



2022 Local Board of Appeal and Equalization

Petitioner # 115
Sheryl Nessel
Wayne Nessel
12298 88th Pl N
14-119-22-32-0079



2022 Assessed Value: \$429,300
Recommendation: No Change

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



Petitioner # 115

Property Owner(s): Wayne Nessel
 Sheryl Nessel

Property Address: 12298 88th Pl N

PID #: 14-119-22-32-0079

Market Value

Assessment Year 2022	\$429,300
Assessment Year 2021	\$339,700
Assessment Year 2020	\$325,600

Sale: February 1, 1993 \$140,600

Assessor Recommendation:

No Change

Appraiser:

Last Inspection Date:

Randy DeJong

June 18, 2020

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 believes the comparable sales we provided to him are all superior to his home.

DESCRIPTION OF THE SUBJECT

The subject property is a single-family home located in the Woodland Ponds development. The site is 0.25 acres in size and backs up to 89th Avenue. The structure is a 1993 built modified two story home with 1,850 sq.ft. above grade, and has a partial basement that is unfinished.

COMPARABLE SALES INFORMATION

All of the comparable sales are modified two story homes with partial basements. Comparable #1 is located in the subject's neighborhood, was built by the same builder, and does not have any basement finish. It is larger than the subject property, but only has a two car garage. Comparable # 2 is located one mile north west of the subject and backs up to County Road 30. It is smaller above grade, but has some finish in the basement. Comparable # 3 is located in the subject neighborhood, was built by the same builder, and has some finish in the basement. The kitchen was remodeled in 2009.

CONCLUSION

When adjusted for differences between the subject and comparable sales the market indicated value of the subject is \$469,600. 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:

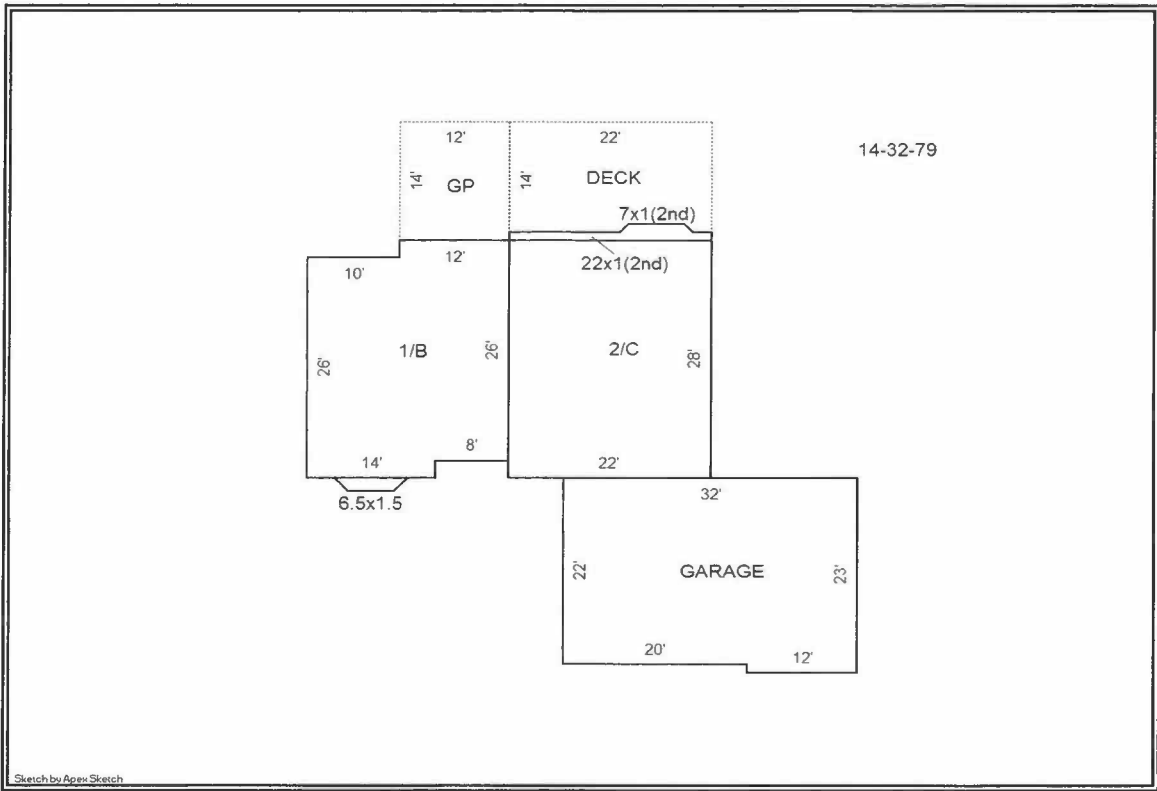
Subject Data Summary

PID #: 14-119-22-32-0079
Property Address: 12298 88th Pl N
Maple Grove, MN 55369
Multiple Address: No
Lot/Block: 002/001
Addition: Woodland Ponds 5th Addition
Legal(120):
Owner(s): Wayne Nessel
Sheryl Nessel
Property Classification: Residential - Homestead
2022 EMV: 429,300
2021 EMV: 339,700
2020 EMV: 325,600
Last Sale: 2/1/1993 - 140,600 - Other - 11
Lot Size: 10,794 Sq.Ft. / .25 Acres
Zoning: R3
Dwelling Type: Single Family
Style: Two Story
Bedrooms: 4
Baths: 3
Actual Year Built: 1993
Gross Building Area: 1,850
Basement Area: 580
Bsmt Finished %:
Total Finished Sq Ft: 1,850
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	1411922320079	1411922320029	1011922340044	1411922320083
Address	12298 88th Pl N	12682 88th Ave N	13749 93rd Pl N	8715 Norwood La N
Neighborhood	1431	1431	1034	1431
Sale Price	\$140,600	\$460,000	\$440,000	\$450,000
Sale Date	02/01/1993	06/25/2021	06/18/2021	06/02/2021
Cash Equivalent				
Price Per Sq. Ft.	\$76.00	\$193.93	\$252.87	\$244.17
Dwelling Type	Single Family	Single Family	Single Family	Single Family
Style	Two Story	Two Story	Two Story	Two Story
Property Area	10,794	14,301		11,266
Actual Age	1993	1988	1993	1993
Effective Age	1993	1992	1995	2000
1st Floor Area	1,205	1,540	1,024	1,198
Total GBA	1,850	2,372	1,740	1,843
Finished Area	1,850	2,372	2,065	2,204
Basement Area	580	728	550	556
Basement Finished (%)			59%	65%
Total Bedrooms	4	4	4	4
Total Bathrooms	3	3	3	3
Garage 1 Floor Area	716	484	600	748
Garage 1 # of Cars	3	2	3	3
Garage 1 Placement	Attached	Attached	Attached	Attached
Total # of Cars	3	2	3	3
Walkout Type				Standard Walkout
Air Conditioning	Central	Central	Central	Central
Pool Area-Total				
Fireplaces	1	1	2	1
Deck Area-Total	308	448		
Porches	168	144		
Lake				
Subject Value	\$469,600	34.0%	33.0%	33.0%