



2022 Local Board of Appeal and Equalization

Petitioner # 116

Jack Spray

Priscilla Spray

12481 88th Pl N

14-119-22-32-0016



2022 Assessed Value: \$494,200

Recommendation: No Change

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



Petitioner # 116

Property Owner(s):	Jack Spray Priscilla Spray
Property Address:	12481 88th Pl N
PID #:	14-119-22-32-0016

		Market Value
Assessment Year	2022	\$494,200
Assessment Year	2021	\$384,700
Assessment Year	2020	\$374,500

Sale:	August 1, 1994	\$175,000
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Assessor Recommendation:

No Change

Appraiser:

Cole Collins

Last Inspection Date:

November 23, 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 also expressed concern about their taxes increasing, and the assessor's office using comparable sales outside of his neighborhood.

DESCRIPTION OF THE SUBJECT

The subject property is a single-family home located in the Woodland Ponds development. The site is 0.33 acres in size. The structure is a 1988 split level home with 1,600 sq.ft. above grade and a partially finished basement. The kitchen was remodeled and reconfigured in 2021 using very good finishes. Both bathrooms on the upper level have been remodeled with very good finishes as well.

COMPARABLE SALES INFORMATION

All comparable sales are split level homes built in the 1980's and are of similar size. There was only one comparable sale during the 2022 assessment sales study period in the subject neighborhood. Comparable #1 kitchen and 1/2 bath were remodeled in 2007. Comparable #2 is located in the same neighborhood as the subject property, and updating is limited to a newer kitchen counter and back splash. Comparable #3 kitchen was recently remodeled, and the master bath has been updated with new tile & shower enclosure. The home also had some work in

progress at the time of sale such as baseboard replacement on the upper and lower levels, and partial ceiling replacement in the walkout level.

CONCLUSION

When adjusted for differences between the subject and comparable sales the market indicated value of the subject is \$503,800. Consequently, the sales support the 2022 estimated market value.

The assessor's office can only recommend changes to estimated market values for property tax purposes, and property classification. It does not play a role in establishing the tax levy of the various taxing jurisdictions. The estimated market value is used to determine a property owner's share of the taxes once the tax levy has been established. There is not a direct relationship between taxes and estimated market values. Estimated market values can increase and taxes can increase, decrease, or remain the same and vice versa.

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:

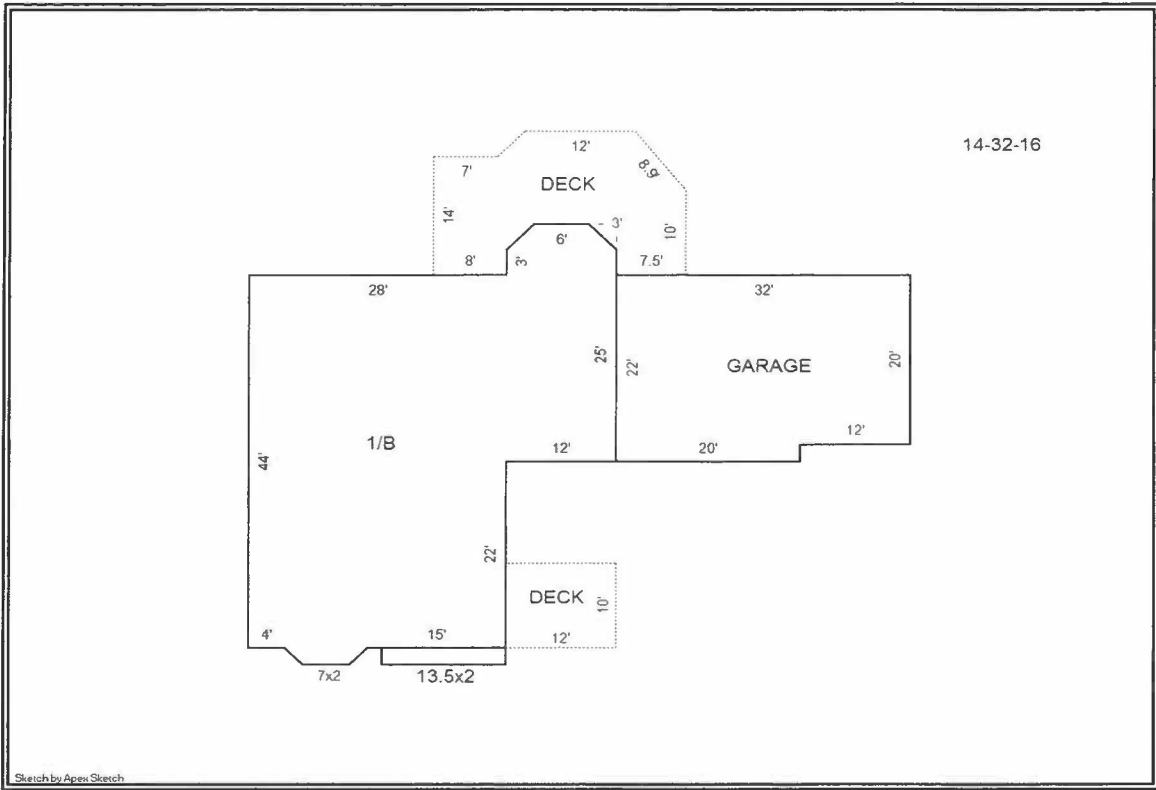
Subject Data Summary

PID #: 14-119-22-32-0016
Property Address: 12481 88th Pl N
Maple Grove, MN 55369
Multiple Address: No
Lot/Block: 001/003
Addition: Woodland Ponds Third Addition
Legal(120):
Owner(s): Jack Spray
Priscilla Spray
Property Classification: Residential - Homestead
2022 EMV: 494,200
2021 EMV: 384,700
2020 EMV: 374,500
Last Sale: 8/1/1994 - 175,000 - Other - 11
Lot Size: 14,410 Sq.Ft. / .33 Acres
Zoning: R3
Dwelling Type: Single Family
Style: Split Level
Bedrooms: 5
Baths: 3
Actual Year Built: 1988
Gross Building Area: 1,600
Basement Area: 1,573
Bsmt Finished %: 65
Total Finished Sq Ft: 2,622
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	1411922320016	1511922320006	1411922420008	2111922440008
Address	12481 88th Pl N	14028 87th Ave N	8881 Ives Ct N	7863 Ithaca La N
Neighborhood	1431	1523	1431	2821
Sale Price	\$175,000	\$465,000	\$420,000	\$471,316
Sale Date	08/01/1994	05/03/2021	05/11/2021	07/14/2021
Cash Equivalent				
Price Per Sq. Ft.	\$109.38	\$293.75	\$266.67	\$300.39
Dwelling Type	Single Family	Single Family	Single Family	Single Family
Style	Split Level	Split Level	Split Level	Split Level
Property Area	14,410	11,305	12,241	
Actual Age	1988	1986	1986	1983
Effective Age	2007	1995	1986	1996
1st Floor Area	1,600	1,583	1,575	1,569
Total GBA	1,600	1,583	1,575	1,569
Finished Area	2,622	2,803	2,592	2,677
Basement Area	1,573	1,564	1,496	1,560
Basement Finished (%)	65%	78%	68%	71%
Total Bedrooms	5	4	3	3
Total Bathrooms	3	3	3	3
Garage 1 Floor Area	680	704	720	792
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
Air Conditioning	Central	Central	Central	Central
Pool Area-Total				
Fireplaces	1	2	1	1
Deck Area-Total	480	466	265	171
Porches				90
Lake				
Subject Value	\$503,800	34.0%	33.0%	33.0%