



## 2022 Local Board of Appeal and Equalization

Petitioner # 4

Adam S. Cederstrom

Serena Cederstrom

17164 67th Pl N

32-119-22-22-0012



2022 Assessed Value: \$728,600

Recommendation: No Change

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



**Petitioner # 4**

**Property Owner(s):** Adam S. Cederstrom  
 Serena Cederstrom

**Property Address:** 17164 67th Pl N

**PID #:** 32-119-22-22-0012

		<b>Market Value</b>
Assessment Year	2022	\$728,600
Assessment Year	2021	\$569,800
Assessment Year	2020	\$556,600

**Sale:** May 25, 2018      \$576,000

**Assessor Recommendation:**

No Change

**Appraiser:**

Randy DeJong

**Last Inspection Date:**

March 29, 2022

**Comments:**

**PETITIONERS 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 built by Pulte Homes located in the Creekside Estates of Maple Grove development. The site is a cul de sac off of 67th Place North and backs up to common area. The structure is a 2006 two story home with 3,251 sq. ft. above grade with basement finish, and is the Pulte Homes Buckingham model. The subject property sold in May of 2018 for \$576,000 (\$574,400 after seller contributions).

The property was seen on 3/29/2022,

**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 nearly the same size as 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 3,200 square feet. The structure is roughly the same size as 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 9,745 square feet. The structure is the same as 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 \$769,500. 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 assessments.

### Previous Value Adjustments/Board Appearance:

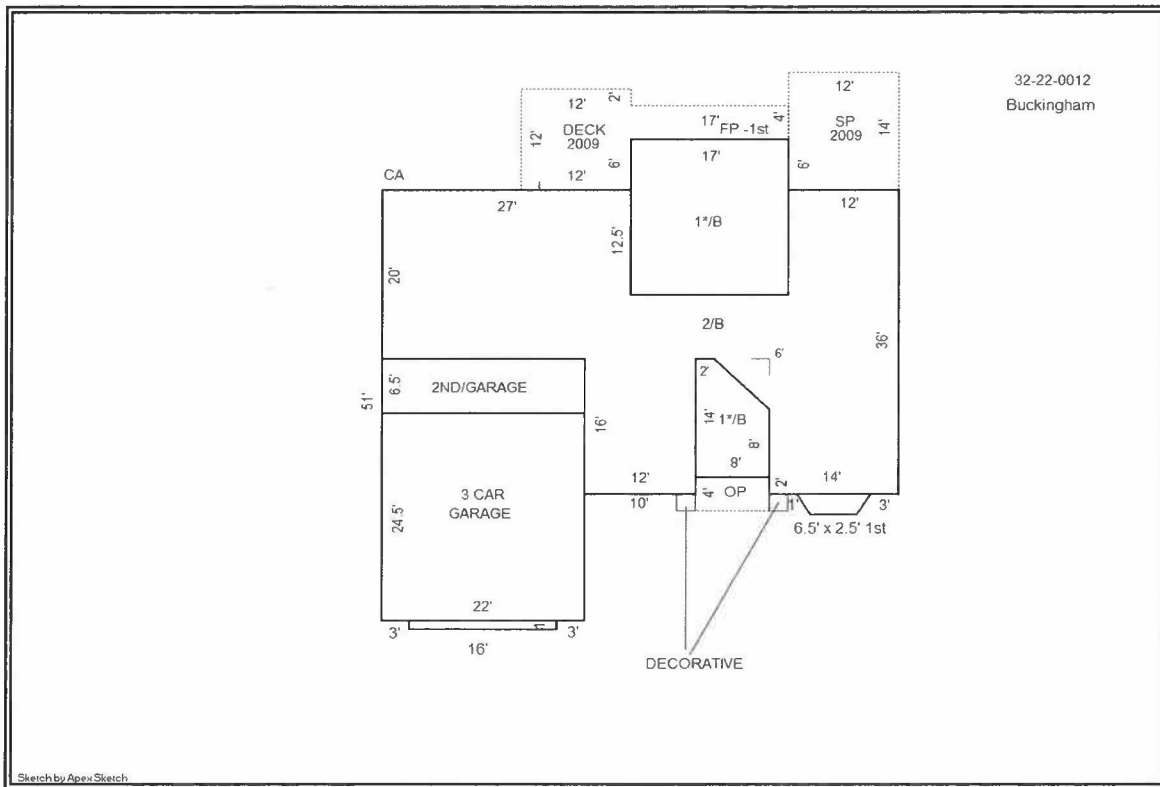
## Subject Data Summary

**PID #:** 32-119-22-22-0012  
**Property Address:** 17164 67th Pl N  
Maple Grove, MN 55311  
**Multiple Address:** No  
**Lot/Block:** 005/001  
**Addition:** Creekside Estates of Maple Grove  
**Legal(120):**  
**Owner(s):** Adam S Cederstrom  
Serena Cederstrom  
**Property Classification:** Residential - Homestead  
**2022 EMV:** 728,600  
**2021 EMV:** 569,800  
**2020 EMV:** 556,600  
**Last Sale:** 5/25/2018 - 576,000 - Warranty Deed - 01  
**Lot Size:** 18,649 Sq.Ft. / .43 Acres  
**Zoning:** R2PUD  
**Dwelling Type:** Single Family  
**Style:** Two Story  
**Bedrooms:** 5  
**Baths:** 5  
**Actual Year Built:** 2006  
**Gross Building Area:** 3,251  
**Basement Area:** 1,750  
**Bsmt Finished %:** 70  
**Total Finished Sq Ft:** 4,476  
**Garage #1:** 3 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	3211922220012	3211922210016	3211922210018	3211922210037
Address	17164 67th Pl N	6727 Fountain La N	6774 Garland La N	6754 Fountain La N
Neighborhood	3221	3221	3221	3221
Sale Price	\$576,000	\$658,900	\$664,000	\$686,000
Sale Date	05/25/2018	11/17/2020	10/30/2020	05/28/2021
Cash Equivalent		\$639,474		
Price Per Sq. Ft.	\$177.18	\$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	18,649	14,700	21,882	28,394
Actual Age	2006	2006	2006	2006
Effective Age	2006	2006	2006	2006
1st Floor Area	1,766	1,750	1,750	1,765
Total GBA	3,251	3,235	3,235	3,250
Finished Area	4,476	4,548	4,548	3,250
Basement Area	1,750	1,750	1,750	1,750
Basement Finished (%)	70%	75%	75%	
Total Bedrooms	5	5	5	4
Total Bathrooms	5	5	5	4
Garage 1 Floor Area	698	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	212		338	398
Porches	168	164	163	168
Lake				
Subject Value	\$769,500	34.0%	33.0%	33.0%