



2022 Local Board of Appeal and Equalization

Petitioner # 77

David Berberick

Mary Jo Berberick

10177 Nathan La N

01-119-22-43-0031



2022 Assessed Value: \$304,400
Recommendation: Reduction to \$278,100

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 # 77

Property Owner(s): David Berberick
Mary Jo Berberick

Property Address: 10177 Nathan La N

PID #: 01-119-22-43-0031

		Market Value
Assessment Year	2022	\$304,400
Assessment Year	2021	\$226,000
Assessment Year	2020	\$215,600

Sale: April 1, 1977 \$45,350

Assessor Recommendation:

Reduction to \$278,100

Appraiser:

Last Inspection Date:

Randy DeJong

April 8, 2021

Comments:

PETITIONER'S CONCERNS

Petitioner has concerns regarding the increase in their estimated market value and has expressed these concerns to the Board. Petitioner is concerned that the subject property needs maintenance, repairs, and upgrades. Petitioner would like his value to remain unchanged from the 2021 estimated market value.

DESCRIPTION OF THE SUBJECT

The subject property is a single-family home located in the Boundary Creek development. The site is 0.26 acres in size. The structure is a 1977 rambler with an above grade area of 1,056 sq. ft. and a basement which is 64% finished.

COMPARABLE SALES INFORMATION

All three comparable sales are located in or near the same neighborhood as the subject. They are all ramblers built between 1971 and 1978 with similar quality construction and finish, and none have had any major updates. All three comparable sales are adjusted for differences to the subject property.

ADDITIONAL COMMENTS

Due to the condition of the property, we are continuing to recognize additional depreciation on the property, which amounts to a negative adjustment of approximately \$16,000.

CONCLUSION

When adjusted for differences between the subject and comparable sales, the market indicated value of the subject is \$278,100. Consequently, the assessor's office recommends a reduction to \$278,100.

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:

- 2017 \$5,900 Local Board reduction
- 2018 \$8,400 Local Board reduction
- 2019 \$4,200 Local Board reduction
- 2019 \$15,000 County Board reduction
- 2020 \$11,500 Local Board reduction
- 2021 \$17,800 Local Board reduction

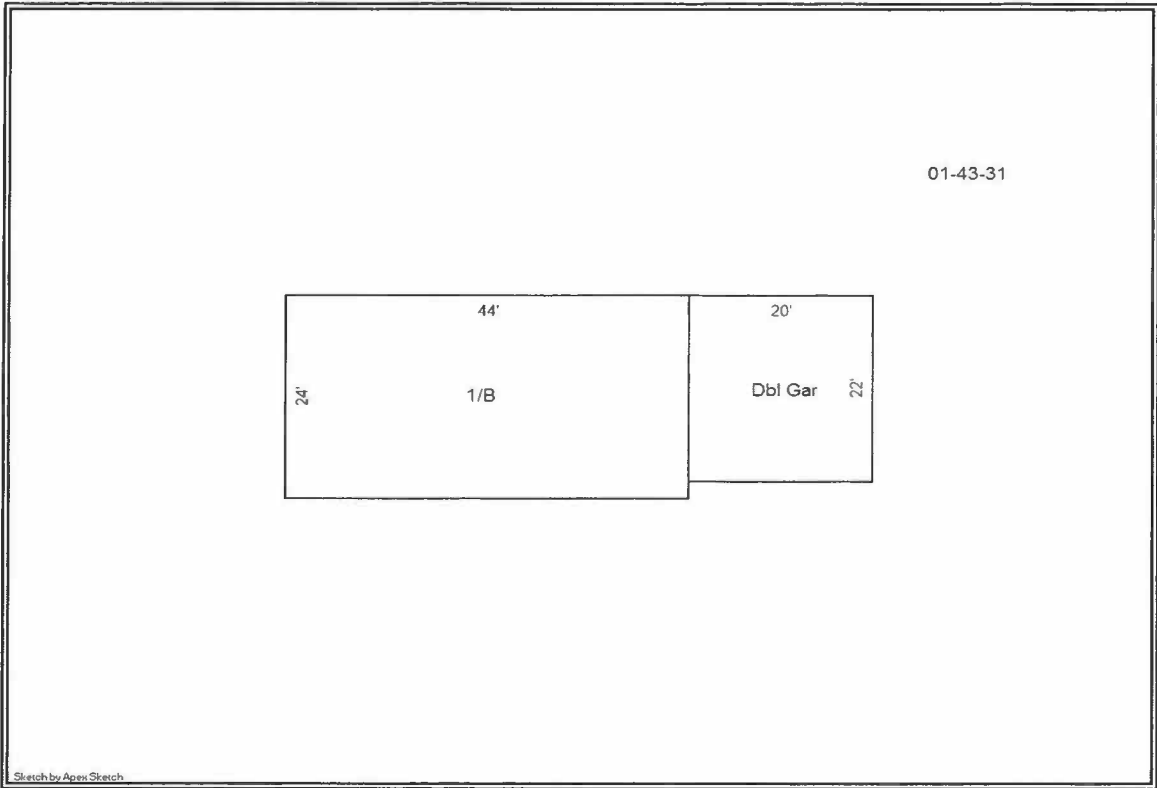
Subject Data Summary

PID #: 01-119-22-43-0031
Property Address: 10177 Nathan La N
Maple Grove, MN 55369
Multiple Address: No
Lot/Block: 006/004
Addition: Boundary Creek Fifth Addition
Legal(120):
Owner(s): David Berberick
Mary Jo Berberick
Property Classification: Residential - Homestead
2022 EMV: 304,400
2021 EMV: 226,000
2020 EMV: 215,600
Last Sale: 4/1/1977 - 45,350 - Other - 11
Lot Size: 11,476 Sq.Ft. / .26 Acres
Zoning: R2PUD
Dwelling Type: Single Family
Style: One Level/Rambler
Bedrooms: 3
Baths: 1
Actual Year Built: 1977
Gross Building Area: 1,056
Basement Area: 1,056
Bsmt Finished %: 64
Total Finished Sq Ft: 1,732
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	0111922430031	0111922410069	0111922310060	1111922140011
Address	10177 Nathan La N	9769 105th Ave N	10622 104th Pl N	9847 Balsam La N
Neighborhood	0111	0111	0111	1113
Sale Price	\$45,350	\$267,000	\$247,000	\$280,000
Sale Date	04/01/1977	02/04/2021	12/04/2020	09/09/2021
Cash Equivalent				\$272,440
Price Per Sq. Ft.	\$42.95	\$256.73	\$233.90	\$249.49
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	11,476	11,961	13,139	11,699
Actual Age	1977	1978	1975	1971
Effective Age	1979	1982	1975	1974
1st Floor Area	1,056	1,040	1,056	1,092
Total GBA	1,056	1,040	1,056	1,092
Finished Area	1,732	1,040	1,056	1,922
Basement Area	1,056	1,040	1,056	1,092
Basement Finished (%)	64%			76%
Total Bedrooms	3	3	3	2
Total Bathrooms	1	1	1	2
Garage 1 Floor Area	440	440	440	624
Garage 1 # of Cars	2	2	2	2
Garage 1 Placement	Attached	Attached	Attached	Attached
Total # of Cars	2	2	2	2
Walkout Type				
Air Conditioning	Central	Central	Central	Central
Pool Area-Total				
Fireplaces				
Deck Area-Total				192
Porches				
Lake				
Subject Value	\$278,100	34.0%	33.0%	33.0%