



## 2022 Local Board of Appeal and Equalization

Petitioner # 155

Northwest Endodontic

14040 81st Ave N

22-119-22-23-0019



2022 Assessed Value: \$621,400  
Recommendation: Reduction to \$592,000

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



Petitioner # 155

**Property Owner(s):** Northwest Endodontic

**Property Address:** 14040 81st Ave N

**PID #:** 22-119-22-23-0019

		Market Value
Assessment Year	2022	\$621,400
Assessment Year	2021	\$592,900
Assessment Year	2020	\$592,900

**Sale:** October 18, 2007      \$777,500

**Assessor Recommendation:**

Reduction to \$592,000

**Appraiser:**

**Last Inspection Date:**

Molly Johnson-Marion

August 17, 2021

**Comments:**

In 2021 a sound barrier wall was built along I-94, directly in front of this commercial building. After taking a closer review of this sound barrier wall it was determined by the commercial appraisers that this wall has a direct impact on this commercial properties valuation due to the lack of highway visibility. The building is now completely blocked from highway visibility. The land value was re-analyzed based on this lack of visibility from I-94 and a lower land value was apportioned to the property.

Property owner has agreed to Assessor's Office value recommendation.

**Previous Value Adjustments/Board Appearance:**

2021 LBAE \$24,400 REDUCTION TO \$592,900