



## 2022 Local Board of Appeal and Equalization

Petitioner # 111  
Kathryn A. Eberley  
Mark A. Eberley  
16882 68th Ave N  
32-119-22-21-0076



2022 Assessed Value: \$658,800  
Recommendation: No Change

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



Petitioner # 111

**Property Owner(s):** Mark A. Eberley  
 Kathryn A. Eberley

**Property Address:** 16882 68th Ave N

**PID #:** 32-119-22-21-0076

**Market Value**

Assessment Year 2022	\$658,800
Assessment Year 2021	\$566,600
Assessment Year 2020	\$526,000

**Sale:** No current sales exist

**Assessor Recommendation:**

No Change

**Appraiser:**

Markus Yager

**Last Inspection Date:**

May 8, 2017

**Comments:**

**PETITIONER'S CONCERNS**

Petitioner has concerns regarding his estimated market value and has appealed their value before the Local Board of Appeal & Equalization. Petitioner is concerned about the value of his property per sq. ft. compared to comparable sales. He referenced comparable sales at \$170 - \$200 per sq. ft. compared to his value at \$230 per sq.ft. Petitioner also has concerns regarding wetland impact on the value of his property. Petitioner indicated that the subject property back yard is unusable due to water problems associated with the wetland located on and behind his property. In addition, the petitioner states that the water from the wetland has damaged or compromised his cinder block. Petitioner would like his 2022 estimated market value reduced to \$610,000 to account for the limited use of the yard and the water damage to the structure.

**DESCRIPTION OF THE SUBJECT**

The subject property is a single-family home located in the Cedar Pond Estates development. The site is 0.34 acres in size. GIS maps indicate that wetland covers the majority of the subject's back yard and in some areas it is within 10 feet of the structure. The structure is a 2013 built two story home with 2,866 sq. ft. above grade and an unfinished basement.

**COMPARABLE SALES INFORMATION**

All comparable sales were built within one year of the subject property, are located in surrounding neighborhoods, and are similar in sq. ft. above grade. Comparable sale 1 does not have basement

finish similar to the subject. Comparable sales 2 and 3 have basement finish.

#### ADDITIONAL COMMENTS

The subject property is valued at \$230 per sq. ft. of above grade area. The comparable sales used for this report ranged between \$223 and \$262 per sq. ft. of above grade area.

An appraiser with the assessor's office made multiple requests by phone to do an inspection of the subject property. The assessor's office did not receive a response to their messages and, consequently, was unable to view the property and evaluate the petitioner's concerns. The subject site currently is valued lower than surrounding sites due to wetland impact. Further reduction requires an inspection of the property and will be evaluated the next time we inspect the property.

#### CONCLUSION

When adjusted for differences between the subject and comparable sales, the market indicated value of the subject is \$692,200 using our current records for the property. 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.

<b>Previous Value Adjustments/Board Appearance:</b>

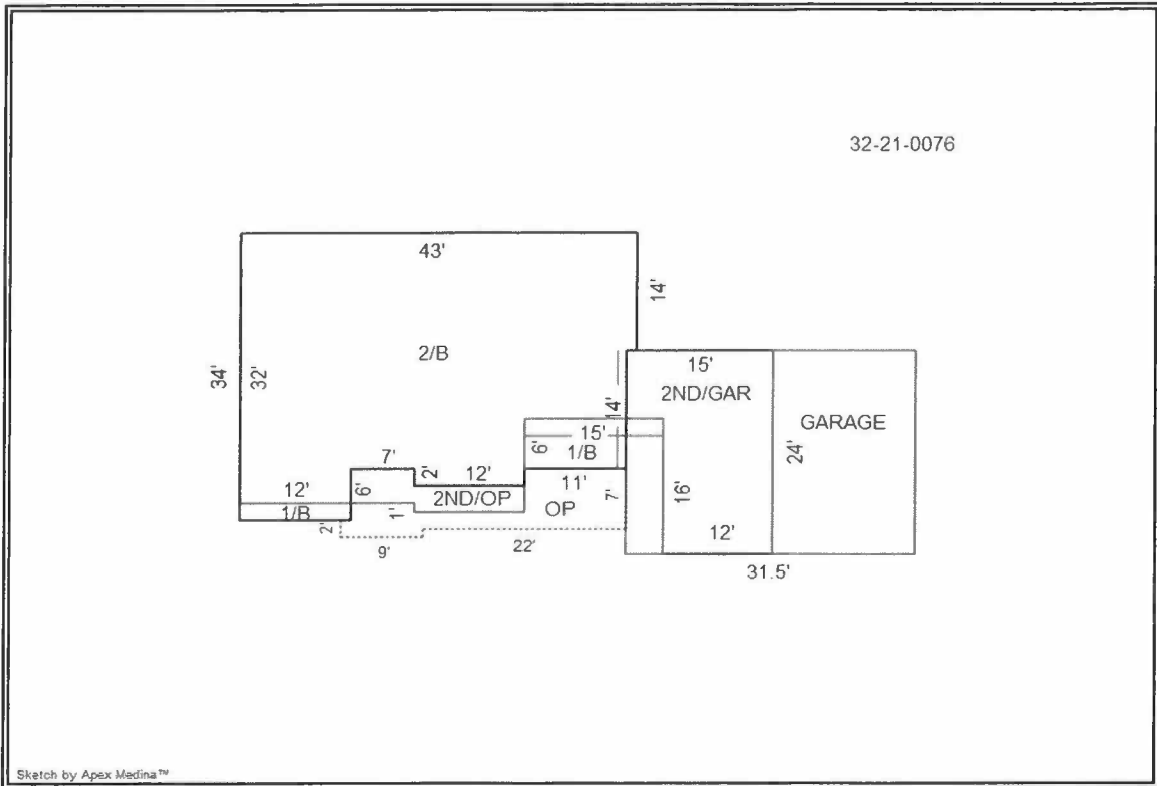
## Subject Data Summary

**PID #:** 32-119-22-21-0076  
**Property Address:** 16882 68th Ave N  
Maple Grove, MN 55311  
**Multiple Address:** No  
**Lot/Block:** 012/001  
**Addition:** Cedar Pond Estates  
**Legal(120):**  
**Owner(s):** Mark A Eberley  
Kathryn A Eberley  
**Property Classification:** Residential - Homestead  
**2022 EMV:** 658,800  
**2021 EMV:** 566,600  
**2020 EMV:** 526,000  
**Last Sale:** No current sales exist.  
**Lot Size:** 14,788 Sq.Ft. / .34 Acres  
**Zoning:** R2 PUD  
**Dwelling Type:** Single Family  
**Style:** Two Story  
**Bedrooms:** 4  
**Baths:** 3  
**Actual Year Built:** 2013  
**Gross Building Area:** 2,866  
**Basement Area:** 1,286  
**Bsmt Finished %:**  
**Total Finished Sq Ft:** 2,866  
**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	3211922210076	3011922420070	3011922420062	2911922330028
Address	16882 68th Ave N	18091 72nd Pl N	18030 72nd Ave N	7011 Kimberly Ct N
Neighborhood	3222	3041	3041	2933
Sale Price		\$650,000	\$780,000	\$699,900
Sale Date		08/10/2021	06/15/2021	05/03/2021
Cash Equivalent			\$777,000	
Price Per Sq. Ft.		\$223.29	\$261.62	\$243.44
Dwelling Type	Single Family	Single Family	Single Family	Single Family
Style	Two Story	Two Story	Two Story	Two Story
Property Area	14,788	14,214	12,235	
Actual Age	2013	2013	2014	2013
Effective Age	2013	2013	2014	2013
1st Floor Area	1,286	1,498	1,341	1,307
Total GBA	2,866	2,911	2,970	2,875
Finished Area	2,866	2,911	4,123	3,973
Basement Area	1,286	1,498	1,341	1,307
Basement Finished (%)			86%	84%
Total Bedrooms	4	4	5	5
Total Bathrooms	3	3	5	5
Garage 1 Floor Area	756	1042	838	773
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	2	2
Deck Area-Total			284	141
Porches	196	150	186	126
Lake				
Subject Value	\$692,200	34.0%	33.0%	33.0%