

To: Chuck Stifter, Parks and Recreation Director
CC: Heidi Nelson, City Administrator; Greg Sticha, Finance Director

From: Markus Yager, City Assessor

Date: November 22, 2022

Subject: 2023 Assessed Land Values/Park Dedication Fees

The chart below indicates the typical values per acre that will be used for the 2023 assessment for developable vacant parcels in the City of Maple Grove.

2023 ASSESSED LAND VALUES PER ACRE

Property Classification	January 2, 2022	January 2, 2023	Percent Change
Residential	\$133,000	\$133,000	0.0%
Industrial	\$185,000	\$185,000	0.0%
Commercial	\$305,000	\$305,000	0.0%

Over the past year, there were a limited number of acreage sales that took place in Maple Grove. These sales did not demonstrate the need for any assessed value changes for vacant land for the 2023 assessment.

If you have any questions about this information, please feel free to contact me.

Disclaimers:

This information was prepared for the Maple Grove Parks and Recreation Department. The intended use of this information is to assist the Parks and Recreation Department in determining annual park dedication fees; this information is not intended for any other purpose.

This memo does not constitute an appraisal as defined by Minnesota Statute. It does not comply with the Uniform Standards of Professional Appraisal Practice (USPAP). A value estimate for a specific property would require a USPAP compliant appraisal report.