



## 2022 Local Board of Appeal and Equalization

Petitioner # 100

Anju B. Goel

Dinesh K. Goel

19043 64th Ave N

31-119-22-32-0073



2022 Assessed Value: \$803,600

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 # 100	
<b>Property Owner(s):</b>	Dinesh K. Goel Anju B. Goel
<b>Property Address:</b>	19043 64th Ave N
<b>PID #:</b>	31-119-22-32-0073
	<b>Market Value</b>
Assessment Year 2022	\$803,600
Assessment Year 2021	\$729,600
Assessment Year 2020	\$410,200
<b>Sale:</b>	No current sales exist
<b>Assessor Recommendation:</b>	
No Change	
<b>Appraiser:</b>	<b>Last Inspection Date:</b>
Markus Yager	April 15, 2022

**Comments:**

**PETITIONER'S CONCERNS**

Petitioner has concerns regarding the increase in their estimated market value and would like to appeal their value before the Local Board of Appeal & Equalization. Petitioner is concerned about issues of workmanship in his property that affect his estimated market value. Property owner stated that his value should remain unchanged from his 2021 estimated market value of \$729,600.

**DESCRIPTION OF THE SUBJECT**

The subject property is a single-family home located in the Ploceus Meadows development. The site is 0.47 acres in size, with 0.16 acres of pond to the rear of the property. The structure is a 2019 two story with 3,511 sq. ft. above grade and an unfinished basement.

**COMPARABLE SALES INFORMATION**

Comparable sale 1 is located in the subject's neighborhood, while comparable sales 2 and 3 are in a nearby neighborhood of similar quality homes. Comparable sales 1 and 3 have an unfinished basement like the subject, while comparable sale 2 is receiving a negative adjustment for a finished basement. All three comparable sales are similar in quality and have walkout basements. Comparable sale 3 is 14 years older than the subject property; comparable sales 1 and 2 are only two years older than the subject property and consequently are given more weight. All three comparable sales are adjusted for differences to the subject property.

## ADDITIONAL INFORMATION

An appraiser from the City of Maple Grove Assessor's Office reviewed the property on 4/15/2022 with the petitioner. At this review, the home was measured and the square footage was updated. The total above grade sq. ft. increased slightly from 3,492 to 3,511. This slight increase will be added to the record for the 2023 assessment.

Petitioner is concerned with issues of workmanship in his property. The issues observed by the appraiser were minor and cosmetic in nature and did not warrant a reduction in the subject property's estimated market value. The appraiser did not observe any changes to the record that would warrant a value reduction.

Petitioner is also concerned that he is being treated as if he has a deck and a finished basement like others in his neighborhood. The 2022 estimated market value reflects that the subject property does not have a deck or finished basement, and the comparable sales used in this report are adjusted for differences to the subject property.

## CONCLUSION

When adjusted for differences between the subject and comparable sales, the market indicated value of the subject is \$873,400. 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:**

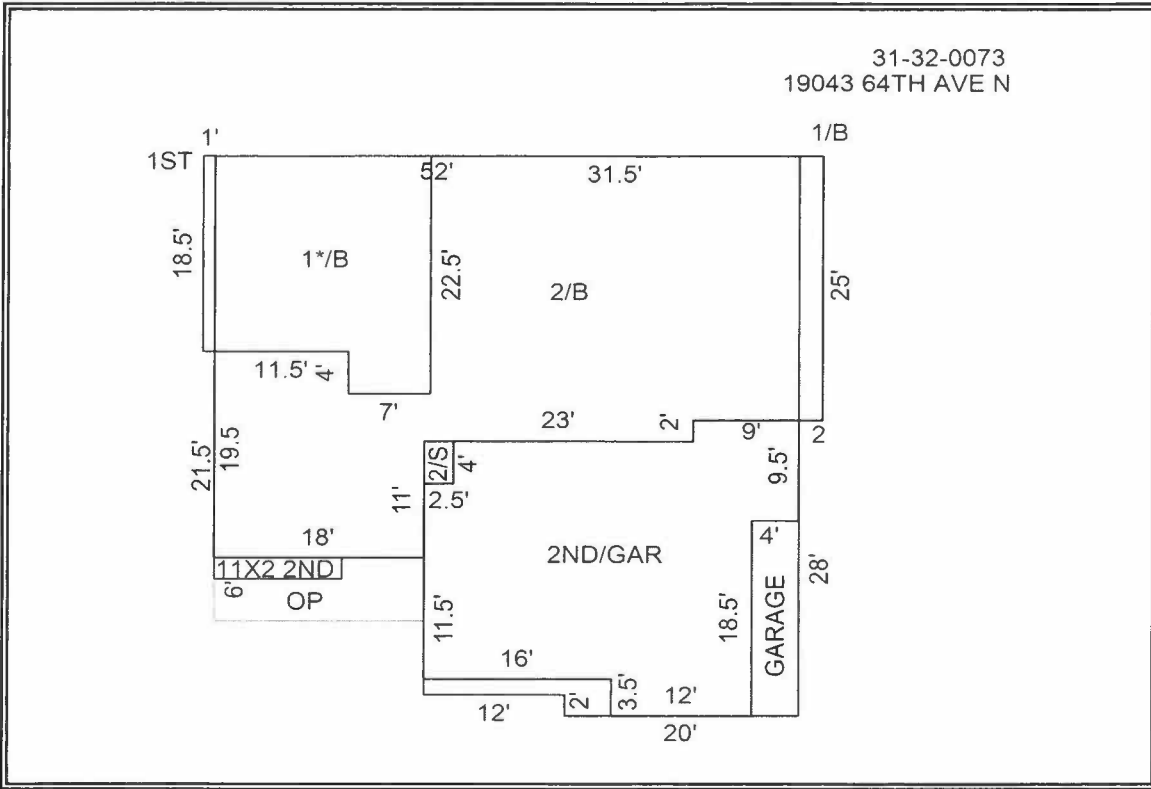
## Subject Data Summary

**PID #:** 31-119-22-32-0073  
**Property Address:** 19043 64th Ave N  
Maple Grove, MN 55311  
**Multiple Address:** No  
**Lot/Block:** 004/002  
**Addition:** Ploceus Meadows  
**Legal(120):**  
**Owner(s):** Dinesh K Goel  
Anju B Goel  
**Property Classification:** Residential - Non-Homestead  
**2022 EMV:** 803,600  
**2021 EMV:** 729,600  
**2020 EMV:** 410,200  
**Last Sale:** No current sales exist.  
**Lot Size:** 20,544 Sq.Ft. / .47 Acres  
**Zoning:** R2 PUD  
**Dwelling Type:** Single Family  
**Style:** Two Story  
**Bedrooms:** 5  
**Baths:** 5  
**Actual Year Built:** 2019  
**Gross Building Area:** 3,511  
**Basement Area:** 1,580  
**Bsmt Finished %:**  
**Total Finished Sq Ft:** 3,511  
**Garage #1:** 3 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	3111922320073	3111922320066	3111922230060	3111922310047
Address	19043 64th Ave N	18938 64th Ave N	6629 Zircon La N	6454 Urbandale La N
Neighborhood	3136	3136	3123	3123
Sale Price		\$742,000	\$769,900	\$760,000
Sale Date		04/15/2021	06/08/2021	06/18/2021
Cash Equivalent		\$733,000		
Price Per Sq. Ft.		\$217.31	\$267.88	\$209.02
Dwelling Type	Single Family	Single Family	Single Family	Single Family
Style	Two Story	Two Story	Two Story	Two Story
Property Area	20,544	10,736	15,818	16,683
Actual Age	2019	2017	2017	2005
Effective Age	2019	2017	2017	2005
1st Floor Area	1,609	1,703	1,280	1,812
Total GBA	3,511	3,373	2,874	3,636
Finished Area	3,511	3,373	3,988	3,636
Basement Area	1,580	1,698	1,280	1,793
Basement Finished (%)			87%	
Total Bedrooms	5	5	5	4
Total Bathrooms	5	4	5	4
Garage 1 Floor Area	816	762	832	761
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	Standard Walkout
Air Conditioning	Central	Central	Central	Central
Pool Area-Total				
Fireplaces	1	1	1	1
Deck Area-Total			192	361
Porches	108	166	72	134
Lake				
Subject Value	\$873,400	40.0%	40.0%	20.0%



## **Information Provided by the Petitioner**



## Randall DeJong

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**From:** DINESH GOEL <admulti9@yahoo.com>  
**Sent:** Wednesday, April 20, 2022 6:44 PM  
**To:** Randall DeJong  
**Subject:** Re: Board Application  
**Attachments:** Appeal to City.docx

Hi Randy,

Please see attached my write up in support of the appeal. As I shared with you and Marcus that i am not sure what and how to write this, so I may not have written the best way, but at least shared my honest opinion and understanding. I am sure the best and the rightest will prevail.

Thanks and regards,  
Dinesh Goel

On Monday, April 11, 2022, 03:53:02 PM CDT, Randall DeJong <rdejong@maplegrovern.gov> wrote:

Here is a link to the board application: <https://www.maplegrovern.gov/FormCenter/Assessing-16/Local-Board-of-Appeal-Equalization-appli-85>

I'm hoping we can set up a time to confirm your property record after the April 12 meeting.

**Randy DeJong, AMA**  
Residential Appraiser

763-494-6260

rdejong@maplegrovern.gov





April 10, 2022

Local Board of Appeal and Equalization Reconvene,  
Maple Grove Government Center  
City Council Chambers  
12800 Arbor Lakes Parkway  
Maple Grove, MN -55369

Received  
4/20/2022  
6:44 pm

Regarding: Annual Proposed Appraisal of Residential Property located at 19043 64h Avenue north, Maple Grove MN 55311.

Dear Board Members,

Most humbly and respectfully I submit that I, Dinesh Goel and my wife Anju Goel moved to your city in 2021 and received our first shock when we received our proposed appraisal in March-April 2021 for 2022. We Discussed with your appraisal department and closed that discussion by accepting the best assessment done at that time.

Also, I request that English is not my first language and I am not an attorney either if you could overlook some of the language related communication effects, please.

We received another major shock this year, giving us a picture how we would be treated on an on-going basis year after year. Therefore, I am in front of you in the form of this appeal against an unfounded and unreasonable value placed on the property, which is neither justified based on sales data of the nearest and the closest comparables, nor on putting the right measurements as we learnt from the appraisal department during our discussion. I have filed an online Appeal Form and here are some of my reasons in its support:

1. The measurement of my property is not correct in your records as was told to me. Mine is the smallest property in the community of 12 newly constructed houses on 64<sup>th</sup> Avenue. It appears that the measurements of other houses might have been recorded lower than ours, or our measurement is recorded higher than it actually is.
2. These 12 newly constructed houses are more comparable since they have been built by the same builder and in continuity one after the other with not much time gap. This factor helps to be sure of the comparable quality except choice of certain material by the individual owners.
3. It also helps evaluate the defects and differences in quality, which should definitely factor into any appraisal.
4. The sale price of the last sold property in the neighborhood was \$742,000.00 – sold in April 2021.
5. We don't have Deck or a finished basement as compared to most others.
6. The cost of a deck and finishing the basement cost no less than \$30,000.00 and \$50,000.00 respectively.
7. There have been many lapses during the inspection process and those defects are causing some serious living and operation concerns, which I believe should not be the case. The city and state governments are there to make sure such things don't happen to honest tax-paying residents. Two quick examples are, i) the defective garage floor and ii) the air-duct caps not removed and proper adjustments not done on the plumbing air-ducts on the roof. The bad level is causing the garage door freezing with the ice formed on the garage floor. We cannot go out if the door does not open (as we experienced and showed to your inspector in the beginning of this winter). The plumbing air-ducts issue is causing our bathrooms to continuously stink (like sewage). These examples were shown to your inspector. The inspector that visited our home during the winter to see these defects was very kind in his attitude and behavior and assured me he would help address these defects as the winter passes, but I am still waiting to hear back.
8. I also showed certain other defects to your Appraisal specialist who courteously offered to visit the house. I pointed out towards some of the defects, including wooden main floor, missing dry-wall in garage, a damaged construction phase temporary door frame that was never replaced, etc., are some of other areas of concern and flaws in construction quality, which might be factored in the valuation process. The major flaws are that the house is not even adhering to the house plan and the design included in the contract. The dining area window not aligned with the great room windows on the left and the door on its right. The water heater is positioned in the middle of the Mechanical area blocking all the usable space.

I understand the city may get overwhelmed with so much pointed out and not many residents doing this level of reporting, but I still believe that residents expect some reasonable level of protection from these wolves (contractors and builders).

I therefore appeal to you that please to review the appraised value of our house in the most equitable manner and keeping all the factors in consideration more than just collecting as much taxes as you can.

Thanks and best regards,

(Dinesh Goel)

