



## 2022 Local Board of Appeal and Equalization

Petitioner # 91  
Priya Gupta  
17220 90th Ave N  
17-119-22-23-0036



2022 Assessed Value: \$389,600  
Recommendation: No Change

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



Petitioner # 91

<b>Property Owner(s):</b>	Priya Gupta
<b>Property Address:</b>	17220 90th Ave N
<b>PID #:</b>	17-119-22-23-0036

		Market Value
Assessment Year	2022	\$389,600
Assessment Year	2021	\$311,200
Assessment Year	2020	\$302,600

<b>Sale:</b>	August 31, 2015	\$295,000
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**Assessor Recommendation:**

No Change

**Appraiser:**

Randy DeJong

**Last Inspection Date:**

June 25, 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 is concerned about the differences between her home and the comparable sales. Petitioner believes her value should remain unchanged from the 2021 estimated market value.

**DESCRIPTION OF THE SUBJECT**

The subject property is a single family home located in the Pond Hollow development. The site is 0.22 acres in size. The structure is a 1999 rambler with 1,450 sq. ft. above grade and a basement that is 23% finished.

**COMPARABLE SALES INFORMATION**

All three comparable sales are ramblers built between 1992 and 1999 with similar above grade area. Comparable sale 1 and comparable sale 2 are located in the same neighborhood as the subject property and consequently have been given more weight in the analysis than comparable sale 3. All three comparable sales are adjusted for differences to the subject property, such as walkout basements, basement finish, fireplaces, porches, and decks.

CONCLUSION

When adjusted for differences between the subject and comparable sales, the market indicated value of the subject is \$409,800. 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:**

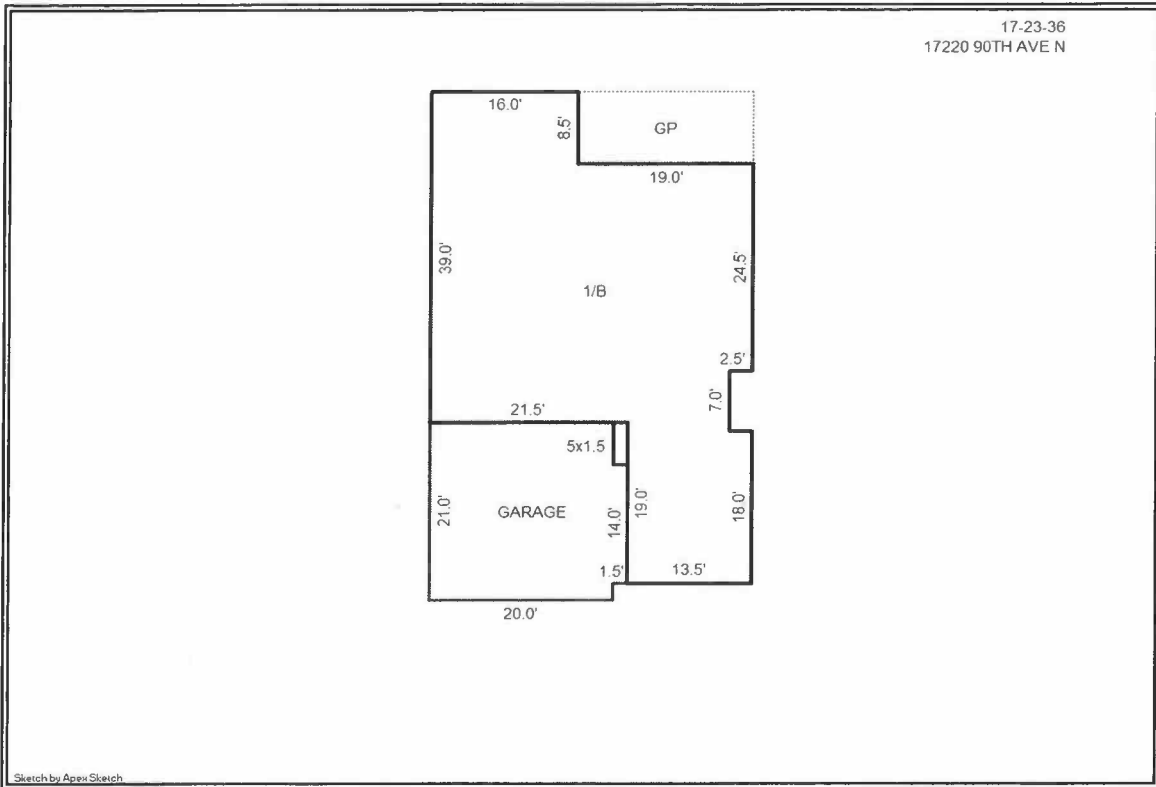
## Subject Data Summary

<b>PID #:</b>	17-119-22-23-0036
<b>Property Address:</b>	17220 90th Ave N Maple Grove, MN 55311
<b>Multiple Address:</b>	No
<b>Lot/Block:</b>	017/002
<b>Addition:</b>	Pond Hollow
<b>Legal(120):</b>	
<b>Owner(s):</b>	Priya Gupta
<b>Property Classification:</b>	Residential - Homestead
<b>2022 EMV:</b>	389,600
<b>2021 EMV:</b>	311,200
<b>2020 EMV:</b>	302,600
<b>Last Sale:</b>	8/31/2015 - 295,000 - Warranty Deed - 01
<b>Lot Size:</b>	9,498 Sq.Ft. / .22 Acres
<b>Zoning:</b>	R2
<b>Dwelling Type:</b>	Single Family
<b>Style:</b>	One Level/Rambler
<b>Bedrooms:</b>	3
<b>Baths:</b>	3
<b>Actual Year Built:</b>	1999
<b>Gross Building Area:</b>	1,450
<b>Basement Area:</b>	1,443
<b>Bsmt Finished %:</b>	23
<b>Total Finished Sq Ft:</b>	1,781
<b>Garage #1:</b>	2 Car Attached
<b>Garage #2:</b>	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	1711922230036	1711922230003	1711922230047	2511922230061
Address	17220 90th Ave N	17475 90th Ave N	8926 Inland La N	7004 Ximines La N
Neighborhood	1723	1723	1723	2641
Sale Price	\$295,000	\$410,000	\$420,000	\$400,000
Sale Date	08/31/2015	06/03/2021	06/14/2021	07/27/2021
Cash Equivalent				\$398,500
Price Per Sq. Ft.	\$203.45	\$280.44	\$287.28	\$264.08
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	9,498	6,050	9,130	20,926
Actual Age	1999	1999	1999	1992
Effective Age	1999	1999	2004	1992
1st Floor Area	1,450	1,462	1,462	1,509
Total GBA	1,450	1,462	1,462	1,509
Finished Area	1,782	2,472	2,660	2,241
Basement Area	1,443	1,443	1,443	1,494
Basement Finished (%)	23%	70%	83%	49%
Total Bedrooms	3	3	3	3
Total Bathrooms	3	3	3	3
Garage 1 Floor Area	441	441	441	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		Standard Walkout	Standard Walkout	Standard Walkout
Air Conditioning	Central	Central	Central	Central
Pool Area-Total				
Fireplaces	1	2	2	1
Deck Area-Total			112	
Porches	162		154	144
Lake				
Subject Value	\$409,800	40.0%	40.0%	20.0%