



2022 Local Board of Appeal and Equalization

Petitioner # 28
David Emberley
Jane M. Emberley
12520 88th Ave N
14-119-22-32-0035



2022 Assessed Value: \$459,200
Recommendation: No Change

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



Petitioner # 28

Property Owner(s): David Emberley
Jane M. Emberley

Property Address: 12520 88th Ave N

PID #: 14-119-22-32-0035

Market Value

Assessment Year 2022	\$459,200
Assessment Year 2021	\$366,700
Assessment Year 2020	\$356,500

Sale: September 29, 2020 \$370,000

Assessor Recommendation:

No Change

Appraiser:

Last Inspection Date:

Markus Yager

November 23, 2021

Comments:

PETITIONER'S 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. The property owner is concerned that the value increase will have an impact on the property tax and also notes that the property was recently assessed \$6,800 for street improvements.

DESCRIPTION OF THE SUBJECT

The subject property is a single-family home located in the Woodland Ponds development. The site is 0.32 acres in size. The structure is a 1989 built split level home with 1,691 sq.ft. above grade and a partial basement (757 sq. ft.) that is finished.

CONCLUSION

When adjusted for differences between the subject and comparable sales the market indicated value of the subject is \$475,900. 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:

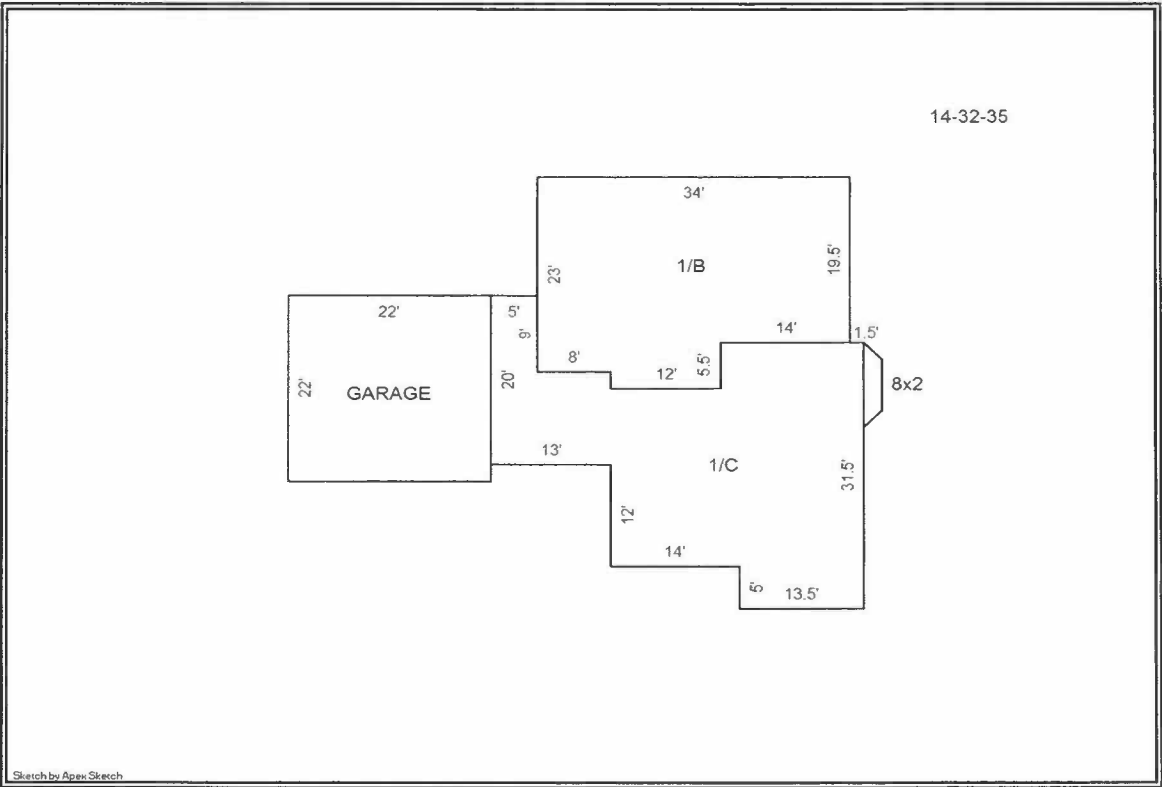
Subject Data Summary

PID #: 14-119-22-32-0035
Property Address: 12520 88th Ave N
Maple Grove, MN 55369
Multiple Address: No
Lot/Block: 007/001
Addition: Woodland Ponds 4th Addition
Legal(120):
Owner(s): David Emberley
Jane M Emberley
Property Classification: Residential - Homestead
2022 EMV: 459,200
2021 EMV: 366,700
2020 EMV: 356,500
Last Sale: 9/29/2020 - 370,000 - Trustee Deed - 10
Lot Size: 14,130 Sq.Ft. / .32 Acres
Zoning: R3
Dwelling Type: Single Family
Style: Split Level
Bedrooms: 3
Baths: 4
Actual Year Built: 1989
Gross Building Area: 1,691
Basement Area: 757
Bsmt Finished %: 87
Total Finished Sq Ft: 2,350
Garage #1: 2 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	1411922320035	1411922420008	2211922110129	0911922420085
Address	12520 88th Ave N	8881 Ives Ct N	13005 Maple Knoll Way	9561 Minnesota La N
Neighborhood	1431	1431	1541	0931
Sale Price	\$370,000	\$420,000	\$416,000	\$370,000
Sale Date	09/29/2020	05/11/2021	12/15/2020	03/12/2021
Cash Equivalent			\$414,500	
Price Per Sq. Ft.	\$218.81	\$266.67	\$259.71	\$232.41
Dwelling Type	Single Family	Single Family	Single Family	Single Family
Style	Split Level	Split Level	Split Level	Split Level
Property Area	14,130	12,241	13,500	11,496
Actual Age	1989	1986	1991	1987
Effective Age	1992	1986	1996	1994
1st Floor Area	1,691	1,575	1,596	1,592
Total GBA	1,691	1,575	1,596	1,592
Finished Area	2,350	2,592	1,924	2,443
Basement Area	757	1,496	936	956
Basement Finished (%)	87%	68%	35%	89%
Total Bedrooms	3	3	5	3
Total Bathrooms	4	3	3	2
Garage 1 Floor Area	484	720	590	484
Garage 1 # of Cars	2	3	2	2
Garage 1 Placement	Attached	Attached	Attached	Attached
Total # of Cars	2	3	2	2
Walkout Type				
Air Conditioning	Central	Central	Central	Central
Pool Area-Total				
Fireplaces	1	1	2	
Deck Area-Total		265		
Porches				
Lake				
Subject Value	\$475,900	34.0%	33.0%	33.0%

Information Provided by the Petitioner

From: Jane Moore <jane.moore4844@yahoo.com>
Sent: Tuesday, April 5, 2022 11:28 AM
To: Michelle Eason <meason@maplegrovern.gov>
Subject: assessment

Hello -

We received our 2022 and estimated 2023 tax statement for our address: 12520 88th Ave N. Maple Grove, MN 55369. We were shocked to see that the assessment brought the value of our home to over \$100,000.00 more than in 2021/2022. We made some improvements but this home was built in 1989 and the footprint has not changed. Our home and many others in our neighborhood have just spent \$6800 to pay for new streets and then we receive this notice. We would like to know the reasons this would increase the value of our home thus, increase the property tax. Other homes in the neighborhood may have a higher market value but certainly no two homes are the same. This appears to be a way to push retired persons out of the neighborhoods as taxes increase beyond belief and fixed incomes can not keep up!

We would appreciate a response and plan to attend if possible the meeting to discuss this action on Tuesday, April 12th.

Thanks,

Dave and Jane Emberley
12520 88th Ave N.
Maple Grove, MN 55369

