



## 2022 Local Board of Appeal and Equalization

Petitioner # 73

Louis Frykman

Susan Frykman

13850 62nd Ave N

34-119-22-34-0037



2022 Assessed Value: \$364,400

Recommendation: No Change

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



Petitioner # 73

<b>Property Owner(s):</b>	Louis Frykman Susan Frykman
<b>Property Address:</b>	13850 62nd Ave N
<b>PID #:</b>	34-119-22-34-0037

	<b>Market Value</b>
Assessment Year 2022	\$364,400
Assessment Year 2021	\$294,200
Assessment Year 2020	\$262,900

**Sale:** July 1, 1989      \$93,000

**Assessor Recommendation:**  
 No Change

<b>Appraiser:</b>	<b>Last Inspection Date:</b>
Cole Collins	April 5, 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 and Equalization. Petitioner feels that the estimated market value should be in the range of \$330,000 - \$350,000 based on the comparable sales. The property owner has provided a letter detailing comparable sales for the subject property and this is included at the end of this report for your review.

**DESCRIPTION OF THE SUBJECT**

The subject property is a single-family home located in the Steven A. Meyer development. The site is 0.28 acres in size. The structure is a 1981 built one level/rambler home with 1,092 sq. ft. above grade and a finished walkout basement. The kitchen was remodeled in 2018 including new cabinets, counter tops, and flooring.

**COMPARABLE SALES INFORMATION**

The three comparable sales used within our valuation analysis are all located within the subject property neighborhood. The comparable sales are all one level / rambler built between the years of 1962 and 1982. The comparable sales all have walkout basements with basement finish.

The four comparable sales provided by the property owner did not adjust for physical property differences between the sales and the subject property. The analysis also did not adjust the sales

prices for a market condition adjustment. When these adjustments are applied to the four comparable sales provided by the property owner; the adjusted values support the 2022 assessed value of the subject property. The assessor's office did use three of the four comparable sales provided by the owner in our valuation review of the subject property.

## CONCLUSION

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 \$375,300. 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

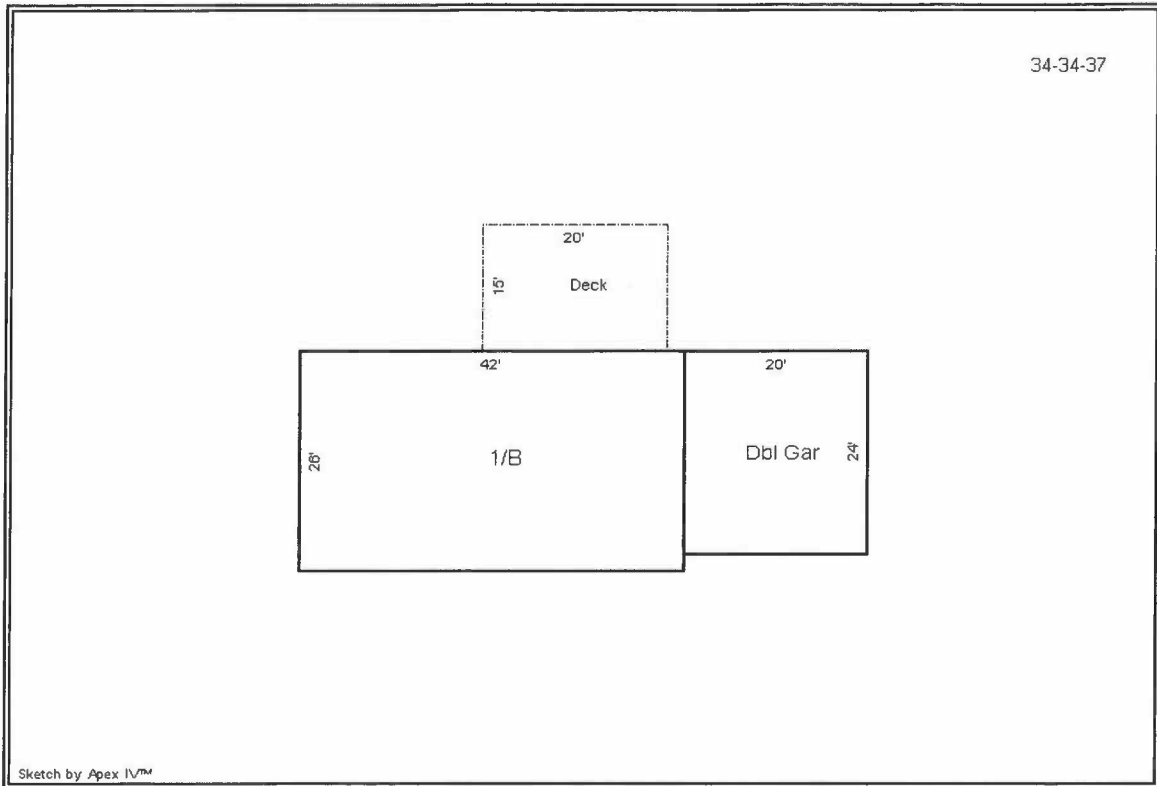
**PID #:** 34-119-22-34-0037  
**Property Address:** 13850 62nd Ave N  
Maple Grove, MN 55311  
**Multiple Address:** No  
**Lot/Block:** 015/003  
**Addition:** Steven A. Meyer Addition  
**Legal(120):**  
**Owner(s):** Louis Frykman  
Susan Frykman  
**Property Classification:** Residential - Homestead  
**2022 EMV:** 364,400  
**2021 EMV:** 294,200  
**2020 EMV:** 262,900  
**Last Sale:** 7/1/1989 - 93,000 - Other - 11  
**Lot Size:** Sq.Ft. / Acres  
**Zoning:** R2  
**Dwelling Type:** Single Family  
**Style:** One Level/Rambler  
**Bedrooms:** 4  
**Baths:** 2  
**Actual Year Built:** 1981  
**Gross Building Area:** 1,092  
**Basement Area:** 1,092  
**Bsmt Finished %:** 80  
**Total Finished Sq Ft:** 1,965  
**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	3411922340037	3411922340044	3411922340030	3411922240071
Address	13850 62nd Ave N	6248 Zinnia La N	13563 63rd Ave N	13590 66th Pl N
Neighborhood	3421	3421	3421	3421
Sale Price	\$93,000	\$335,000	\$325,500	\$355,000
Sale Date	07/01/1989	08/18/2021	08/16/2021	09/09/2021
Cash Equivalent				
Price Per Sq. Ft.	\$85.16	\$317.23	\$291.67	\$325.09
Dwelling Type	Single Family	Single Family	Single Family	Single Family
Style	One Level/Rambler	One Level/Rambler	One Level/Rambler	One Level/Rambler
Property Area		13,126	38,160	
Actual Age	1981	1982	1962	1970
Effective Age	1983	1982	1972	1980
1st Floor Area	1,092	1,056	1,116	1,092
Total GBA	1,092	1,056	1,116	1,092
Finished Area	1,966	1,922	1,774	1,985
Basement Area	1,092	1,056	1,116	1,050
Basement Finished (%)	80%	82%	59%	85%
Total Bedrooms	4	4	4	3
Total Bathrooms	2	2	2	2
Garage 1 Floor Area	480	480	528	548
Garage 1 # of Cars	2	2	2	2
Garage 1 Placement	Attached	Attached	Detached	Attached
Total # of Cars	2	2	2	2
Walkout Type	Standard Walkout	Standard Walkout	Standard Walkout	Standard Walkout
Air Conditioning	Central	Central	Central	Central
Pool Area-Total				
Fireplaces	1			1
Deck Area-Total	300	571	436	189
Porches				102
Lake				
Subject Value	\$375,300	34.0%	33.0%	33.0%



# **Information Provided by the Petitioner**



We are writing in regards to the recent Property Tax Information Valuation Notice for 2023 for our home/property at 13850 - 62<sup>nd</sup> Ave. N., Maple Grove 55311 (PID 3411922340037).

We feel the 2022 assessment value listed at \$364,400 for taxes payable in 2023 is at a level too high for our home value. Following the assessor's visit to our property, we continue to feel the value is listed too high.

Based on our research of comparable homes located in and around our neighborhood and homes recently sold in our neighborhood, we feel our home's estimated market value to be within the range of \$330,000-\$350,000.

**Assessor identified to us the following as comparable homes:**

- 1) 6248 Zinnia Lane, Maple Grove                      SOLD 8/18/2021 for \$335,000
  - **We feel this home is comparable to our home.** This home is in our neighborhood. Is similar rambler design. Built around same year. Comparable square footage. Has 0.30 acres which is near the size of our lot.
  
- 2) 13563 63<sup>rd</sup> Ave. N., Maple Grove                      SOLD 8/16/2021 for \$325,500
  - **We feel this home is comparable to our home.** This home is in our neighborhood. Is similar rambler design. Slightly less square footage. Is older than our home.  
**Noted difference:** This home has 0.88 acres which is 3 times as large as our lot.
  
- 3) 13590 66<sup>th</sup> Pl. N., Maple Grove                      SOLD 9/9/2021 for \$355,000
  - **We feel this home is comparable to our home.** This home is near our neighborhood. Is similar rambler design. Comparable square footage. Actual Age is older than our home; however the Effective Age is similar to our home.  
**Noted difference:** This home has 0.76 acres which is almost 3 times as large as our lot.
  
- 4) 6875 Berkshire Lane, Maple Grove                      SOLD 7/23/2021 for \$363,000
  - **We feel this home is NOT comparable to our home.** This home has had significant recent updates from 2017-2021, including:
    - 2017 new kitchen
    - 2018 new roof, siding, windows
    - 2020 new furnace
    - 2021 new floor lower level, new doors/trim

whereas, our only recent update has been a new kitchen and new main level flooring in 2018.

Our home by comparison includes exterior siding original to the home built in 1981, the roof is 18 years old; the furnace/AC is 14 years old; windows last updated 2010, the carpet in lower level installed 33 years ago and other carpet is original to the home.

Additionally, this home has slightly more square footage, has 0.55 acres which is 2 times as large as our lot.

In summary, we are looking for an adjustment to our recent 2023 Valuation Notice to a lower 2022 assessment value to within the range of \$330,000-\$350,000 which more in line with comparable homes identified within our neighborhood area.

Regards,

Susan and Louis Frykman  
13850 - 62<sup>nd</sup> Ave. N.  
Maple Grove, MN 55311  
763-229-5388  
(PID 3411922340037)

