



## 2022 Local Board of Appeal and Equalization

Petitioner # 17

Mary Petersen

Warren Petersen

16147 84th Ave N

20-119-22-11-0035



2022 Assessed Value: \$520,400

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 # 17

<b>Property Owner(s):</b>	Mary Petersen Warren Petersen
<b>Property Address:</b>	16147 84th Ave N
<b>PID #:</b>	20-119-22-11-0035

		Market Value
Assessment Year	2022	\$520,400
Assessment Year	2021	\$406,400
Assessment Year	2020	\$397,500

<b>Sale:</b>	January 1, 1995	\$219,900
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**Assessor Recommendation:**

No Change

<b>Appraiser:</b>	<b>Last Inspection Date:</b>
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Cole Collins	March 31, 2022
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**Comments:**

**PETITIONERS CONCERNS**

Petitioner has concerns regarding the increase in their estimated market value and the property tax impact of the value increase, 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 located in the Stone Bridge development. The site is 0.29 acres in size. The structure is a 1993 built two story home with 2,216 sq.ft. above grade and a partial basement that 69 percent finished.

**CONCLUSION**

On March 31, 2022 an appraiser with City of Maple Grove Assessors Office did an interior inspection of the subject property. There were not any changes to our property records per that review. When adjusted for differences between the subject and comparable sales the market indicated value of the subject is \$532,100. 50% of the weight was placed on comparable # 1 due to that sale comparable having a partial basement similar to the subject property. 25% equal weight was placed on the other two comparable sales as they are very comparable properties with the exception of them having a full basement. Consequently, the sales support the 2022 estimated market value.

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

**Previous Value Adjustments/Board Appearance:**

## Subject Data Summary

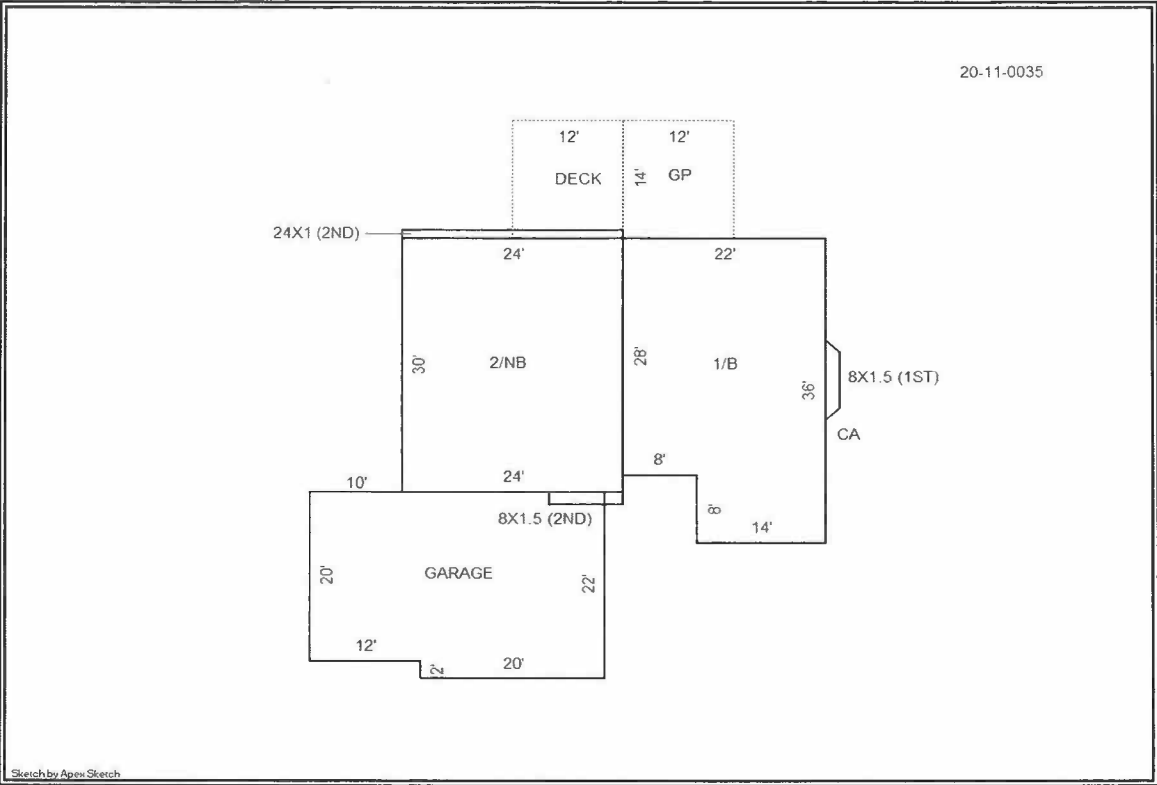
**PID #:** 20-119-22-11-0035  
**Property Address:** 16147 84th Ave N  
Maple Grove, MN 55311  
**Multiple Address:** No  
**Lot/Block:** 004/006  
**Addition:** The Stone Bridge  
**Legal(120):**  
**Owner(s):** Mary Petersen  
Warren Petersen  
**Property Classification:** Residential - Homestead  
**2022 EMV:** 520,400  
**2021 EMV:** 406,400  
**2020 EMV:** 397,500  
**Last Sale:** 1/1/1995 - 219,900 - Other - 11  
**Lot Size:** 12,634 Sq.Ft. / .29 Acres  
**Zoning:** R2B  
**Dwelling Type:** Single Family  
**Style:** Two Story  
**Bedrooms:** 4  
**Baths:** 3  
**Actual Year Built:** 1993  
**Gross Building Area:** 2,216  
**Basement Area:** 728  
**Bsmt Finished %:** 69  
**Total Finished Sq Ft:** 2,718  
**Garage #1:** 3 Car Attached  
**Garage #2:** None

## Additional Subject Photos



# Subject Sketch

20-11-0035



## 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	2011922110035	1711922420014	2011922140035	2111922240064
Address	16147 84th Ave N	8868 Comstock Ct N	8303 Xene La N	15182 82nd Ave N
Neighborhood	2012	1742	2012	2121
Sale Price	\$219,900	\$480,000	\$485,000	\$495,000
Sale Date	01/01/1995	09/08/2021	06/11/2021	05/25/2021
Cash Equivalent		\$479,000		
Price Per Sq. Ft.	\$99.23	\$213.84	\$228.56	\$219.90
Dwelling Type	Single Family	Single Family	Single Family	Single Family
Style	Two Story	Two Story	Two Story	Two Story
Property Area	12,634	16,903	12,285	
Actual Age	1993	1994	1996	1993
Effective Age	1995	1996	1996	1993
1st Floor Area	1,460	1,451	1,318	1,424
Total GBA	2,216	2,240	2,122	2,251
Finished Area	2,718	2,856	2,923	3,304
Basement Area	728	708	1,292	1,404
Basement Finished (%)	69%	87%	62%	75%
Total Bedrooms	4	4	3	4
Total Bathrooms	3	3	4	4
Garage 1 Floor Area	680	716	744	996
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	1	1	1
Deck Area-Total	168	242		198
Porches	168		224	
Lake				
Subject Value	\$532,100	50.0%	25.0%	25.0%