	1996	2000	1998
1st Floor Area	1,504	1,485	1,369	1,364
Total GBA	1,504	1,485	1,369	1,364
Finished Area	2,492	2,450	2,347	2,521
Basement Area	1,136	1,440	1,008	1,286
Basement Finished (%)	87%	67%	97%	90%
Total Bedrooms	4	3	5	6
Total Bathrooms	2	2	2	3
Garage 1 Floor Area	440	528	470	440
Garage 1 # of Cars	2	2	2	2
Garage 1 Placement	Attached	Tuck Under	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	1	
Deck Area-Total	281	504	192	240
Porches				
Lake				
Subject Value	\$453,800	34.0%	33.0%	33.0%

Information Provided by the Petitioner

Markus Yager

From: Joe Mies <joe.mies@gmail.com>
Sent: Thursday, April 7, 2022 9:11 AM
To: Markus Yager
Subject: Re: Appeal

Joe Mies
11798 67th Pl N, Maple Grove, MN 55369

The reason for my questioning is given the purchase prices within my block and tax assessments within my neighborhood. The value of my house for similar sized houses range from 360-400 within a 2 block radius. Not sure what differences my similar sized lot - I also have not made capital improvement projects.

I will fill out the application.

Joe

On Wed, Apr 6, 2022 at 2:59 PM Markus Yager <myager@maplegrovern.gov> wrote:

Yes, sorry for the confusion. I will do a walkthrough of the interior of property and measure the exterior. If you have any additional questions or concerns I can answer those as well.

Also, because of the proximity to the Local Board meeting, I likely won't be able to process the review by the meeting on 4/12. In light of this, you need to fill out an online application for your property. You can fill out that application [here](#):

[Form Center • Maple Grove, MN • CivicEngage \(maplegrovern.gov\)](#)

Also, if you could respond to this email with your name and address and why you think the value is too high, I can use that at the Local Board meeting Tuesday night as your written appeal. If you would like to appear in person at the meeting, that is an option as well and this email is not necessary – just let me know.

If you have any questions about any of this, don't hesitate to reach out.

Thanks,

Markus

Markus Yager, SAMA

Appraiser

763-494-6262

myager@maplegrovern.gov



From: Joe Mies <joe.mies@gmail.com>

Sent: Wednesday, April 6, 2022 12:00 PM

To: Markus Yager <myager@maplegrovern.gov>

Subject: Re: Appeal

Sounds good. I'm assuming this will be at our house?

On Wed, Apr 6, 2022 at 8:41 AM Markus Yager <myager@maplegrovern.gov> wrote:

9:30 Tues AM?

Thanks,

Markus

Markus Yager, SAMA

Appraiser

763-494-6262