



## 2022 Local Board of Appeal and Equalization

Petitioner # 1

Benjamin Benson

Jamie Benson

6751 Garland La N

32-119-22-22-0010



2022 Assessed Value: \$752,800

Recommendation: No Change

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



**Petitioner # 1**

<b>Property Owner(s):</b>	Benjamin Benson Jamie Benson
<b>Property Address:</b>	6751 Garland La N
<b>PID #:</b>	32-119-22-22-0010

		<b>Market Value</b>
Assessment Year	2022	\$752,800
Assessment Year	2021	\$596,500
Assessment Year	2020	\$584,000

**Sale:** August 8, 2017      \$549,900      Good Sale

**Assessor Recommendation:**

No Change

**Appraiser:**

**Last Inspection Date:**

Markus Yager

August 30, 2021

**Comments:**

**PETITIONER'S CONCERNS**

Petitioner submitted an application for the Local Board of Appeal and Equalization indicating he wishes to address his estimated market value. The assessor's office had an appointment scheduled to review the property on April 4, 2022. The review appointment was cancelled by the property owner, the owner stated that he wasn't sure if they would reschedule a property review with our office.

**DESCRIPTION OF THE SUBJECT**

The subject property is a single family home built by Pulte Homes located in the Creekside Estates of Maple Grove development. The site is a corner lot off of 67th Place North and Garland Lane North. The structure is a 2006 two story home with 3,440 sq. ft. above grade with basement finish, and is the Pulte Homes Prescott model. The subject property sold in August, 2017 for \$549,900 (\$548,215 after seller contributions).

The property is in need of an interior inspection by the assessor's office, the last interior inspection of the property occurred in October of 2008.

COMPARABLE SALES INFORMATION

Comparable sales include:

(1) A 2006 two story home built by the same builder and located in the same neighborhood as the subject. The site is smaller than the subject and is located on a corner lot off of Garland Lane North and Fountain Lane North. The structure is 205 sq. ft. smaller above grade than the subject, has basement finish, and is the Pulte Homes Buckingham model. It sold for \$658,900 (\$639,474 after seller contributions) on 11/17/20.

(2) A 2006 two story home built by the same builder and located in the same neighborhood as the subject. The site is larger than the subject site by nearly 5,700 square feet. The structure is 205 sq. ft. smaller above grade than the subject, has basement finish, and is the Pulte Homes Buckingham model. It sold for \$664,000 on 10/30/20.

(3) A 2006 two story home built by the same builder and located in the same neighborhood as the subject. The site is larger than the subject site by 12,731 square feet. The structure is 190 sq. ft. smaller above grade than the subject, is the Pulte Homes Buckingham model, but does not have basement finish. It sold for \$686,000 on 5/28/21.

CONCLUSION

When adjusted for differences between the subject and comparable sales, the market indicated value of the subject is \$793,700. Consequently, the comparable sales support the 2022 estimated market value.

Minnesota Statute 270.12 requires that sale prices used to establish estimated market values 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 value growth between the 2021 and the 2022 assessment.

**Previous Value Adjustments/Board Appearance:**

None

## Subject Data Summary

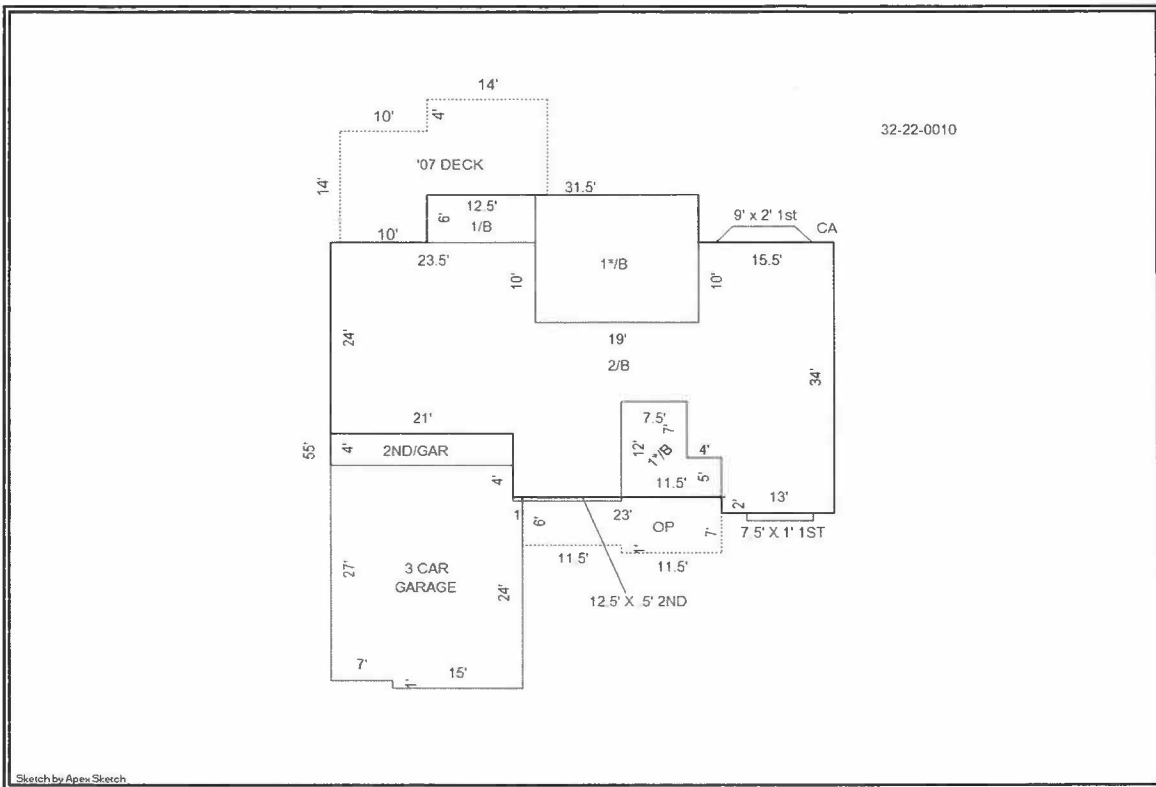
**PID #:** 32-119-22-22-0010  
**Property Address:** 6751 Garland La N  
Maple Grove, MN 55311  
**Multiple Address:** No  
**Lot/Block:** 003/001  
**Addition:** Creekside Estates of Maple Grove  
**Legal(120):**  
**Owner(s):** Benjamin Benson  
Jamie Benson  
**Property Classification:** Residential - Homestead  
**2022 EMV:** 752,800  
**2021 EMV:** 596,500  
**2020 EMV:** 584,000  
**Last Sale:** 8/8/2017 - 549,900 - Warranty Deed - 01  
**Lot Size:** 16,203 Sq.Ft. / .37 Acres  
**Zoning:** R2PUD  
**Dwelling Type:** Single Family  
**Style:** Two Story  
**Bedrooms:** 5  
**Baths:** 6  
**Actual Year Built:** 2006  
**Gross Building Area:** 3,440  
**Basement Area:** 1,903  
**Bsmt Finished %:** 74  
**Total Finished Sq Ft:** 4,848  
**Garage #1:** 3 Car Attached  
**Garage #2:** None

**Additional Subject Photos**



Front

# 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	3211922220010	3211922210016	3211922210018	3211922210037
Address	6751 Garland La N	6727 Fountain La N	6774 Garland La N	6754 Fountain La N
Neighborhood	3221	3221	3221	3221
Sale Price	\$549,900	\$658,900	\$664,000	\$686,000
Sale Date	08/08/2017	11/17/2020	10/30/2020	05/28/2021
Cash Equivalent		\$639,474		
Price Per Sq. Ft.	\$159.85	\$197.67	\$205.26	\$211.08
Dwelling Type	Single Family	Single Family	Single Family	Single Family
Style	Two Story	Two Story	Two Story	Two Story
Property Area	16,203	14,700	21,882	28,394
Actual Age	2006	2006	2006	2006
Effective Age	2006	2006	2006	2006
1st Floor Area	1,936	1,750	1,750	1,765
Total GBA	3,440	3,235	3,235	3,250
Finished Area	4,848	4,548	4,548	3,250
Basement Area	1,903	1,750	1,750	1,750
Basement Finished (%)	74%	75%	75%	
Total Bedrooms	5	5	5	4
Total Bathrooms	6	5	5	4
Garage 1 Floor Area	689	694	694	698
Garage 1 # of Cars	3	3	3	3
Garage 1 Placement	Attached	Attached	Attached	Attached
Total # of Cars	3	3	3	3
Walkout Type			Standard Walkout	
Air Conditioning	Central	Central	Central	Central
Pool Area-Total				
Fireplaces	1	2	1	1
Deck Area-Total	308		338	398
Porches	150	164	163	168
Lake				
Subject Value	\$793,700	34.0%	33.0%	33.0%