



2022 Local Board of Appeal and Equalization

Petitioner # 95

Duo Wang

Michael Drew

16909 66th Ave N

32-119-22-24-0036



2022 Assessed Value: \$603,500
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 # 95

Property Owner(s):	Michael Drew Duo Wang
Property Address:	16909 66th Ave N
PID #:	32-119-22-24-0036

	Market Value
Assessment Year 2022	\$603,500
Assessment Year 2021	\$513,700
Assessment Year 2020	\$481,300

Sale:	November 15, 2002	\$475,596	New construction
--------------	-------------------	-----------	------------------

Assessor Recommendation:

No Change

Appraiser:	Last Inspection Date:
Randy DeJong	November 28, 2018

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 that the property record is incorrect. Petitioner believes the increase is unreasonable and that his home should be in the lower \$500,000 range.

DESCRIPTION OF THE SUBJECT

The subject property is a single family home located in the Elm Creek Crossing Second development. The site is 0.27 acres in size. The structure is a 2002 two story with 3,286 sq. ft. above grade and an unfinished basement.

COMPARABLE SALES INFORMATION

All three comparable sales are located in or near the subject property's neighborhood. They are all two story homes built between 2002 and 2005 with similar quality construction, and none have had major updates. Comparable sales 1 and 3 have an unfinished basement like the subject, while comparable sale 2 is adjusted downward for a finished basement. All three comparable sales are adjusted for differences to the subject property.

ADDITIONAL COMMENTS

An appraiser from the assessor's office confirmed the property data over the phone with the petitioner and offered to do an interior inspection of the property. The petitioner was uncertain if he wanted an interior review at this time.

CONCLUSION

When adjusted for differences between the subject and comparable sales, the market indicated value of the subject is \$624,300. 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:

2006 Local Board no change

Subject Data Summary

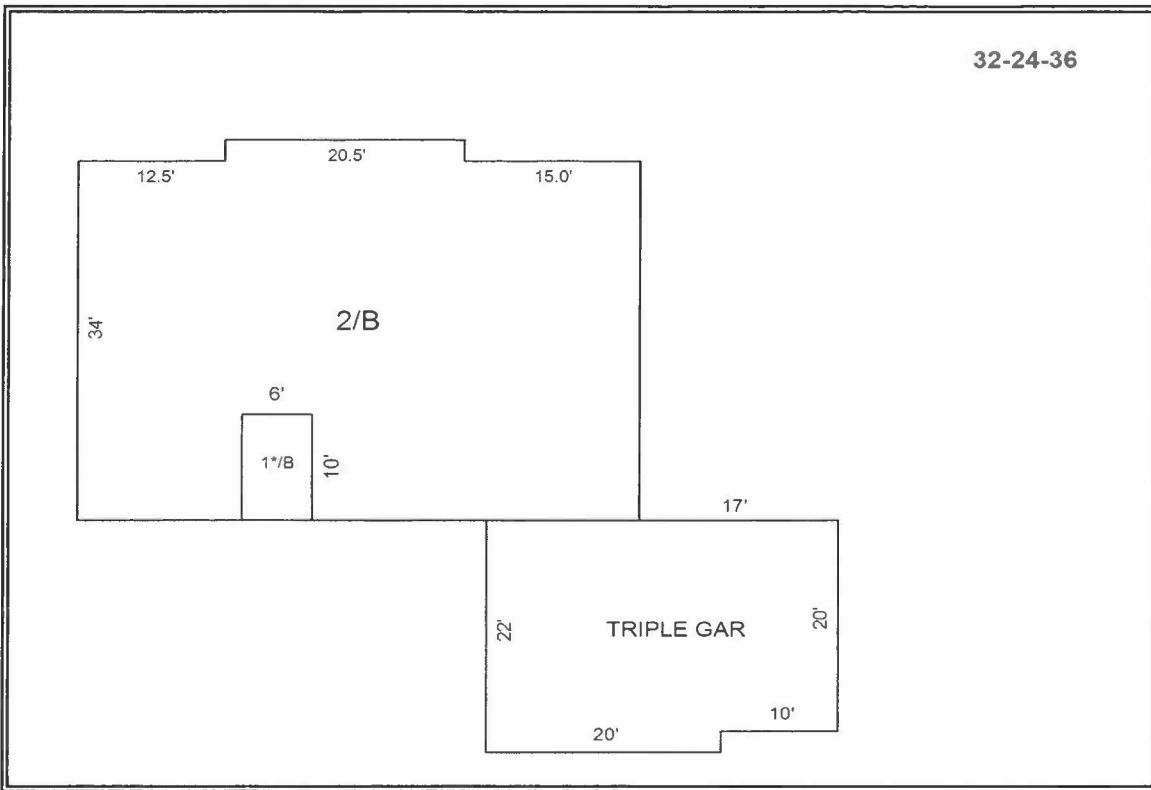
PID #: 32-119-22-24-0036
Property Address: 16909 66th Ave N
Maple Grove, MN 55311
Multiple Address: No
Lot/Block: 015/005
Addition: Elm Creek Crossing Second Addition
Legal(120):
Owner(s): Michael Drew
Duo Wang
Property Classification: Residential - Homestead
2022 EMV: 603,500
2021 EMV: 513,700
2020 EMV: 481,300
Last Sale: 11/15/2002 - 475,596 - Other - 11
Lot Size: 11,692 Sq.Ft. / .27 Acres
Zoning: R2
Dwelling Type: Single Family
Style: Two Story
Bedrooms: 4
Baths: 3
Actual Year Built: 2002
Gross Building Area: 3,286
Basement Area: 1,673
Bsmt Finished %:
Total Finished Sq Ft: 3,286
Garage #1: 3 Car Attached
Garage #2: None

Additional Subject Photos



Subject Sketch

32-24-36



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	3211922240036	3111922240066	3211922240014	3211922240059
Address	16909 66th Ave N	6449 Shadyview La N	6569 Garland La N	16907 66th Pl N
Neighborhood	3223	3123	3223	3223
Sale Price	\$475,596	\$560,000	\$615,000	\$568,000
Sale Date	11/15/2002	02/12/2021	03/23/2021	08/13/2021
Cash Equivalent				
Price Per Sq. Ft.	\$144.73	\$178.86	\$204.73	\$190.09
Dwelling Type	Single Family	Single Family	Single Family	Single Family
Style	Two Story	Two Story	Two Story	Two Story
Property Area	11,692	15,688	13,480	12,596
Actual Age	2002	2005	2002	2003
Effective Age	2002	2005	2002	2003
1st Floor Area	1,673	1,495	1,522	1,524
Total GBA	3,286	3,131	3,004	2,988
Finished Area	3,286	3,131	4,267	2,988
Basement Area	1,673	1,445	1,522	1,524
Basement Finished (%)			83%	
Total Bedrooms	4	4	6	4
Total Bathrooms	3	3	4	3
Garage 1 Floor Area	640	640	640	640
Garage 1 # of Cars	3	3	3	3
Garage 1 Placement	Attached	Attached	Attached	Attached
Total # of Cars	3	3	3	3
Walkout Type	Standard Walkout	Standard Walkout	Standard Walkout	
Air Conditioning	Central	Central	Central	Central
Pool Area-Total				
Fireplaces	1	1	2	1
Deck Area-Total		278	315	210
Porches		138	198	
Lake				
Subject Value	\$624,300	34.0%	33.0%	33.0%