



2022 Local Board of Appeal and Equalization

Petitioner # 103

John Buechler

9281 Forestview La N

14-119-22-12-0034



2022 Assessed Value: \$401,900
Recommendation: No Change

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



Petitioner # 103

Property Owner(s): John Buechler

Property Address: 9281 Forestview La N

PID #: 14-119-22-12-0034

		Market Value
Assessment Year	2022	\$401,900
Assessment Year	2021	\$322,800
Assessment Year	2020	\$293,900

Sale: No current sales exist

Assessor Recommendation:

No Change

Appraiser:

Last Inspection Date:

Markus Yager

April 4, 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 & Equalization.

DESCRIPTION OF THE SUBJECT

The subject property is a double bungalow home located in the Goldenrod Acres development. The site is 0.25 acres in size. The structure is a 1979 two unit split level with 1,248 sq. ft. above grade and a finished basement.

COMPARABLE SALES INFORMATION

All three comparable sales are double bungalow style homes. There were three double bungalow style properties that sold for the 2022 sales study in Maple Grove, making these the best three comparable sales available for the subject property. Comparable sale 1 is the most similar to the subject property and consequently the best comparable, so it was given the most weight. The comparable sales are all adjusted for differences to the subject property.

ADDITIONAL COMMENTS

On April 4, 2022, an appraiser with City of Maple Grove Assessors Office did an interior inspection of the subject property. There were no changes to our property records per that review.

CONCLUSION

When adjusted for differences between the subject and comparable sales the market indicated value of the subject is \$426,000. 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

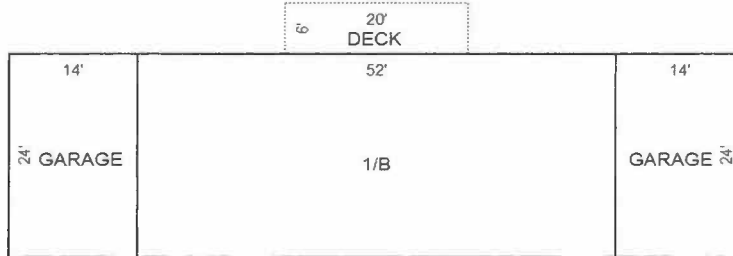
PID #: 14-119-22-12-0034
Property Address: 9281 Forestview La N
Maple Grove, MN 55369
Multiple Address: Yes
Lot/Block: 001/001
Addition: Goldenrod Acres
Legal(120):
Owner(s): John Buechler
Property Classification: Double Bungalow - Non-Homestead
2022 EMV: 401,900
2021 EMV: 322,800
2020 EMV: 293,900
Last Sale: No current sales exist.
Lot Size: 11,062 Sq.Ft. / .25 Acres
Zoning: R2PUD
Dwelling Type: Double
Style: Split Entry/Foyer
Bedrooms: 4
Baths: 2
Actual Year Built: 1979
Gross Building Area: 1,248
Basement Area: 1,248
Bsmt Finished %: 90
Total Finished Sq Ft: 2,371
Garage #1: 1 Car Attached
Garage #2: 1 Car Attached

Additional Subject Photos



Subject Sketch

14-12-0034
9281 & 9291 FORESTVIEW LA



Sketch by Apex 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	1411922120034	2711922140038	3411922220009	3411922230050
Address	9281 Forestview La N	13011 73rd Pl N	14202 68th Pl N	6632 Sunnyslope Dr N
Neighborhood	1412	2715	3422	3422
Sale Price		\$460,000	\$320,000	\$296,000
Sale Date		10/20/2020	05/28/2021	02/26/2021
Cash Equivalent				
Price Per Sq. Ft.		\$307.49	\$307.69	\$296.00
Dwelling Type	Double	Double	Double	Double
Style	Split Entry/Foyer	Split Entry/Foyer	One Level/Rambler	One Level/Rambler
Property Area	11,062	23,052	10,802	13,703
Actual Age	1979	1982	1962	1962
Effective Age	1983	1986	1967	1964
1st Floor Area	1,248	1,496	1,040	1,000
Total GBA	1,248	1,496	1,040	1,000
Finished Area	2,371	2,842	1,940	1,835
Basement Area	1,248	1,496	1,000	960
Basement Finished (%)	90%	90%	90%	87%
Total Bedrooms	4	6	5	5
Total Bathrooms	2	4	2	2
Garage 1 Floor Area	336	400	440	480
Garage 1 # of Cars	1	2	2	2
Garage 1 Placement	Attached	Attached	Detached	Detached
Total # of Cars	2	4	2	2
Walkout Type			Standard Walkout	Standard Walkout
Air Conditioning	Central	Central	No	Central
Pool Area-Total				
Fireplaces	2			
Deck Area-Total	110	320		128
Porches				
Lake				
Subject Value	\$426,000	40.0%	30.0%	30.0%