



2022 Local Board of Appeal and Equalization

Petitioner # 112

Andrea E. Martinez

Matthew V. Martinez

17393 75th Ave N

29-119-22-22-0085



2022 Assessed Value: \$590,700

Recommendation: No Change

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



Petitioner # 112

Property Owner(s): Matthew V. Martinez
 Andrea E. Martinez

Property Address: 17393 75th Ave N

PID #: 29-119-22-22-0085

		Market Value
Assessment Year	2022	\$590,700
Assessment Year	2021	\$497,100
Assessment Year	2020	\$494,100

Sale: December 31, 2019 \$470,000

Assessor Recommendation:

No Change

Appraiser:

Last Inspection Date:

Markus Yager

July 1, 2021

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 did not agree with the comparable sales provided by the assessor's office and provided comparable sales at the Local Board meeting. Petitioner believes his value should be \$530,000.

DESCRIPTION OF THE SUBJECT

The subject property is a single-family home located in the Karrin Glenn development. The site is 0.25 acres in size. The structure is a 2001 two story with 2,585 sq. ft. above grade and a finished basement.

COMPARABLE SALES INFORMATION

The three comparable sales are similar in size and build quality to the subject. They are all two story homes with basement finish. All comparable sales are adjusted for differences to the subject property.

ADDITIONAL INFORMATION

The comparable sales provided by the petitioner are of significantly inferior build quality. The sales prices are also not adjusted for market conditions. Finally, the price per sq. ft. provided by

the petitioner does not distinguish between above grade sq. ft. and below grade sq. ft. For these reasons, the comparable sales provided by the petitioner do not provide a good indication of the subject's estimated market value.

CONCLUSION

When adjusted for differences between the subject and comparable sales the market indicated value of the subject is \$641,200. 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:

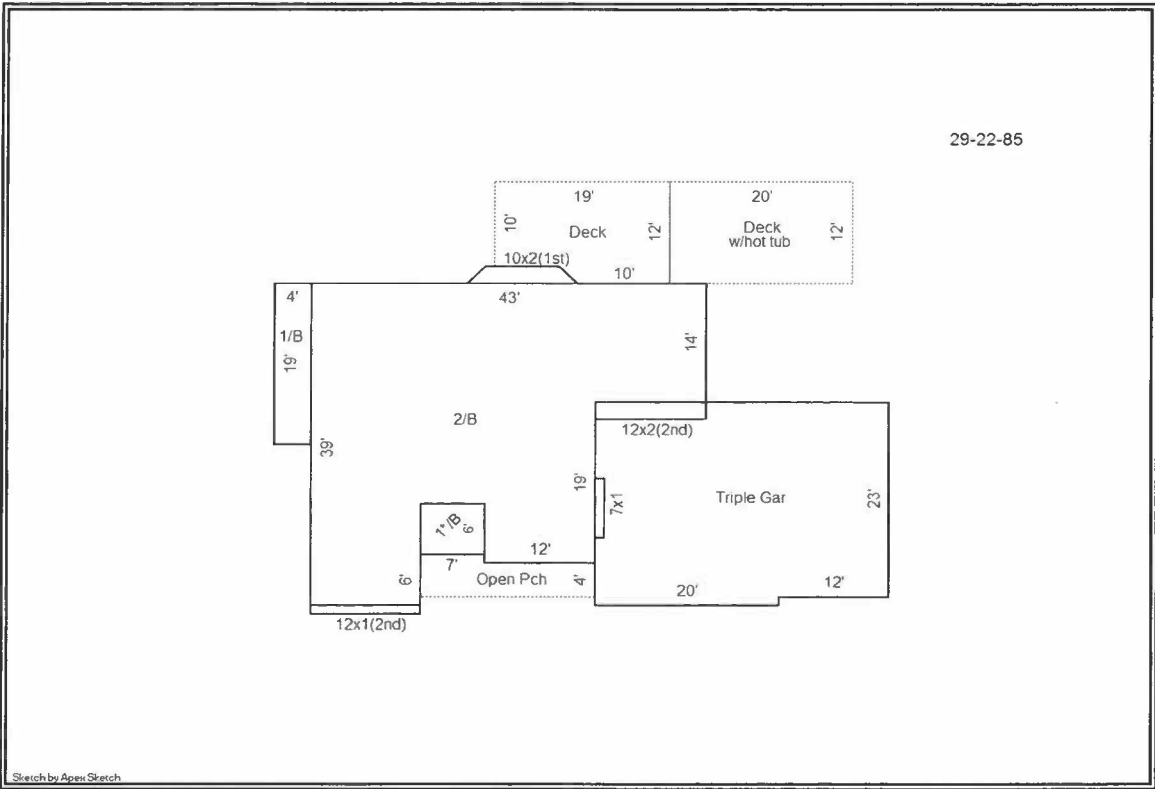
Subject Data Summary

PID #: 29-119-22-22-0085
Property Address: 17393 75th Ave N
Maple Grove, MN 55311
Multiple Address: No
Lot/Block: 011/001
Addition: Karrin Glenn
Legal(120):
Owner(s): Matthew V Martinez
Andrea E Martinez
Property Classification: Residential - Homestead
2022 EMV: 590,700
2021 EMV: 497,100
2020 EMV: 494,100
Last Sale: 12/31/2019 - 470,000 - Warranty Deed - 01
Lot Size: 10,951 Sq.Ft. / .25 Acres
Zoning: R2
Dwelling Type: Single Family
Style: Two Story
Bedrooms: 5
Baths: 4
Actual Year Built: 2001
Gross Building Area: 2,585
Basement Area: 1,320
Bsmt Finished %: 87
Total Finished Sq Ft: 3,733
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	2911922220085	2811922330034	0711922440032	0711922340054
Address	17393 75th Ave N	7027 Terraceview La N	9311 Narcissus La N	18380 Gladstone Blvd N
Neighborhood	2922	2832	1822	1822
Sale Price	\$470,000	\$610,000	\$706,000	\$532,000
Sale Date	12/31/2019	06/09/2021	06/01/2021	05/17/2021
Cash Equivalent				
Price Per Sq. Ft.	\$181.82	\$241.49	\$286.76	\$206.28
Dwelling Type	Single Family	Single Family	Single Family	Single Family
Style	Two Story	Two Story	Two Story	Two Story
Property Area	10,951	18,482	15,064	13,421
Actual Age	2001	2003	1999	1999
Effective Age	2001	2003	1999	2001
1st Floor Area	1,347	1,275	1,274	1,510
Total GBA	2,585	2,526	2,462	2,579
Finished Area	3,733	3,659	3,494	3,595
Basement Area	1,320	1,245	1,274	1,239
Basement Finished (%)	87%	91%	81%	82%
Total Bedrooms	5	5	5	4
Total Bathrooms	4	4	4	4
Garage 1 Floor Area	749	710	640	698
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	2	1	2	1
Deck Area-Total	452	196	508	340
Porches	83	700		141
Lake				
Subject Value	\$641,200	34.0%	33.0%	33.0%

Information Provided by the Petitioner

Zillow Save Share More

4 bd 4 ba 4,026 sqft
17208 77th Ave N, Maple Grove, MN 55311
Sold: **\$560,000** Sold on 03/29/22 Zestimate®: **\$541,400**
Est. ref. payment: \$3,211/mo Refinance your loan

Home value Owner tools Home details Neighborhood details

Home value

Zestimate
\$561,400

Zestimate range
\$522,000 - \$601,000

Last 30-day change
+ \$47,100 (+9.2%)

Zestimate per sqft
\$139

Zestimate history & details

Estimated net proceeds
\$62,874

Est. selling price of your home \$ 561,400

\$139/sq ft

Zillow Save Share More

5 bd 4 ba 4,034 sqft
7620 Inland Ln N, Maple Grove, MN 55311
Sold: **\$510,000** Sold on 11/16/21 Zestimate®: **\$536,500**
Est. ref. payment: \$3,925/mo Refinance your loan

Home value Owner tools Home details Neighborhood details

Home value

Zestimate
\$536,500

Zestimate range
\$494,000 - \$579,000

Last 30-day change
+ \$7,867 (+1.5%)

Zestimate per sqft
\$133

Zestimate history & details

Estimated net proceeds
\$82,188

Est. selling price of your home \$ 536,500

\$124/sq ft

Zillow Save Share More

5 bd 4 ba 4,144 sqft
7622 Everest Ln N, Maple Grove, MN 55311
Sold: **\$540,000** Sold on 12/27/21 Zestimate®: **\$560,500**
Est. ref. payment: \$3,085/mo Refinance your loan

Home value Owner tools Home details Neighborhood details

Home value

Zestimate
\$560,500

Zestimate range
\$521,000 - \$605,000

Last 30-day change
+ \$9,513 (+1.7%)

Zestimate per sqft
\$135

Zestimate history & details

Estimated net proceeds
\$79,830





Est. selling price of your home \$ 560,500

\$130/sq ft

Report Name:
Sales Comps Details

**City of Maple Grove
Sales Comps Details**

Printed: 4/4/2022
Page: 1

Item	Subject	Comp1	Comp2	Comp3
				
PID	2911922220085	2811922330034	3311922430025	3311922410016
Address	17393 75th Ave N	7027 Terraceview La N	14795 62nd Ave N	14462 64th Ave N
Weight		88	88	88
Neighborhood	2922	2832	3334	4603
District		10	PV	LE
Sale Price	\$470,000	\$610,000	\$639,000	\$730,000
Sale Date	12/31/2019	06/09/2021	09/15/2021	08/27/2021
Cash Equivalent				\$728,374
Year / Version	2022 / 1	2022 / 1	2022 / 1	2022 / 1
Price Per Sq. Ft.	\$181.82	\$241.49	\$239.77	\$270.97
Dwelling Type	Single Family	Single Family	Single Family	Single Family
Style	Two Story	Two Story	Two Story	Two Story
Property Area	10,951		15,732	22,276
Actual Age	2001	2003	1993	1988
Effective Age	2001	2003	2006	2003
Quality Class	B05	B07	B07	B09
1st Floor Area	1,347	1,275	1,352	1,420
Total GBA	2,585	2,526	2,665	2,688
Finished Area	3,733	3,659	3,901	3,918
Basement Area	1,320	1,245	1,329	1,382
Basement Finished (%)	87%	91%	93%	89%
1st Floor Clear Ht		9.0	8.0	
Total Bedrooms	5	5	5	5
Total Bathrooms	4	4	4	4
Garage 1 Floor Area	749	710	758	836
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	2	1	2	2
Deck Area-Total	452	196	196	340
Porches	83	700		
Lake				Edward 27012100
Influences		Tree Preservation Overlay Distr	Public Waters/Wetlands District	Flood Plain District, Public Wat
Subject Value	\$618,383	8.3%	8.3%	8.3%

1

- BASED ON RECENT COMPS: \$130/sq FT X 3,733 = \$485,290 CURRENT VALUE

