



2022 Local Board of Appeal and Equalization

Petitioner # 36

Annie Reed

L C Harris

9936 108th Ave N

01-119-22-12-0051



2022 Assessed Value: \$334,200
Recommendation: Reduction to \$331,100

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



Petitioner # 36

Property Owner(s): L C Harris
 Annie Reed

Property Address: 9936 108th Ave N

PID #: 01-119-22-12-0051

		Market Value
Assessment Year	2022	\$334,200
Assessment Year	2021	\$270,400
Assessment Year	2020	\$250,700

Sale: February 1, 1979 \$61,650

Assessor Recommendation:

Reduction to \$331,100

Appraiser:

Last Inspection Date:

Randy DeJong

April 4, 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 located in the Boundary Creek neighborhood. The site is 0.26 acres in size. The structure is a 1979 split level home with 1,030 sq. ft. above grade with a partial basement (528 sq. ft.) that is partially finished.

CONCLUSION

On April 4, 2022 we physically inspected the property under appeal. Based on our findings, there were some physical characteristics on this property that had changed. After updating our records and removing the air conditioning, adjusting the basement finish square footage as well as the fireplace quality we are recommending a reduction in value to \$331,100.

Adjustments are made to account for differences between the subject and comparable properties. When adjusted for differences between the subject and comparable sales the market indicated value of the subject is \$357,800. 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

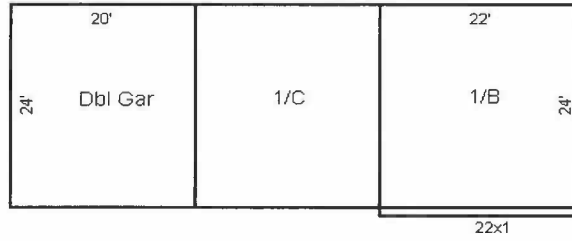
PID #:	01-119-22-12-0051
Property Address:	9936 108th Ave N Maple Grove, MN 55369
Multiple Address:	No
Lot/Block:	028/004
Addition:	Maple Grove Sixth Addition
Legal(120):	
Owner(s):	L C Harris Annie Reed
Property Classification:	Residential - Homestead
2022 EMV:	334,200
2021 EMV:	270,400
2020 EMV:	250,700
Last Sale:	2/1/1979 - 61,650 - Other - 11
Lot Size:	11,475 Sq.Ft. / .26 Acres
Zoning:	R2PUD
Dwelling Type:	Single Family
Style:	Split Level
Bedrooms:	3
Baths:	1
Actual Year Built:	1979
Gross Building Area:	1,030
Basement Area:	528
Bsmt Finished %:	46
Total Finished Sq Ft:	1,273
Garage #1:	2 Car Attached
Garage #2:	None

Additional Subject Photos



Subject Sketch

01-12-51



Sketch by Apex IV™

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	0111922120051	0111922220072	0111922240028	0111922120053
Address	9936 108th Ave N	10700 Boundary Creek	10522 106th Pl N	9907 108th Ave N
Neighborhood	0111	0111	0111	0111
Sale Price	\$61,650	\$315,100	\$370,000	\$355,000
Sale Date	02/01/1979	12/29/2020	06/01/2021	07/15/2021
Cash Equivalent				
Price Per Sq. Ft.	\$59.85	\$305.92	\$359.22	\$344.66
Dwelling Type	Single Family	Single Family	Single Family	Single Family
Style	Split Level	Split Level	Split Level	Split Level
Property Area	11,475	13,946	13,496	14,231
Actual Age	1979	1976	1976	1979
Effective Age	1982	1982	1990	1983
1st Floor Area	1,030	1,030	1,030	1,030
Total GBA	1,030	1,030	1,030	1,030
Finished Area	1,273	1,431	1,378	1,479
Basement Area	528	528	528	528
Basement Finished (%)	46%	76%	66%	85%
Total Bedrooms	3	3	3	3
Total Bathrooms	1	2	2	2
Garage 1 Floor Area	480	480	480	912
Garage 1 # of Cars	2	2	2	2
Garage 1 Placement	Attached	Attached	Attached	Attached Tandem
Total # of Cars	2	2	2	2
Walkout Type				
Air Conditioning		Central	Central	Central
Pool Area-Total				
Fireplaces	1	1	1	1
Deck Area-Total		224	216	
Porches			164	
Lake				
Subject Value	\$357,800	34.0%	33.0%	33.0%

Information Provided by the Petitioner

Straw buyers are using cash, mortgage banks, mortgage brokers and tax appraisers to control, influence and manipulate the market value of my home.

Who are these straw buyers, hedge fund investors, foreign oligarchs, domestic monopolies?

When I refuse to sell, the assessment value of my property is grossly inflated, and I'm penalized with a higher property tax liability.

My home has not been remodeled or upgraded since 1982. The roof, siding and windows have been repaired or replaced due to deterioration and storm damage.

The kitchen and bathroom have never been remodeled. I only have one bathroom and three small bedrooms. There is no central air conditioning.

L C Harris
Phone: 763 425 5686
9936 108th Ave N.
Maple Grove, MN 55369

Michelle Eason

From: L C Harris <harris@qooljaq.com>
Sent: Thursday, March 31, 2022 4:01 AM
To: Michelle Eason
Subject: Appealing Property Value Assessment

The assessment value of my property has been grossly over valued. It has not been remodeled or upgraded since 1982.

The roof, siding and windows have been repaired or replaced due to deterioration and storm damage. The kitchen and bathroom have never been remodeled. I only have one bathroom and three small bedrooms. The living area has not changed.

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