



2022 Local Board of Appeal and Equalization

Petitioner # 122

Danielle Vinup

Michael Vinup

16309 74th Pl N

29-119-22-13-0051



2022 Assessed Value: \$882,500

Recommendation: No Change

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



Petitioner # 122

Property Owner(s):	Michael Vinup Danielle Vinup
Property Address:	16309 74th Pl N
PID #:	29-119-22-13-0051

	Market Value
Assessment Year 2022	\$882,500
Assessment Year 2021	\$691,400
Assessment Year 2020	\$665,400

Sale:	November 21, 2008	\$647,490
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Assessor Recommendation:

No Change

Appraiser:	Last Inspection Date:
Cole Collins	April 20, 2022

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.

DESCRIPTION OF THE SUBJECT

The subject property is a single-family home located in the 12th Addition of the Nottingham development. The site is 0.32 acres in size located in a cul-de-sac. The structure is a 2008 built two story home with 3,599 sq. ft. above grade and a finished basement.

COMPARABLE SALES INFORMATION

All of the comparable sales are in the Nottingham development and are built by Lennar like the subject property. They were built within two years of the subject property and all have basement finish. Comparable 1 & 2 are located 1 - 2 blocks from the subject property. Comparable 3 is .3 miles away from the subject property. Comparable 2 is the same model as the subject property with a different facade.

CONCLUSION

When adjusted for differences between the subject and comparable sales the market indicated value of the subject is \$956,800. 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:

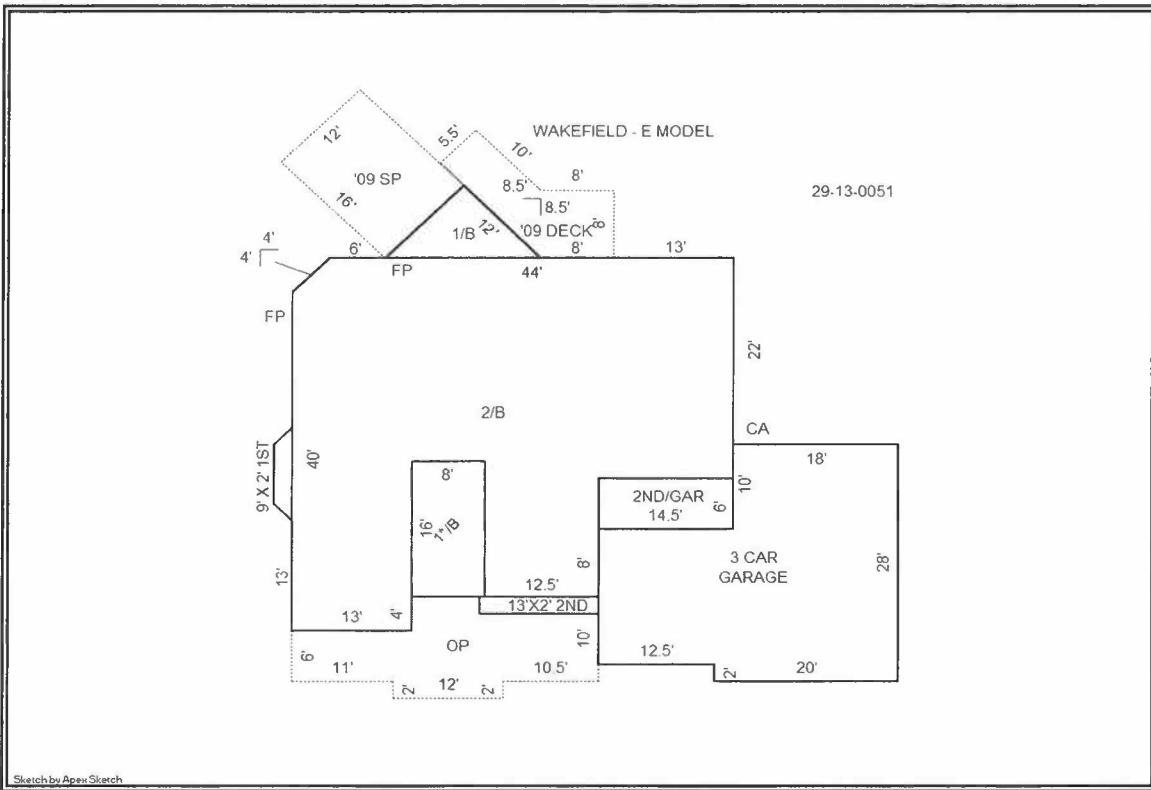
Subject Data Summary

PID #: 29-119-22-13-0051
Property Address: 16309 74th Pl N
Maple Grove, MN 55311
Multiple Address: No
Lot/Block: 012/002
Addition: Nottingham Twelfth Addition
Legal(120):
Owner(s): Michael Vinup
Danielle Vinup
Property Classification: Residential - Non-Homestead
2022 EMV: 882,500
2021 EMV: 691,400
2020 EMV: 665,400
Last Sale: 11/21/2008 - 647,490 - Warranty Deed - 01
Lot Size: 13,825 Sq.Ft. / .32 Acres
Zoning: PUD
Dwelling Type: Single Family
Style: Two Story
Bedrooms: 5
Baths: 5
Actual Year Built: 2008
Gross Building Area: 3,599
Basement Area: 1,833
Bsmt Finished %: 73
Total Finished Sq Ft: 4,937
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	2911922130051	2911922130027	2911922420071	2911922240044
Address	16309 74th Pl N	16441 74th Ave N	16379 72nd Pl N	7333 Everest La N
Neighborhood	2913	2913	2913	2923
Sale Price	\$647,490	\$875,000	\$835,000	\$838,500
Sale Date	11/21/2008	05/28/2021	03/15/2021	06/08/2021
Cash Equivalent				
Price Per Sq. Ft.	\$179.91	\$223.21	\$233.11	\$216.28
Dwelling Type	Single Family	Single Family	Single Family	Single Family
Style	Two Story	Two Story	Two Story	Two Story
Property Area	13,825	19,317		15,381
Actual Age	2008	2007	2006	2005
Effective Age	2008	2009	2006	2007
1st Floor Area	1,851	1,986	1,858	2,019
Total GBA	3,599	3,920	3,582	3,877
Finished Area	4,937	5,569	4,999	5,646
Basement Area	1,833	1,940	1,840	1,965
Basement Finished (%)	73%	85%	77%	90%
Total Bedrooms	5	5	4	5
Total Bathrooms	5	5	5	5
Garage 1 Floor Area	827	920	816	739
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	2	2
Deck Area-Total	135	537		250
Porches	499	128	229	143
Lake				
Subject Value	\$956,800	33.0%	34.0%	33.0%