



2022 Local Board of Appeal and Equalization

Petitioner # 24

Radhika Rajmendram

Venkatesh Rajmendram

6752 Garland La N

32-119-22-21-0017



2022 Assessed Value: \$694,100

Recommendation: No Change

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



Petitioner # 24

Property Owner(s): Venkatesh Rajmendram
 Radhika Rajmendram

Property Address: 6752 Garland La N

PID #: 32-119-22-21-0017

Market Value

Assessment Year 2022	\$694,100
Assessment Year 2021	\$536,900
Assessment Year 2020	\$527,800

Sale: November 3, 2006 \$640,795

Assessor Recommendation:

No Change

Appraiser:

Last Inspection Date:

Cole Collins

August 30, 2021

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 located in the Creekside Estates development. The site is 0.53 acres in size. The structure is a 2006 built two story home with 3,250 sq. ft. above grade with an unfinished finished basement.

CONCLUSION

When adjusted for differences between the subject and comparable sales the market indicated value of the subject is \$709,600. 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:

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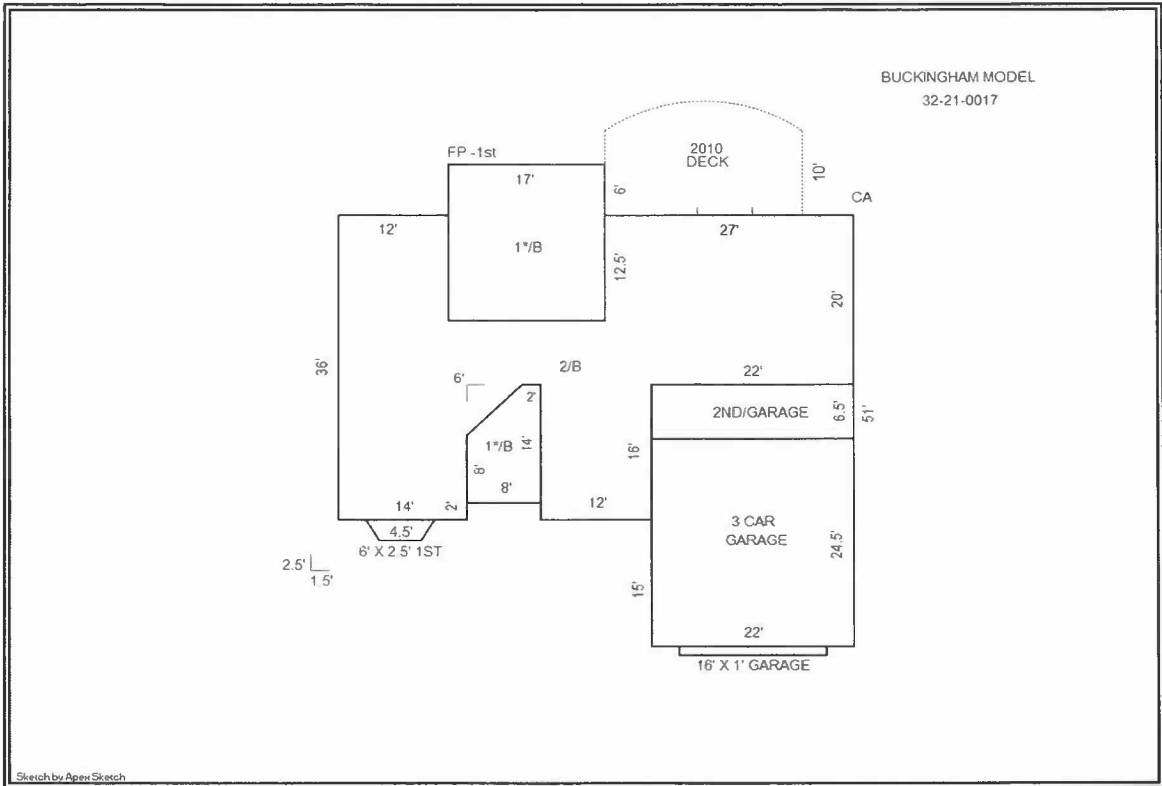
Subject Data Summary

PID #: 32-119-22-21-0017
Property Address: 6752 Garland La N
Maple Grove, MN 55311
Multiple Address: No
Lot/Block: 008/002
Addition: Creekside Estates of Maple Grove
Legal(120):
Owner(s): Venkatesh Rajmendram
Radhika Rajmendram
Property Classification: Residential - Homestead
2022 EMV: 694,100
2021 EMV: 536,900
2020 EMV: 527,800
Last Sale: 11/3/2006 - 640,795 - Warranty Deed - 01
Lot Size: 23,183 Sq.Ft. / .53 Acres
Zoning: R2PUD
Dwelling Type: Single Family
Style: Two Story
Bedrooms: 4
Baths: 4
Actual Year Built: 2006
Gross Building Area: 3,250
Basement Area: 1,750
Bsmt Finished %:
Total Finished Sq Ft: 3,250
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	3211922210017	3211922210037	3211922210016	3211922210018
Address	6752 Garland La N	6754 Fountain La N	6727 Fountain La N	6774 Garland La N
Neighborhood	3221	3221	3221	3221
Sale Price	\$640,795	\$686,000	\$658,900	\$664,000
Sale Date	11/03/2006	05/28/2021	11/17/2020	10/30/2020
Cash Equivalent			\$639,474	
Price Per Sq. Ft.	\$197.17	\$211.08	\$197.67	\$205.26
Dwelling Type	Single Family	Single Family	Single Family	Single Family
Style	Two Story	Two Story	Two Story	Two Story
Property Area	23,183	28,394	14,700	21,882
Actual Age	2006	2006	2006	2006
Effective Age	2006	2006	2006	2006
1st Floor Area	1,765	1,765	1,750	1,750
Total GBA	3,250	3,250	3,235	3,235
Finished Area	3,250	3,250	4,548	4,548
Basement Area	1,750	1,750	1,750	1,750
Basement Finished (%)			75%	75%
Total Bedrooms	4	4	5	5
Total Bathrooms	4	4	5	5
Garage 1 Floor Area	698	698	694	694
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	2	1
Deck Area-Total	282	398		338
Porches		168	164	163
Lake				
Subject Value	\$709,600	34.0%	33.0%	33.0%