



## 2022 Local Board of Appeal and Equalization

Petitioner # 114

April N. Erickson

Austin J. Erickson

11330 98th Ave N

11-119-22-14-0017



2022 Assessed Value: \$357,500

Recommendation: No Change

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



Petitioner # 114

<b>Property Owner(s):</b>	Austin J. Erickson April N. Erickson
<b>Property Address:</b>	11330 98th Ave N
<b>PID #:</b>	11-119-22-14-0017

	<b>Market Value</b>
Assessment Year 2022	\$357,500
Assessment Year 2021	\$299,400
Assessment Year 2020	\$270,300

**Sale:** June 29, 2021     \$265,000     Relative sale

**Assessor Recommendation:**

No Change

<b>Appraiser:</b>	<b>Last Inspection Date:</b>
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Markus Yager	June 17, 2020
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**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 was concerned with the percentage increase being so much larger than previous years, and stated that he doesn't think we will see another year like last year. Petitioner asked the Local Board for a value in the \$270,000 - \$278,000 range.

**DESCRIPTION OF THE SUBJECT**

The subject property is a single-family home located in the Elm Creek Park Estates development. The site is 0.30 acres in size. The structure is a 1970 split-entry with 1,038 sq. ft. above grade with basement finish. The kitchen and baths have been remodeled. It sold between relatives for \$265,000 with a cash equivalent sale price of \$209,189 after seller contributions on June 29, 2021.

**COMPARABLE SALES**

Comparable 1 and 2 are split entry homes built in the 1970's, and have had kitchen and bath remodels like the subject. Both are located in the same neighborhood as the subject north of Highway 610 and east of Zachary Lane. Comparable 3 is a split entry home located west of County Rd 81 and north of 89th Avenue. It was built in 1988 and has only had some updates in flooring.

ADDITIONAL COMMENTS

Relative sales are not considered open market, arms-length transactions. Consequently, per Minnesota Statute they are not used in establishing market values for property tax purposes.

The subject property estimated market value increased 19.4% between the 2021 and 2022 assessment. The average estimated market value increase in the subject's neighborhood and the city-wide average increase in estimated market value for single family homes was 20.6%.

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 and, consequently, was unable to inspect the property.

CONCLUSION

When adjusted for differences between the subject and comparable sales the market indicated value of the subject is \$370,400. 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:**

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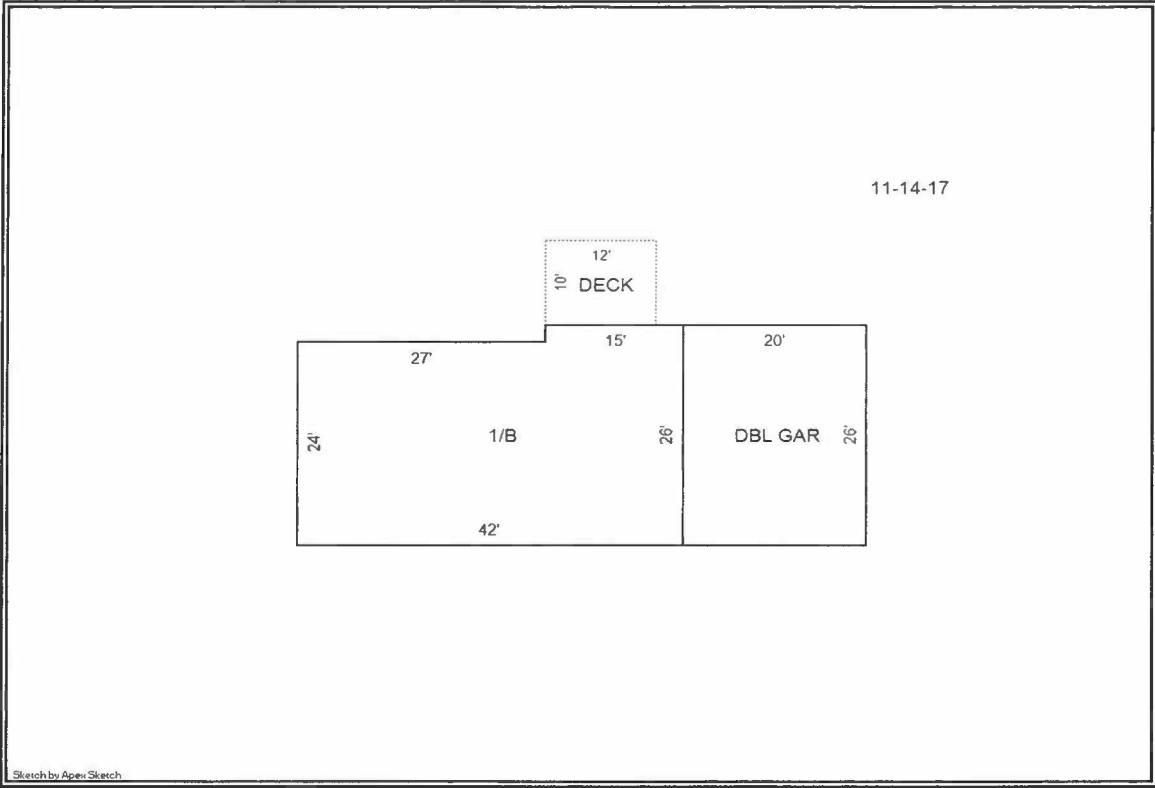
## Subject Data Summary

**PID #:** 11-119-22-14-0017  
**Property Address:** 11330 98th Ave N  
Maple Grove, MN 55369  
**Multiple Address:** No  
**Lot/Block:** 004/003  
**Addition:** Elm Creek Park Estates  
**Legal(120):**  
**Owner(s):** Austin J Erickson  
April N Erickson  
**Property Classification:** Residential - Homestead  
**2022 EMV:** 357,500  
**2021 EMV:** 299,400  
**2020 EMV:** 270,300  
**Last Sale:** 6/29/2021 - 265,000 - Warranty Deed - 01  
**Lot Size:** 12,949 Sq.Ft. / .3 Acres  
**Zoning:** R2  
**Dwelling Type:** Single Family  
**Style:** Split Entry/Foyer  
**Bedrooms:** 4  
**Baths:** 2  
**Actual Year Built:** 1970  
**Gross Building Area:** 1,038  
**Basement Area:** 1,038  
**Bsmt Finished %:** 98  
**Total Finished Sq Ft:** 2,055  
**Garage #1:** 2 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	1111922140017	1111922130007	1111922140087	1511922140050
Address	11330 98th Ave N	11611 98th Ave N	9711 Cottonwood La N	8913 Quinwood La N
Neighborhood	1113	1113	1113	1422
Sale Price	\$265,000	\$333,000	\$315,000	\$362,000
Sale Date	06/29/2021	03/09/2021	09/10/2021	08/16/2021
Cash Equivalent				
Price Per Sq. Ft.	\$255.30	\$337.04	\$292.21	\$340.87
Dwelling Type	Single Family	Single Family	Single Family	Single Family
Style	Split Entry/Foyer	Split Entry/Foyer	Split Entry/Foyer	Split Entry/Foyer
Property Area	12,949	11,792	7,705	10,563
Actual Age	1970	1974	1976	1988
Effective Age	1986	1985	1987	1988
1st Floor Area	1,038	988	1,078	1,062
Total GBA	1,038	988	1,078	1,062
Finished Area	2,055	1,897	1,511	1,936
Basement Area	1,038	988	1,056	1,040
Basement Finished (%)	98%	92%	41%	84%
Total Bedrooms	4	3	3	4
Total Bathrooms	2	2	2	2
Garage 1 Floor Area	520	560	528	528
Garage 1 # of Cars	2	2	2	2
Garage 1 Placement	Attached	Attached	Tuck Under	Attached
Total # of Cars	2	2	2	2
Walkout Type				Standard Walkout
Air Conditioning	Central	Central	Central	Central
Pool Area-Total				
Fireplaces				
Deck Area-Total	120	224		567
Porches				110
Lake				
Subject Value	\$370,400	34.0%	33.0%	33.0%