

City of Maple Grove



2021 Annual Assessment Summary

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2021 Assessment Summary

The 2021 assessment for the City of Maple Grove was completed and delivered to Hennepin County on January 22, 2021 in accordance with state statute and Hennepin County procedures.

The staff of the assessing department reviewed 5,515 properties during our quintile review process for the 2021 assessment. The appraisal staff also reviewed 2,509 building permits for homes that had improvements or remodeling projects during the past year. The assessor's office inspected and valued 77 homes that were completed as new construction in 2020 and reviewed 88 homes that were partially complete as of January 2, 2021.

The sales volume of 1,351 homes, used within the residential real estate analysis for the City of Maple Grove was 23 percent less than the previous year's sales volume. Residential sales data between October of 2019 and September of 2020 indicated that market values were generally increasing throughout the city. We continue to experience varying valuation trends for the each property type at the neighborhood level. The majority of neighborhoods within the city experienced a value increase and a limited number of neighborhoods demonstrated little or no value change. The assessed values of single homes in the lower values ranges experienced the greatest amount of value increase as the upper bracket of residential properties experienced modest value increases for the 2021 assessment. The overall increase of assessed values within the residential market in the city was typical among communities in the metro area and can be associated with overall value growth within the real estate market.

The 2021 assessment for the City of Maple Grove contains 26,089 parcels of property within the city. The city has a total estimated market value of 11.25 billion dollars for the 2021 assessment. The total estimated market value of the City of Maple Grove increased by 6.1 percent for the 2021 assessment, last year the total assessed value was slightly over 10.6 billion dollars. The assessed value of new construction within the city for 2020 was 207.5 million dollars; the amount of new construction within the city decreased by 21 percent from the previous year's assessment to 163.8 million dollars in 2021. Excluding new construction from the 2021 assessment results in the overall value of the city increasing by 4.5 percent, a value increase over 480 million dollars. The graphic below details and compares the 2020 and the 2021 assessed values and new construction amounts for the City of Maple Grove.

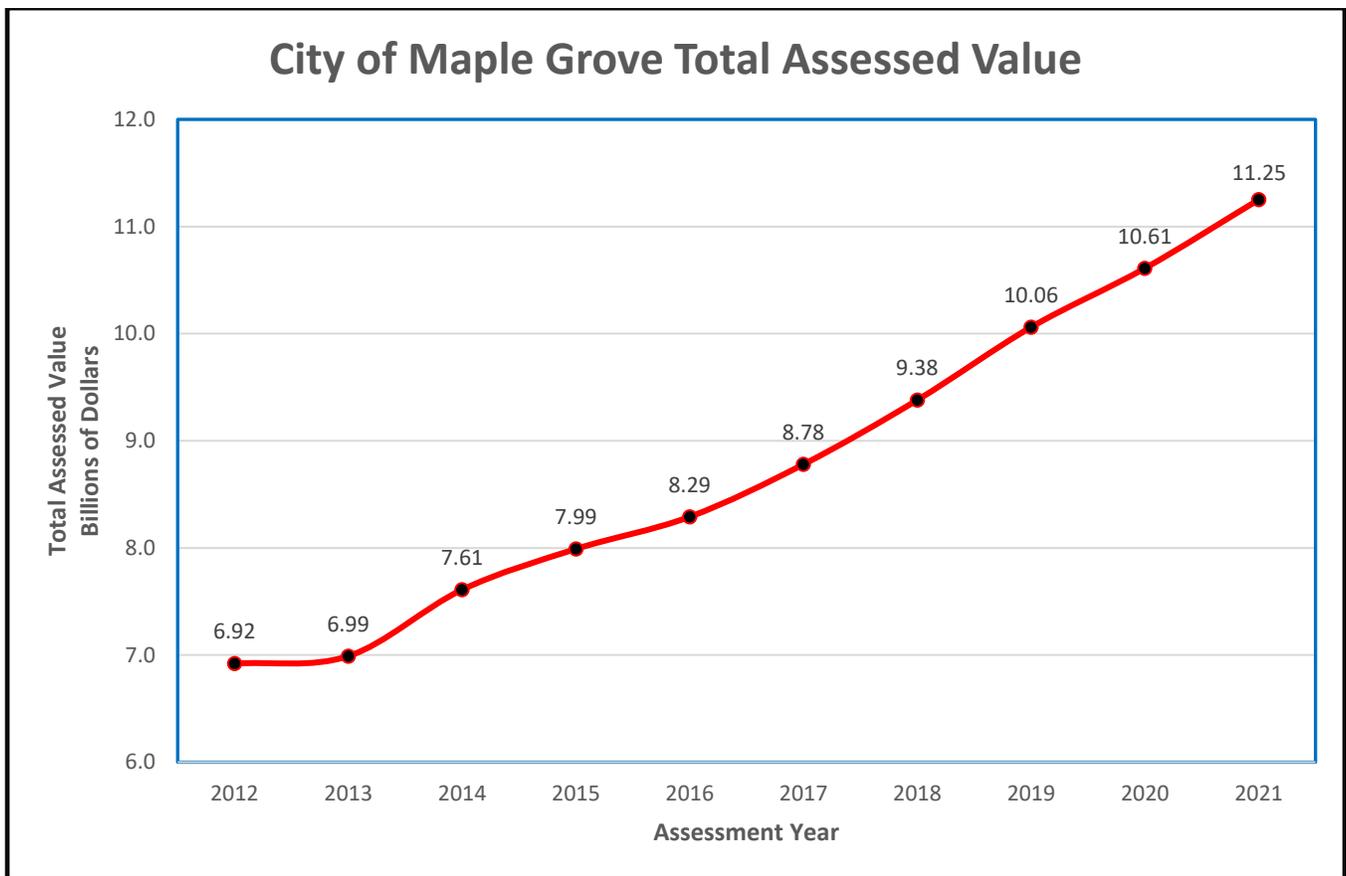
City of Maple Grove Total Estimated Market Value			
	2020 Assessment	2021 Assessment	Percent Change
Total City Estimated Market Value	\$10,607,395,000	\$11,252,214,000	6.1%
Total Value of New Construction	\$207,495,200	\$163,873,100	-21.0%

Data does not include exempt property.

2021 Assessment Summary

The total assessed value for the City of Maple Grove had previously peaked in 2008, at that time the total city value was slightly above eight billion dollars. The total assessed value of the city experienced significant value decreases between the years of 2008 and 2012. Throughout those four years of recession and the resulting real estate market contraction, the City of Maple Grove lost nearly 14 percent of its total assessed value. The city lost a total assessed value of 1.1 billion dollars between the assessment years of 2008 and 2012.

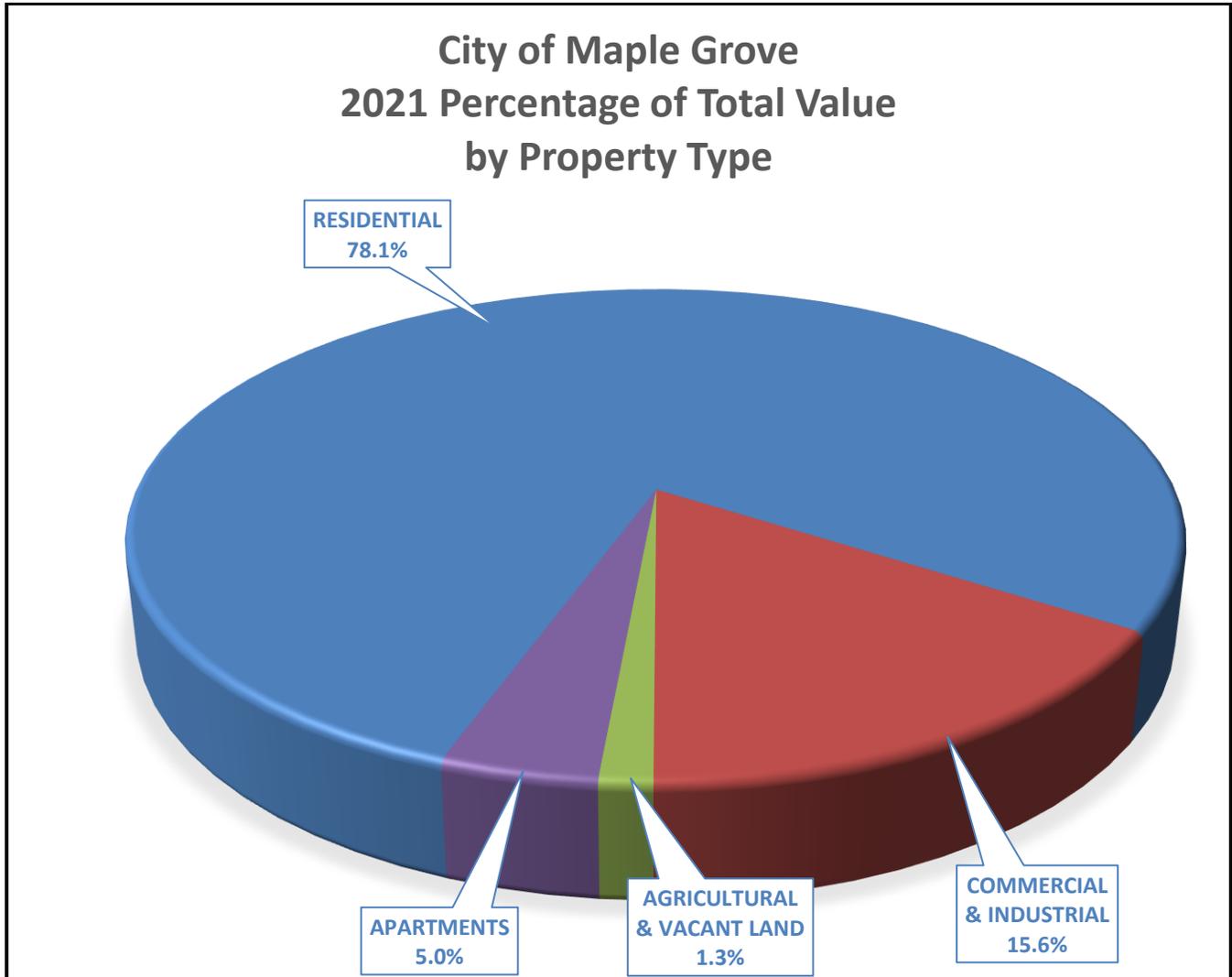
For the 2021 assessment, the city has experienced an increase in the total assessed value from 10.6 billion dollars in 2020 to 11.25 billion dollars in 2021. The chart below depicts the ten-year history of the total market value of the City of Maple Grove between the years of 2012 and 2021.



Data does not include exempt property.

2021 Assessment Summary

The City of Maple Grove has a total assessed value of 11.25 billion dollars; residential properties within the city make up 78.1 percent of the city's current assessed valuation. Commercial and industrial properties account for 15.6 percent of the total assessed value of the city. Apartment, properties account for 5 percent of the city's total value and agricultural properties and vacant land account for 1.3 percent of the assessed value for the City of Maple Grove. The chart below depicts the percentage of total value associated with each property type within the city.



2021 Total City Assessed Value: \$11,252,214,000

2021 Assessment Summary

The market segment of traditional single family residences within the city experienced value growth of 5.3 percent for the 2021 assessment and lakeshore properties experienced a value increase of 5.4 percent. Twin homes had value growth of 3.8 percent and Townhomes experienced increased value growth of 5.2 percent, while condominiums had value growth of 5.8 percent. Assessed values of industrial and apartment properties within the city also experienced value growth while commercial properties decreased in value by 2.4 percent for the 2021 assessment.

Please note that the chart below depicts the total value change in estimated market value as a percentage for that specific property type throughout the city. Specific properties may have experienced increases or decreases in estimated market value that are not necessarily representative of the aggregate value change for that property type as a whole. Each property within the city is valued based on its specific features and location; value changes are not identical throughout the city for similar types of property.

2021 Estimated Market Value Changes By Property Type

Property Type	Market Value Change Percentage
Single Family	5.3%
Lakeshore	5.4%
Twin Homes	3.8%
Townhomes	5.2%
Condominiums	5.8%
Commercial	-2.4%
Industrial	4.8%
Apartments	3.2%

Data does not include new construction amounts.

2021 Residential Assessment Summary

The following pages summarize the City of Maple Grove’s 2021 residential assessment. For assessment purposes, the city is broken down into residential neighborhoods, and sales are analyzed at both the city and neighborhood level. Residential sales are also analyzed by property type and style of home. The total combined assessed value of all residential property types within the city increased in value by 5.3 percent excluding value associated with new construction.

Single Family

All sales of single family homes within the city are thoroughly reviewed in order to estimate values based on sales that represent an arm’s length transaction. Single family residences within the city increased in value overall by 5.3 percent. The strongest growth continues to be in the lower value ranges. As values increased the corresponding value growth decreased. However, in 2021 the city experienced an uptick in value growth of 3.9 percent associated with single family homes in the value range of \$700,001 to \$800,000. In the past several years, this market segment has remained fairly stable with limited value growth. The value growth for single family homes based on specific value ranges are summarized below.

2021 Assessed Value Changes Single Family Residences by Value Range

Value Range	Parcel Count	Value Change
≤ \$300,000	3,709	7.6%
\$300,001 - \$400,000	5,861	5.9%
\$400,001 - \$700,000	6,183	4.4%
\$700,001 - \$800,000	229	3.9%
\$800,001 - \$1,000,000	122	2.6%
> \$1,000,000	42	0.3%

Value changes do not include new construction.

Sales within a specific neighborhood continue to be the primary basis for assessed valuation changes for a specific property type.

Lakeshore

We review and analyze lakeshore sales on a citywide and lake-by-lake basis. Land value changes for lakeshore parcels varied by lake and, in some cases, by location on that specific lake. Total lakeshore property values within the city increased by 5.4 percent, excluding value associated with new construction, for the 2021 assessment.

The City of Maple Grove has seven lakes that meet the Department of Revenue’s definition of a lake: Cook, Cedar Island, Eagle, Edward, Fish, Rice, and Weaver lakes. To be classified as a lake for valuation purposes, the lake must have a valid DNR lake code. For the most part, lakeshore properties received a value increase for the 2021 assessment: value changes ranged between a .3 percent value decrease on Cook Lake to a 7.6 percent value increase for Weaver Lake.

2021 Residential Assessment Summary

Lakeshore Continued

There were 24 lakeshore sales in the 2021 assessment sales study period. Sales were fairly well dispersed amongst the lakes with five out of the seven lakes having at least one sale. There were no sales on Cook or Rice Lakes.

Cook Lake had a slight overall value decrease for the 2021 assessment. Cook Lake contains 3 parcels and their land values were equalized for this year's assessment.

Rice Lake did not have any sales during the study period. There was a sale that occurred on Rice Lake after the study period with a sales ratio of 90.1 percent.

Weaver Lake had eight sales with market condition adjusted sales ratios between 86.9 and 99.3 percent. Weaver Lake has 98 total parcels, so this was a significant volume of sales that took place on Weaver Lake over the past year. Two lakeshore sales on Weaver Lake were not included in the original sales study due to recording delays.

Fish Lake had seven sales with market condition adjusted sales ratios between 87.7 and 110.4 percent. The sale with the 110.4 percent sales ratio was a large, custom, contemporary home built in 1984. The listing realtor believed the negotiated sales price was due to its size, age, condition, and unique style.

The chart below summarizes the average assessed value change by lake within the city.

2021 Assessed Value Change by Lake

Lake	Value Change
Fish Lake	7.0%
Eagle Lake	2.5%
Weaver Lake	7.6%
Rice Lake	3.3%
Cedar Island Lake	6.0%
Edward Lake	3.2%
Cook Lake	-0.3%

Value changes do not include new construction.

2021 Residential Assessment Summary

Sites with Acreage

Land values for improved residential sites with acreage *under three acres* and acreage located in the northwest corner of the city remained unchanged for the 2021 assessment. Land values for improved residential sites *under three acres* in size, have site values that range between \$44,000 and \$66,000 per acre. Rural acreage in the northwest corner of the city continues to be valued at \$30,000 per acre. Land to be developed in the Wayzata School District remained unchanged at \$170,000 per acre. Land to be developed in the Osseo School District received a 4.7 percent value increase, for the 2021 assessment we increased this land value from \$127,000 to \$133,000 per acre. Recent sales in the Wayzata School District did not support a value increase for the 2021 assessment. However, sales in the Osseo School District indicated that assessed values needed to increase. Land values in the Osseo School District for improved sites *over three acres* in size increased by 4% in value and these sites have values ranges between \$35,000 and \$44,000 per acre.

Twin Homes, Condominiums and Townhomes

Twin homes, condominiums, and townhomes continue to experience value growth in the real estate market. For the 2021 assessment twin home values increased 3.8 percent; down from last year's 4.6 percent increase. Condominium values increased 5.8 percent down from last year's 6.5 percent increase, and townhomes increased 5.2 percent slightly above last year's 4.6 percent increase.

Assessed values in the multi-family markets are updated at the neighborhood level based on sales. Building style, price range, and the property location continue to contribute to these valuation and assessment differences for multi-family properties within the city.

Triplexes and Duplexes

Triplexes and duplexes also continue to experience value growth. Similar to last year, duplexes values increased significantly more than triplexes, but the disparity was not as large. Triplex values experienced the same level of growth as last year. For the 2020 assessment, duplex and triplex values increased 8.6 and 4.2 percent respectively. For the 2021 assessment, duplex values increased 6.9 percent and triplex property values increased 4.2 percent.

There are only five triplexes in the City of Maple Grove, and there were no triplex sales during the 2021 assessment sales study period. There are 66 duplex properties in the City of Maple Grove. There were three duplex sales during the 2021 assessment sales study period in three separate neighborhoods. There were two additional sales in one of these neighborhoods that occurred after the 2021 assessment sales study period, but before the January 2, 2021 assessment date that supported our 2021 assessed values within this property segment.

2021 Residential Sales Summary

The City of Maple Grove had 1,752 residential property sales that took place during the 2021 assessment sales ratio study period; these sales took place between October 1, 2019 and September 30, 2020. Approximately 77 percent of these sales were included in the city’s 2021 assessment sales ratio study. The charts below depict the average sale price by property type comparing the years of 2019 with 2020; the second chart details the average sale price of all residential property within the city over the past five years.

Summary of Residential Sales

Average Sale Price by Property Type			
Property Type	2019 Average Sale Price	2020 Average Sale Price	2019 - 2020 Average Sale Price Percent Change
Single Family	\$389,265	\$406,861	4.5%
Townhomes	\$233,462	\$249,150	6.7%
Condominiums	\$216,718	\$231,717	6.9%
Twin Homes	\$303,976	\$320,038	5.3%

Data based on annual sales contained in the sales ratio study from October 1, 2019 to September 30, 2020; the average sales price data does not include lakeshore properties.

Residential Average Sale Price			
Year	Number of Sales	Average Sale Price	Average Sale Price Percent Change
2020	1,351	\$352,707	7.7%
2019	1,315	\$327,453	6.1%
2018	1,294	\$308,487	4.2%
2017	1,379	\$296,010	3.0%
2016	1,307	\$287,299	7.0%

Sale data includes all residential property types in the sales ratio study.

Please note that the average sale prices listed above are based on sales of residential properties using dates that correspond to the sales ratio study dates of October 1st thru September 30th of the applicable assessment year. The average sale price is not necessarily an indicator that accurately reflects value trends used within the assessment process. The annual average sale price of a residential property fluctuates from year to year based on many variables including property type, specific property characteristics and property location.

Historical Property Tax Comparison

The information below compares the ten-year history of three residential properties in the city and their estimated market values and the amount of property taxes associated with each specific property. The comparison is intended to demonstrate that market value changes do not inevitably lead to similar changes in the amount of property taxes associated with a property. The three examples below are residential properties located within the City of Maple Grove. Property tax amounts are based on many factors, including the assessor’s estimated market value of the property, the taxable market value of the property, the property classification and the budgets of the city, county, and school district. The actions of the Minnesota State Legislature often have a significant impact on the assessment process and the property tax system.

Over the past ten years, the average market value of the three properties below has increased by 37.3 percent. However, the average amount of property tax attributed to these three properties has increased by 19.2 percent; demonstrating that taxable market value changes do not directly lead to similar changes for property taxes.

Historical Ten Year Comparison Estimated Market Value and Property Tax			
Residence	2012	2021	10 Year Change Percentage
Home # 1			
Estimated Market Value	\$232,800	\$314,000	34.9%
Property Tax	\$3,235	\$3,785	17.0%
Home # 2			
Estimated Market Value	\$225,500	\$327,500	45.2%
Property Tax	\$3,120	\$3,964	27.1%
Home # 3			
Estimated Market Value	\$270,900	\$357,200	31.9%
Property Tax	\$3,838	\$4,358	13.5%

Property tax amounts do not include special assessments.

2021 Annual Market Condition Adjustments

In 2011, the Minnesota Department of Revenue instituted a market conditions adjustment and modified the statewide assessment process. The market condition adjustment is an annual adjustment that is applied to properties that have sold during the assessment sales study period in order to reflect market differences that occurred between the sale date and the assessment date of January 2nd. The use of a market condition adjustment results in assessed market values that more accurately reflect current market values by reducing the market lag time that previously existed within the assessment process. Market condition adjustments are generally accepted appraisal practice and are commonly used in the private appraisal sector and this practice is also being utilized within the assessment process. For the 2021 assessment the market conditions adjustment is based on a 21 month sales study period; sales that occurred between January of 2019 and September of 2020.

A market condition adjustment was applied to specific property types within the city if the following two criteria were met;

- 1) The city contains a minimum of 30 sales within the 21-month study period.
- 2) The sales within the 21-month study period indicate statistical significance.

For the 2021 assessment, residential properties within the city met the requirements for an annual market condition adjustment. A market condition adjustment was applied to the sales of single family homes, lakeshore properties, condominiums, townhomes and twin homes within the city. The chart below details the annual market condition adjustment percentage that was applied to the sales of each specific property type within the city for the 2021 assessment. If a specific segment of the real estate market met the requirements for a market condition adjustment, the adjustment was applied to the sale price of properties that sold between the dates of October 1, 2019 and September 30, 2020.

2021 Market Conditions Adjustment

Property Type	Annual Adjustment %
Single Family	4.8%
Lakeshore	5.1%
Condominiums	6.8%
Townhomes	5.0%
Twin Homes	5.1%

The annual market condition adjustment from the above table was used to determine a monthly adjustment that was applied to the sale prices of that specific property type within the city, in order to account for market differences at the date of sale and the assessment date of January 2nd.

2021 Commercial, Industrial and Apartment Assessment Summary

The commercial, industrial and apartment properties for the 2021 assessment experienced overall value growth of 5 percent; this value growth includes the value of new construction within the city. The combined commercial and industrial assessed values increased 1.3 percent, while the apartment assessed values increased by 18.3 percent. The new construction associated with commercial, industrial and apartment properties throughout 2020 amounted to 92.7 million dollars.

The charts below compare the overall assessed values and the new construction amounts for commercial, industrial and apartment properties within the city for the 2020 and the 2021 assessment.

Annual Assessment Comparison			
Property Type	2020 Assessment	2021 Assessment	Percent Change
Commercial	\$1,132,701,300	\$1,108,796,800	-2.1%
Industrial	\$599,037,100	\$644,860,500	7.6%
Apartments	\$479,251,200	\$566,961,300	18.3%
Totals	\$2,210,989,600	\$2,320,618,600	5.0%

Data includes new construction amounts.

Annual New Construction			
Property Type	2020 Assessment	2021 Assessment	Percent Change
Commercial	\$27,700,100	\$3,105,100	-88.8%
Industrial	\$28,181,600	\$17,265,600	-38.7%
Apartments	\$44,422,500	\$72,319,000	62.8%
Totals	\$100,304,200	\$92,689,700	-7.6%

2021 Commercial, Industrial and Apartment Assessment Summary

For the 2021 assessment the City of Maple Grove had 13 sales that were included in our commercial, industrial and apartment sales ratio analysis. Commercial, industrial and apartment sales in Maple Grove, Hennepin County and the metro area were used to establish the commercial, industrial and apartment values for the 2021 assessment. The goal of the assessment was to establish commercial, industrial and apartment values that reflect current market trends based on sales and other data related to specific commercial and industrial market segments.

The following table demonstrates the overall assessed value changes for the various commercial property segments within the City of Maple Grove. The value percentages detailed below do not include new construction amounts.

2021 Estimated Market Value Changes By Property Type

Property Type	Value Change
Commercial	-2.4%
Industrial	4.8%
Apartments	3.2%

Data does not include new construction amounts.

2021 Commercial Assessment by Market Segment

Retail Properties

Retail properties experienced an overall value decrease of 5 percent. The COVID-19 pandemic and resulting State mandated store closures negatively impacted the overall value of most retail properties. The majority of the value decreases were on Regional Shopping Centers, Community and Neighborhood Shopping Center properties. The remainder of the retail properties saw small to moderate value increases for the 2021 assessment. Overall, retail values were adjusted based on comparable sales data, income valuations and equalization within Hennepin County.

Banks experienced an overall value decrease of 3.1 percent. The banks were equalized after taking into consideration the overall value based on site area and bank sales data.

Stand-alone retail stores experienced an overall increase of 2.8 percent in value for the 2021 assessment. This increase was the result of analyzing comparable sales data with additional adjustments for equalization among similar properties within the City of Maple Grove and Hennepin County.

2021 Commercial Assessment by Market Segment Continued

Restaurants

Restaurant values had an overall value decrease of 13.5 percent for the 2021 assessment. The 2021 restaurant valuations were affected by the COVID-19 pandemic due to the closures and restrictions imposed on the restaurant industry. The 2021 valuations are supported by market data obtained pre and post pandemic, and based on comparable sales data throughout the metro area. Quick service restaurants had an overall increase of 2.8 percent for the 2021 assessment based on local and metro-wide comparable sales and market data.

Offices

Office properties experienced an overall increase of 1.9 percent in market value, while medical offices within the city experienced a significant value increase of 14.1 percent for the 2021 assessment. Overall office and medical office values were adjusted primarily based on comparable sales data, estimated income valuations and on equalization throughout the city and county.

Office Condominiums

Office condominiums experienced overall value growth of 7.9 percent for the 2021 assessment. All value adjustments were based on market data associated with each specific office condominium development. If no sales data was available within a specific development, assessed values were adjusted within the development based on similar properties in the city. Comparable sales of office condominiums throughout the metro area were also considered as part of the valuation process.

Industrial

Industrial properties experienced an overall increase of 4.8 percent in assessed value. While all sectors of the industrial properties within the city had value growth, the industrial engineering properties and multi-tenant industrial properties experienced the greatest increases in assessed values. Industrial values were based on sales data throughout the metro area and income value estimates.

Apartments

Apartments within the City of Maple Grove experienced overall growth of 3.2 percent when excluding exempt properties and new construction. Maple Grove requests actual rental and vacancy data from apartment owners on an annual basis. Based on this rental and vacancy data, adjustments were made for the 2021 assessment. The capitalization rates and expense ratios were estimated using sales data and apartment data related to the metro area from various market publications. Comparable sales of apartment buildings throughout the metro area were also reviewed when determining the 2021 assessed values.

Hotels

Hotels experienced an overall decrease of 26.7 percent in value for the 2021 assessment. The 2021 hotel valuations were affected by the COVID-19 pandemic due to the closures and restrictions imposed on the hotel industry. Hotel values were based on actual revenue data and recent sales. Market trends and equalization within the metro area were taken into consideration when determining the final assessed values within this market segment.

Commercial, Industrial and Apartment New Construction

The City of Maple Grove had several commercial and apartment projects that were completed in the past year. The development projects that were completed in 2020 included the following:

- The Reserve at Arbor Lake Apartments II
- Applewood Pointe at Arbor Lakes – Residential Cooperative
- Christian Brothers Auto
- Arbor Lakes Corporate Center Industrial Distribution Warehouse
- Extra Space Mini Storage Facility
- Wahlburgers Restaurant
- Caribou Coffee / The Grove Retail Development
- Highland Bank / Caribou Coffee
- Schuler Shoes
- Chase Bank

The City of Maple Grove had several development projects that were not completed on the January 2nd assessment date. The development projects that were under construction and partially complete as of January 2, 2021 are listed below:

- Fernbrook View Apartments
- Enclave Apartments
- Taco Bell / The Grove Retail Development
- Silver Creek on Main addition
- The Reserve at Arbor Lake Apartments III
- New Creations Child Care and Learning Center
- Havenwood of Maple Grove – Senior Apartments
- KinderCare
- Upsher-Smith - Addition

Local Board of Appeal and Equalization

Duties and Responsibilities

The majority of the duties and responsibilities of the Local Board of Appeal and Equalization are statutory in nature and primarily described within Minnesota Statutes 274.01.

- The Local Board of Appeal and Equalization is an official public meeting similar to a City Council meeting and cannot convene without a quorum. In addition, the City Assessor and the County Assessor or one of the County Assessor's representatives is required to attend.
- At least one member of the Local Board of Appeal and Equalization must have attended an appeals and equalization course developed and approved by the Minnesota Commissioner of Revenue. Maple Grove City Council Members Karen Jaeger, Phil Leith, Judy Hanson and Kristy Barnett have completed this mandatory appeals and equalization compliance course.
- The valuation notices shall be in writing and be sent by ordinary mail at least ten calendar days before the meeting of the board. The valuation notice will include the dates, places and times set for the meetings of the Local Board of Appeal and Equalization as well as the Hennepin County Board of Appeal and Equalization. The valuation notices for the City of Maple Grove were mailed to property owners on Friday, March 12, 2021.
- The Local Board meeting must be held between April 1st and May 31st of each year, including the reconvene meeting. The County Assessor shall fix a day and time when the Local Board of Appeal and Equalization shall meet. The board must complete its work and adjourn within 20 days from the time of convening stated in the notice of the clerk.
- The clerk shall give published and posted notice of the meeting at least ten days before the date of the meeting. The City of Maple Grove published the date and time for the Local Board of Appeal and Equalization in the Osseo Press on March 25, 2021. Notice of the Local Board meeting was also posted in the Maple Grove Government Center, the Maple Grove Community Center, the Hennepin County Library and the Maple Grove Public Works Facility on March 25, 2021. The Local Board of Appeal and Equalization meeting date and time was also listed on the city website on March 12, 2021.
- Local Boards of Appeal and Equalization must ensure that all taxable property is properly valued and classified for the current assessment year only. The board may consider both real and personal property and estimated market value. Personal property is limited to mobile homes and their storage sheds, decks and other improvements located in a manufactured home park, structures on leased public lands and railroad operating right of way, and leased buildings located on land owned by the occupant and used as their homestead.
- If any property has been omitted, the board must correct the assessment by adding it to the list of assessments along with its market value.

Local Board of Appeal and Equalization

Duties and Responsibilities Continued

- The board may not increase or decrease by percentage all assessments in a district of a given class of property. Changes in the aggregate to assessments are made by property class and are made by the County Board or State Board of Equalization.
- The board may not make an individual market value adjustment or classification change that would benefit the property in cases where the owner or other person having control over the property will not permit the assessor to inspect the property and the interior of any buildings or structures.
- Although the Local Board of Appeal and Equalization has the authority to increase or decrease individual assessments, the total of such adjustments must not reduce the aggregate assessment by more than one percent. If the total reductions would lower the aggregate assessment by more than one percent, none of the adjustments may be made. The assessor shall correct any clerical errors discovered by the board without regard to the one percent limitation.
- The Local Board of Appeal and Equalization does not have the authority to reopen former assessments on which taxes are due and payable.
- If an assessment was made after the local board meeting or if a taxpayer can establish not having received the notice of market value at least five days before the meeting, they may appeal to the County Board of Appeal and Equalization.
- The board may find instances of undervalued properties. The board must notify the owner of the property that the value is going to be raised. The property owner must have the opportunity to appear before the board if they so wish.
- The local boards do not have the authority to address exemption issues. Only the County Assessor and the Minnesota Tax Court have the authority to exempt property. They also have no jurisdiction over special programs for which an application process is required (Veterans Market Value Homestead Exclusion, Green Acres, etc.).
- A taxpayer may appear in person, by representative, or written communication to present his or her objection to the board. The focus of the appeal must center on the factors influencing the estimated market value or classification placed on the property.
- All changes will be entered into the assessment record by the County Assessor's office.
- The complaints and objections of taxpayers who feel aggrieved with any assessments for the current year should be considered very carefully by the board. Such assessments must be reviewed in detail and the board has the authority to make corrections it deems to be just. The board may adjourn from day to day until all cases have been heard.

Local Board of Appeal and Equalization

Duties and Responsibilities Continued

- A non-resident may file written objections to the assessment with the City Assessor prior to the meeting of the Local Board of Appeal and Equalization. Such objections must be presented to the board for consideration while it is in session.
- If a person fails to appear in person, by counsel, or by written communication at the Local Board of Appeal and Equalization for a review of the assessment or classification, the person may not appear before the County Board of Appeal and Equalization for a review of the assessment or classification.
- Before adjourning, the local board should prepare an official list of the changes. The law requires that the changes be listed on a separate form. All assessments that have been increased or decreased should be shown as prescribed on the form along with their market values. The record must be signed and dated by the members of the Local Board of Appeal and Equalization.

Appealing the Valuation or Classification of Your Property

Informal Appeal Option

If you believe the 2021 estimated market value and/or classification of your property has been determined incorrectly, you have the right to make an appeal. Inquiries concerning valuation or property classification should first be directed to the Maple Grove Assessor's Office. This is an important first step of the appeals process. Many times questions and concerns can be addressed informally; prior to the Local Board of Appeal and Equalization meeting. To contact the Maple Grove Assessor's Office call (763) 494-6265. Property information can be viewed at the Maple Grove Assessor's Office between the hours of 8:00 A.M. and 4:30 P.M., Monday through Friday.

Formal Appeal Options

Option 1 - Boards of Appeal and Equalization

Step # 1 - City of Maple Grove Local Board of Appeal and Equalization

If you believe your value or classification is incorrect, you may bring your case to the Local Board of Appeal and Equalization. You may appear in person, by letter, or be represented by an authorized agent. The Local Board of Appeal and Equalization convenes at 7:00 PM on Thursday, April 8, 2021 in the Council Chambers, Maple Grove Government Center, 12800 Arbor Lakes Parkway, Maple Grove, MN 55369-7064. If you wish to make an appeal before the Local Board of Appeal and Equalization, an application is requested no later than Friday, April 2, 2021. Walk in appointments are available.

If the Local Board of Appeal and Equalization did not resolve your concerns, you may bring your case to the Hennepin County Board of Appeal and Equalization (Step # 2 below).

Step # 2 – Hennepin County Board of Appeal and Equalization

The County Board of Appeal and Equalization begins on Monday, June 14, 2021, at the Hennepin County Government Center, 300 South 6th Street, Minneapolis, MN 55487. **To appear before the County Board of Appeal and Equalization, you must have appeared before the Local Board of Appeal and Equalization.** You may contact Hennepin County at (612) 348-7050 by May 21, 2021 to request an appointment. Walk in appointments are available.

Option 2 – Minnesota Tax Court

Depending on the type of appeal, you may take your case to either the Small Claims Division or the Regular Division of Tax Court. You have until April 30, 2022 to file an appeal with the Small Claims Division or the Regular Division of Tax Court for your 2021 assessed valuation and classification.

For information on the Tax Court, contact the Minnesota Tax Court at (651) 539-3260 or visit their web site at: <http://mn.gov/tax-court/> .

2021 Board of Appeal and Equalization Dates

City of Maple Grove - Local Board of Appeal and Equalization

Maple Grove Government Center
Council Chambers
12800 Arbor Lakes Parkway
Maple Grove, MN 55369-7064
Thursday, April 8, 2021
@ 7:00 P.M.

City of Maple Grove - Local Board of Appeal and Equalization Reconvene

Maple Grove Government Center
Council Chambers
12800 Arbor Lakes Parkway
Maple Grove, MN 55369-7064
Thursday, April 22, 2021
@ 7:00 P.M.

Hennepin County Board of Appeal and Equalization

Hennepin County Government Center
300 South 6th Street
Minneapolis, MN 55487
Monday, June 14, 2021

Please Note: *To appear at the County Board of Appeal and Equalization you must have first appeared before the Local Board of Appeal and Equalization. All appointments for the County Board of Appeal and Equalization are requested to be scheduled by Friday, May 21, 2020. Contact Hennepin County for an appointment at (612) 348-7050. Walk in appointments are available.*

Assessment Definitions and Information

Market Value (Minn. Stat. § 272.03, Subd. 8)

The statutory definition of market value is “the usual selling price at the place where the property to which the term is applied shall be at the time of assessment; being the price which could be obtained at a private sale or an auction sale, if it is determined by the assessor that the price from the auction sale represents an arm’s length transaction. The price obtained at a forced sale shall not be considered.

In the appraisal and assessment field, “market value” is often defined based on the following criteria and conditions:

- Sale as of a specific date;
- The buyer and seller are typically motivated;
- Both parties are well informed or well advised and each is acting in their own best interest;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in cash or its equivalent;
- Financing, if any, is on terms generally available in the community at the specified date and typical for the property type in its locale;
- The price represents a normal consideration for the property sold unaffected by special financing amounts and/or terms, services, fees, costs or credits incurred in the transaction.

Property Classification (Minn. Stat. § 273.13)

The statutory classification that has been assigned to your property based upon the actual use of the property. A change in classification of your property can have a significant impact on the real estate tax payable.

Estimated Market Value (Minn. Stat. § 273.11, Subd. 1)

This value is what the assessor estimates your property would likely sell for on the open market. State Statute requires assessors to value property at one hundred percent of market value.

New Improvement Value

This is the assessor’s estimate of the value of new or previously unassessed improvements made to your property.

Green Acres (Minn. Stat. § 273.111 and 273.112)

Applies to class 2a agricultural property that is facing increasing values due to development pressures not related to the agricultural value of the land. This value is determined by looking at what comparable agricultural land is selling for in areas where there is no development pressure. The taxes on the higher value are deferred until the property is sold, transferred, withdrawn or no longer qualifies for the program.

The Local Board of Appeal and Equalization does not have the authority to grant the Green Acres status. An application must be made to the City Assessor.

Assessment Definitions and Information Continued

Rural Preserve Value Deferral (Minn. Stat. § 273.13, Subd. 23c)

Applies to class 2b rural vacant land that is part of a farm homestead or that had previously been enrolled in Green Acres, if it is contiguous to agricultural land enrolled in Green Acres. This value may not exceed the Green Acres value for tilled lands. The taxes on the higher value are deferred so long as the property qualifies.

Plat Deferment (Minn. Stat. § 273.11, Subd. 14a)

For land that has been recently platted (divided into individual lots) but not yet improved with a structure, the increased market value due to platting is phased in over time. If construction begins, or if the lot is sold before expiration of the phase-in period, the lot will be assessed at full market value in the next assessment.

Exclusion for Veterans with Disabilities (Minn. Stat. § 273.13, Subd. 22b3)

Veterans with qualifying disabilities may be eligible for a valuation exclusion on their homestead property. An initial application is required, an annual review and recertification is completed by Hennepin County for partially disabled veterans. **The Local Board of Appeal and Equalization does not have the authority to grant this market value exclusion.**

Homestead Market Value Exclusion (Minn. Stat. § 273.13, Subd. 35)

Applies to residential homesteads and to the house, garage and one acre of land on agricultural homesteads. The value exclusion is a maximum of \$30,400 at \$76,000 of market value, and then decreases by nine percent for value over \$76,000. The exclusion phases out for properties valued at \$413,800 or more.

Taxable Market Value (Minn. Stat. § 273.032)

This is the value that your property taxes are actually based on, after all reductions, exclusions, exemptions and deferrals.

Commercial/Industrial Property (Minn. Stat. § 273.13, Subd. 24)

Each parcel of commercial and industrial property has a reduced, “preferred” class rate on the first tier of market value, up to \$150,000 in value, and a “non-preferred” rate on the remaining market value, except in the case of contiguous parcels owned by the same person or entity. Contiguous properties are classed at the “non-preferred” rate. Please call your assessor for details and exceptions.

Property Tax Assistance

The Minnesota Department of Revenue has several programs that may offer some property tax assistance to property owners throughout the state. The property tax assistance programs that are administered by the state, including some of their general guidelines and related information are listed below.

Homeowner's Homestead Credit Refund / Requirements

The Homeowners' Homestead Credit Refund is a property tax refund that consists of two separate programs that have similar, but not identical requirements, which may allow a property owner to receive a property tax refund. These programs consist of **The Regular Homestead Credit Refund** and **The Special Homestead Credit Refund**, these programs have the following requirements:

- A valid Social Security Number
- Own and live in the property classified as homestead
- Have paid or arranged to pay your property taxes
- Complete form M1PR

The Regular Homestead Credit Refund / Additional Requirements

- Owned and occupied your home on January 2, 2021
- Your 2020 annual household income was less than \$116,180

The Special Homestead Credit Refund / Additional Requirements

- Owned and occupied your home on January 2, 2020 and January 2, 2021
- Your homes net property tax increased by more than 12% from 2020 to 2021
- The net property tax increase was at least \$100
- The increase was not because of improvements made to the property

Property Tax Assistance Continued

Property Tax Deferral for Senior Citizens

- The property tax you pay will be 3% of your total household income based on your prior year income. The state pays the remainder of your property tax as a loan.
- When you sell your home or voluntarily cancel the deferral, you must repay the loan plus interest. The interest rate varies but does not exceed 5 percent.
- The state will apply certain refunds and payments you are due to your loan.

Qualifications

- You are 65 or older in the year you apply. If married, one of you is 65 or older and the other is at least 62.
- Your household income is \$60,000 or less.
- You have owned and lived in your home for the last 15 years.
- Your home has been homesteaded for 15 years.
- You do not have a reverse mortgage, a life estate, or any state or federal liens on your property.
- Other liens against your property are less than 75% of the estimated market value.
- Complete form CR-SCD

Additional information related to the 2021 Homestead Credit Refund programs or the Property Tax Deferral for Senior Citizens can be obtained by contacting the Minnesota Department of Revenue using the following contact information:

Telephone: (651) 556-3000 or 1-800-657-3666

Website: www.revenue.state.mn.us/minnesota-department-revenue

Staff of the Maple Grove Assessor's Office

City Assessor: Tim Mitchell

Commercial Appraisers: Molly Johnson-Marion
Duane Scheurer

Senior Residential Appraiser: Julie Gustafson

Residential Appraisers: Randy DeJong
Markus Yager
Cole Collins

Assessing Technicians: Pam Olson
Jodi Kohn
Michelle Eason

Assessing Department Contact Information

Address: Maple Grove Government Center
12800 Arbor Lakes Parkway
Maple Grove, MN 55369-7064

Phone: (763) 494-6250

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E-mail: assessing@maplegrovern.gov