City of
Maple Grove

2022 Local Board of Appeal and Equalization

Petitioner # 15
Gregory Otten
Patricia Otten
9436 Yucca La N
10-119-22-34-0029

2022 Assessed Value: $473,700
Recommendation: No Change

This report is not an appraisal as defined in M.S. § 82B.02 (subd.3) nor does it comply with the Uniform Standards of Professional Appraisal Practice. It is intended to be used as a reference only and any use other than its intended use is prohibited and unlawful. The author does not represent this to be an appraisal and is not responsible for any inappropriate use. It is a report of public records using a mass appraisal technique.

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

Petitioner # 15

Property Owner(s):	Gregory Otten Patricia Otten
Property Address:	9436 Yucca La N
PID #:	10-119-22-34-0029

	Market Value
Assessment Year 2022	$473,700
Assessment Year 2021	$372,100
Assessment Year 2020	$347,800

Sale:	August 1, 1993	$131,400

Assessor Recommendation:

No Change

Appraiser:	**Last Inspection Date:**
Randy DeJong	August 19, 2019

Comments:

PETITIONER'S CONCERN(S)

The petitioner is concerned over the amount of the increase in market value of 28%. The petitioner provided a list of seven homes that all sold in February or March of 2022 and are outside the sales study period for the 2022 assessment. The property owner is requesting a reasonable market value increase for the 2022 assessment.

DESCRIPTION OF THE SUBJECT

The subject property is a single family home located in the Bar K Estates development. The site is located on a cul de sac and is 2.63 acres in size but includes a large portion of wetland with approximately .57 acres of useable area. The structure is a 1993 built rambler with a basement. The house has an above grade area of 1,450 square feet with 70 percent basement finish.

COMPARABLE SALES INFORMATION

The three comparable sales used are all similar quality ramblers on lots that have features similar to the subject property. Comparable sale 1 is located nearest to the subject and is located on a .42 acre lot with a corner that touches city owned wetland. Comparable sale 2 is a smaller sized lot that backs up to city owned wetland. Comparable sale 3 is located on a cul de sac and is .42 acres in size.

REVIEW OF MATERIALS SUBMITTED BY PETITIONER

The seven sales provided by the petitioner all sold in February or March of 2022. They vary in style of home and quality of homes. These sales will be included in the sales study for next year if they are arm's length transactions.

CONCLUSION

When adjusted for differences between the subject and comparable sales, the market indicated value of the subject is $499,200. 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:

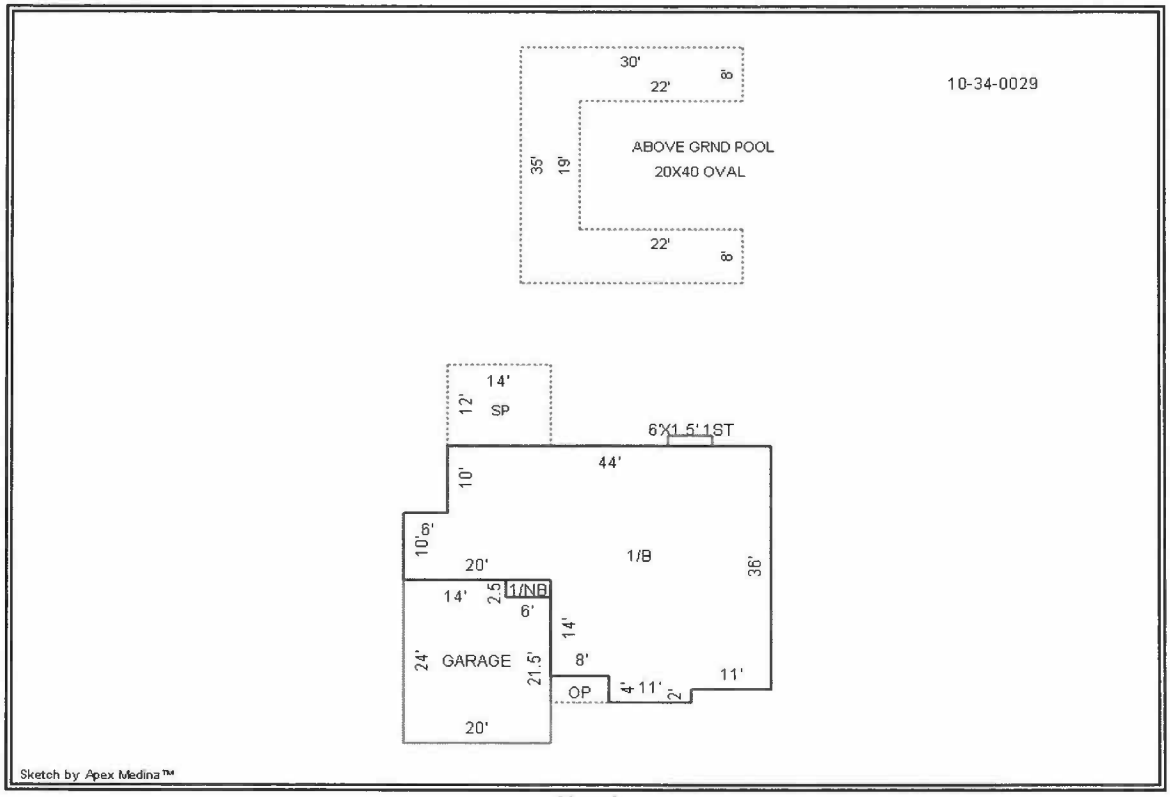
Subject Data Summary

PID #:	10-119-22-34-0029
Property Address:	9436 Yucca La N Maple Grove, MN 55369
Multiple Address:	No
Lot/Block:	004/003
Addition:	Bar K Estates 2nd Addition
Legal(120):	
Owner(s):	Gregory Otten Patricia Otten
Property Classification:	Residential - Homestead
2022 EMV:	473,700
2021 EMV:	372,100
2020 EMV:	347,800
Last Sale:	8/1/1993 - 131,400 - Other - 11
Lot Size:	Sq.Ft. / 2.63 Acres
Zoning:	R2
Dwelling Type:	Single Family
Style:	One Level/Rambler
Bedrooms:	3
Baths:	3
Actual Year Built:	1993
Gross Building Area:	1,450
Basement Area:	1,426
Bsmt Finished %:	70
Total Finished Sq Ft:	2,448
Garage #1:	2 Car Attached
Garage #2:	None

Additional Subject Photos

Front

Subject Sketch



Sketch

Sales Comparables

Comparable 1

Comparable 2

Comparable 3

Sales Comparables

Item	Subject	Comparable 1	Comparable 2	Comparable 3
PID	1011922340029	0911922340014	3411922230033	3511922130038
Address	9436 Yucca La N	9508 Ranchview La N	6510 Glacier La N	6510 Evergreen La N
Neighborhood	1034	0931	3342	3512
Sale Price	$131,400	$405,000	$452,000	$435,000
Sale Date	08/01/1993	09/24/2021	05/17/2021	12/18/2020
Cash Equivalent		$400,000		
Price Per Sq. Ft.	$90.62	$294.77	$345.83	$288.08
Dwelling Type	Single Family	Single Family	Single Family	Single Family
Style	One Level/Rambler	One Level/Rambler	One Level/Rambler	One Level/Rambler
Property Area			10,006	
Actual Age	1993	1990	1989	1975
Effective Age	1995	1992	2004	1993
1st Floor Area	1,450	1,357	1,307	1,510
Total GBA	1,450	1,357	1,307	1,510
Finished Area	2,448	2,264	2,209	2,698
Basement Area	1,426	1,295	1,288	1,414
Basement Finished (%)	70%	70%	70%	84%
Total Bedrooms	3	4	3	3
Total Bathrooms	3	3	3	3
Garage 1 Floor Area	465	533	480	624
Garage 1 # of Cars	2	2	2	2
Garage 1 Placement	Attached	Attached	Attached	Attached
Total # of Cars	2	2	2	2
Walkout Type		Standard Walkout	Standard Walkout	Standard Walkout
Air Conditioning	Central	Central	Central	Central
Pool Area-Total				
Fireplaces		1	2	2
Deck Area-Total	632	220		
Porches	168		288	256
Lake				
Subject Value	$499,200	34.0%	33.0%	33.0%

Information Provided by the Petitioner

Appealing Property tax value for 9436 Yucca Ln N Maple Grove MN

I have received the notice of property tax classification and value for my residence and was completely shocked by the increase in value.

The value assessed in 2021 for taxes due in 2022 was $372,100 with a homestead market value exclusion of $3,751 for a taxable market value of $368,349.

This current valuation for 2022 for taxes payable in 2023 has the market value of $473,700 an increase of $100,000 or over 28%.

I have done a search of recent homes that have sold in the area they are as follows:

Rambler sold on 3/23/22

3 bedrooms, 3 baths, 2,045 sq. ft

14825 93RD Ave N

Sold for: $400,000

Rambler sold on 3/18/22

3 bedrooms, 3 baths, 1686 sq. ft

9648 93rd Ave N

Sold for: $315,000

Split level sold on 3/18/22

4 bedrooms, 2 baths, 1822 sq. ft.

9521 Minnesota Ln.

Sold for: $400,000

Rambler sold on 3/14/22

3 bedrooms, 2 baths, 2,048 sq. ft.

9329 Union Terrace Ln N

Sold for: $355,000

Split level sold on 3/4/22

3 bedrooms, 3 baths, 2,160 sq. ft.

12301 74th Ave. N.

Sold for: $412,500

Rambler sold on 3/2/22

5 bedrooms, 3 baths, 2,780 sq. ft.

6329 Cypress Ln

Sold for: $349,000

Split level sold on 2/28/22

4 bedrooms, 2 baths, 1544 sq. ft.

9786 103rd Ave. N.

Sold for $430,000

This is a sampling of seven homes sold in the area none of these homes are over my estimated market value, these are actual sale prices which are usually higher than the market value.

In consideration of the market starting to soften due to increased interest rates I feel the value of houses in 2023 will not increase but should start to decline or remain stable.

Energy prices are increasing, gas prices are increasing, groceries are increasing. Both my husband and I are retired and on a retirement income with all these increases it is making it harder and harder to live in Maple Grove.

Please review my request and at least bring the value down to a reasonable rate to which I can still receive the homestead credit.

Thanks for your consideration on this matter.

Patty Otten