



2022 Local Board of Appeal and Equalization

Petitioner # 51
Ryan T. Nelson
10838 Zopfi Way E
01-119-22-11-0074



2022 Assessed Value: \$336,800
Recommendation: No Change

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



Petitioner # 51

| | |
|---------------------------|-------------------|
| Property Owner(s): | Ryan T. Nelson |
| Property Address: | 10838 Zopfi Way E |
| PID #: | 01-119-22-11-0074 |

| | | Market Value |
|-----------------|------|--------------|
| Assessment Year | 2022 | \$336,800 |
| Assessment Year | 2021 | \$273,300 |
| Assessment Year | 2020 | \$253,600 |

| | | |
|--------------|----------------|-----------|
| Sale: | August 2, 2011 | \$117,700 |
|--------------|----------------|-----------|

Assessor Recommendation:

No Change

| | |
|-------------------|------------------------------|
| Appraiser: | Last Inspection Date: |
|-------------------|------------------------------|

| | |
|--------------|---------------|
| Markus Yager | April 4, 2022 |
|--------------|---------------|

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.

DESCRIPTION OF THE SUBJECT

The subject property is a single-family home located in the Boundary Creek development. The site is 0.4 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 67 percent finished.

COMPARABLES INFORMATION

The three comparable sales all are split level homes located within the subject property neighborhood. The Comparable sales were built between 1974 and 1979 and all have basement finish.

CONCLUSION

On April 4, 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 \$366,200. 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

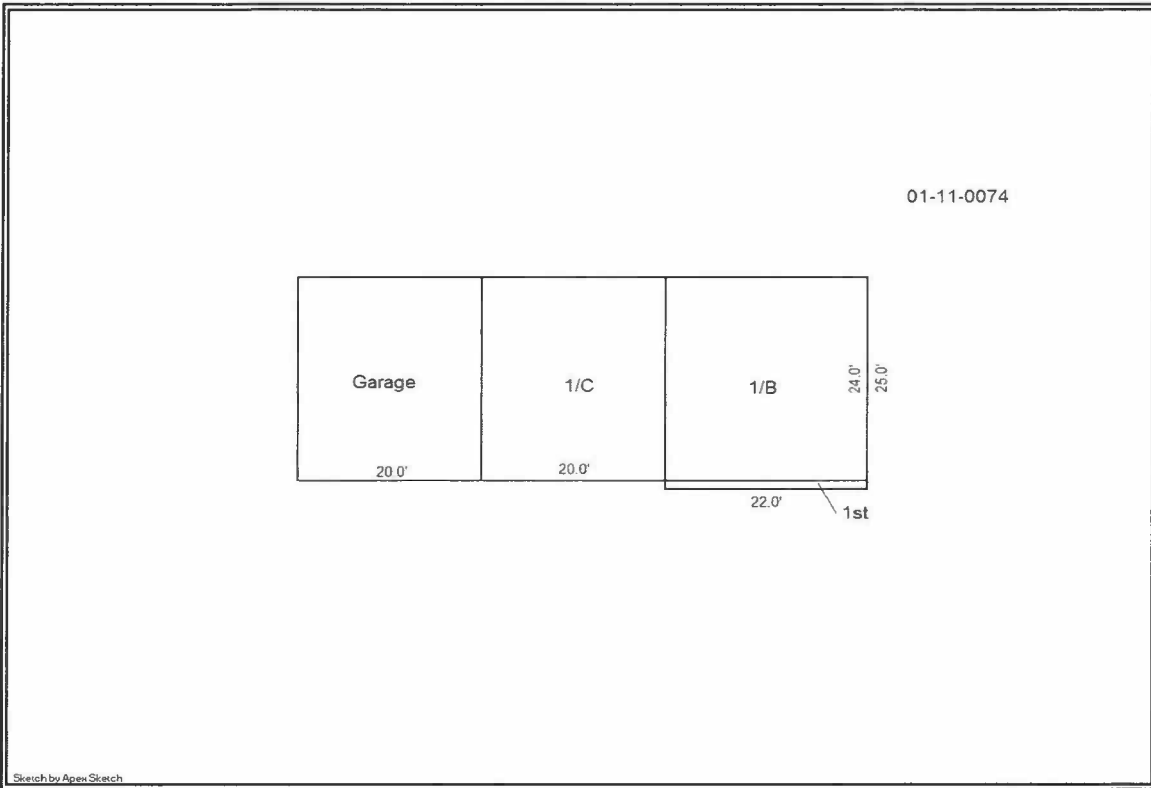
PID #: 01-119-22-11-0074
Property Address: 10838 Zopfi Way E
Maple Grove, MN 55369
Multiple Address: No
Lot/Block: 006/002
Addition: Maple Grove Sixth Addition
Legal(120):
Owner(s): Ryan T Nelson
Property Classification: Residential - Homestead
2022 EMV: 336,800
2021 EMV: 273,300
2020 EMV: 253,600
Last Sale: 8/2/2011 - 117,700 - Limited Warranty Deed - 04
Lot Size: 17,444 Sq.Ft. / .4 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 %: 67
Total Finished Sq Ft: 1,384
Garage #1: 2 Car Attached
Garage #2: None

Additional Subject Photos



Front

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 | 0111922110074 | 0111922310013 | 0111922120053 | 0111922220072 |
| Address | 10838 Zopfi Way E | 10543 103rd Ave N | 9907 108th Ave N | 10700 Boundary Creek |
| Neighborhood | 0111 | 0111 | 0111 | 0111 |
| Sale Price | \$117,700 | \$345,000 | \$355,000 | \$315,100 |
| Sale Date | 08/02/2011 | 06/04/2021 | 07/15/2021 | 12/29/2020 |
| Cash Equivalent | | | | |
| Price Per Sq. Ft. | \$114.27 | \$334.95 | \$344.66 | \$305.92 |
| Dwelling Type | Single Family | Single Family | Single Family | Single Family |
| Style | Split Level | Split Level | Split Level | Split Level |
| Property Area | 17,444 | 10,906 | 14,231 | 13,946 |
| Actual Age | 1979 | 1974 | 1979 | 1976 |
| Effective Age | 1981 | 1976 | 1983 | 1982 |
| 1st Floor Area | 1,030 | 1,030 | 1,030 | 1,030 |
| Total GBA | 1,030 | 1,030 | 1,030 | 1,030 |
| Finished Area | 1,384 | 1,400 | 1,479 | 1,431 |
| Basement Area | 528 | 528 | 528 | 528 |
| Basement Finished (%) | 67% | 70% | 85% | 76% |
| Total Bedrooms | 3 | 3 | 3 | 3 |
| Total Bathrooms | 1 | 2 | 2 | 2 |
| Garage 1 Floor Area | 480 | 480 | 912 | 480 |
| Garage 1 # of Cars | 2 | 2 | 2 | 2 |
| Garage 1 Placement | Attached | Attached | Attached Tandem | Attached |
| Total # of Cars | 2 | 2 | 2 | 2 |
| Walkout Type | | | | |
| Air Conditioning | Central | Central | Central | Central |
| Pool Area-Total | | | | |
| Fireplaces | 1 | 1 | 1 | 1 |
| Deck Area-Total | | 400 | | 224 |
| Porches | | | | |
| Lake | | | | |
| Subject Value | \$366,200 | 34.0% | 33.0% | 33.0% |