



2022 Local Board of Appeal and Equalization

Petitioner # 54

Rodney Markin

12072 87th Pl N

14-119-22-31-0059



2022 Assessed Value: \$435,900

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 # 54

Property Owner(s):	Rodney Markin
Property Address:	12072 87th Pl N
PID #:	14-119-22-31-0059

		Market Value
Assessment Year	2022	\$435,900
Assessment Year	2021	\$345,600
Assessment Year	2020	\$337,400

Sale: May 1, 1987 \$131,805

Assessor Recommendation:

No Change

Appraiser:

Cole Collins

Last Inspection Date:

June 18, 2020

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. Petitioner stated that his home has 3 bedrooms while Assessor records reflect 4 bedrooms.

DESCRIPTION OF THE SUBJECT

The subject property is a single-family home located in the Woodland Ponds development. The site is 0.27 acres in size. The structure is a 1987 built two story home with 1,937 sq. ft. above grade and partially finished basement.

There are 3 bedrooms on the 2nd floor of the home. The 4th bedroom is located in the basement. Although the bedroom in the basement is currently functioning as an office, the room meets all the requirements for being considered a bedroom. These requirements include an egress window, closet, meeting a minimum size requirement, and having a door to separate the room from the rest of the home.

COMPARABLES INFORMATION

The three comparable sales are all two story homes built between the years of 1983 and 1993. The comparable sales have basement finish and are very similar to the subject property.

CONCLUSION

When adjusted for differences between the subject and comparable sales the market indicated value of the subject is \$470,100. 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:

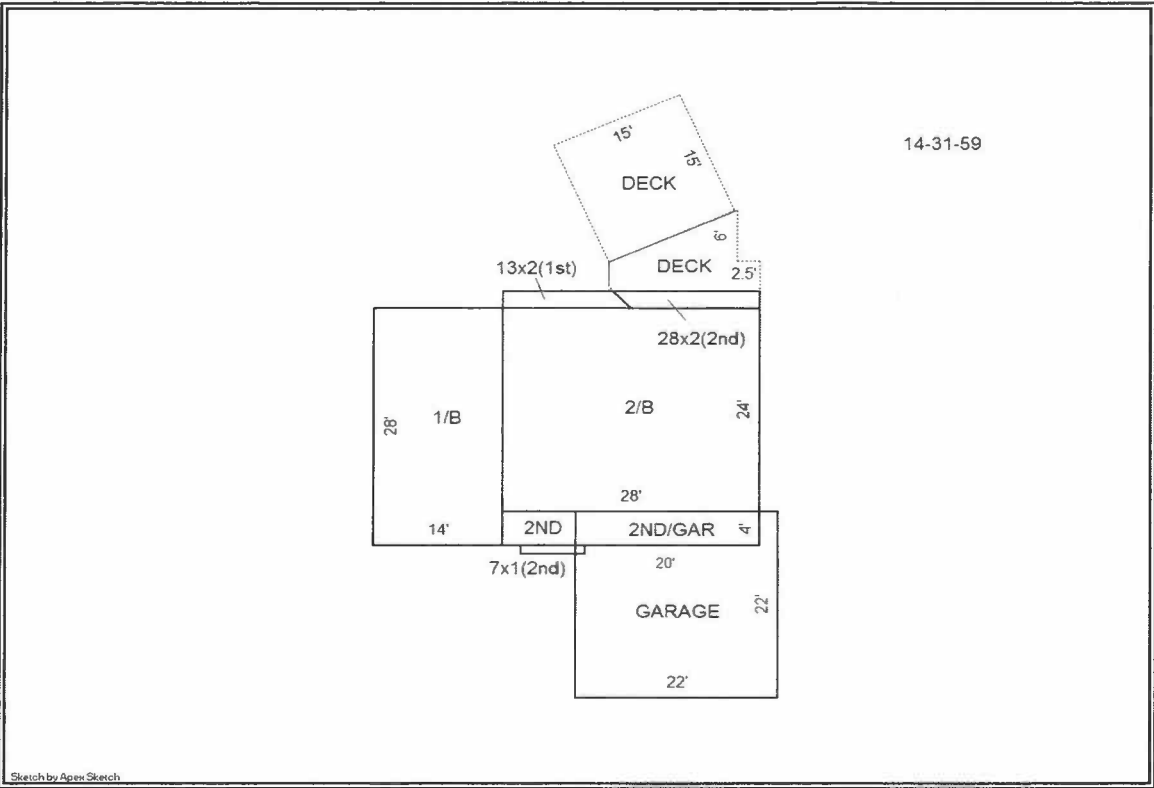
Subject Data Summary

PID #: 14-119-22-31-0059
Property Address: 12072 87th Pl N
Maple Grove, MN 55369
Multiple Address: No
Lot/Block: 001/006
Addition: Woodland Ponds Second Addn
Legal(120):
Owner(s): Rodney Markin
Property Classification: Residential - Homestead
2022 EMV: 435,900
2021 EMV: 345,600
2020 EMV: 337,400
Last Sale: 5/1/1987 - 131,805 - Other - 11
Lot Size: 11,692 Sq.Ft. / .27 Acres
Zoning: R3
Dwelling Type: Single Family
Style: Two Story
Bedrooms: 4
Baths: 3
Actual Year Built: 1987
Gross Building Area: 1,937
Basement Area: 1,064
Bsmt Finished %: 52
Total Finished Sq Ft: 2,490
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	1411922310059	1411922320083	2811922310003	1011922410010
Address	12072 87th Pl N	8715 Norwood La N	7230 Polaris La N	9685 Rosewood La N
Neighborhood	1431	1431	2821	1044
Sale Price	\$131,805	\$450,000	\$420,000	\$451,500
Sale Date	05/01/1987	06/02/2021	04/14/2021	06/11/2021
Cash Equivalent				
Price Per Sq. Ft.	\$68.05	\$244.17	\$226.29	\$216.03
Dwelling Type	Single Family	Single Family	Single Family	Single Family
Style	Two Story	Two Story	Two Story	Two Story
Property Area	11,692	11,266		
Actual Age	1987	1993	1983	1990
Effective Age	1992	2000	1983	1997
1st Floor Area	1,090	1,198	1,076	1,370
Total GBA	1,937	1,843	1,856	2,090
Finished Area	2,490	2,204	2,343	2,493
Basement Area	1,064	556	1,058	650
Basement Finished (%)	52%	65%	46%	62%
Total Bedrooms	4	4	3	4
Total Bathrooms	3	3	3	4
Garage 1 Floor Area	484	748	484	528
Garage 1 # of Cars	2	3	2	2
Garage 1 Placement	Attached	Attached	Attached	Attached
Total # of Cars	2	3	2	2
Walkout Type		Standard Walkout		
Air Conditioning	Central	Central	Central	Central
Pool Area-Total				
Fireplaces	1	1	1	
Deck Area-Total	337		42	328
Porches			390	
Lake				
Subject Value	\$470,100	34.0%	33.0%	33.0%