TO: Maple Plain Mayor and City Councilmembers
Tessia Melvin, City Administrator

FROM: Rolf Erickson, City Assessor

DATE: April 15, 2014

RE: Local Board of Review for January 2, 2014

Minnesota law requires that the assessor value property at market value. Market value is defined by the Minnesota Department of Revenue as:
" 'Market value' means the usual selling price at the place where the property to which the term is applied shall be at the time of assessment; being the price which could be obtained at a private sale or an auction sale, if it is determined by the assessor that the price from the auction sale represents an arm's-length transaction. The price obtained at a forced sale shall not be considered."
Under current law there is no limit to the amount that the market value of a property can be increased any year and the assessor is required to value properties on January 2nd at full market value.

The Local Board of Review can address only questions of "Estimated Market Value" and "Classification" (see definitions below) for the January 2, 2014 Assessment (taxes payable in 2015). The board can make reductions in value not to exceed one percent of the current total market value of the City. There is no limit to the change allowed of individual properties.

Market Value: The most probable price in terms of money which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus.

2013 Total Market Value	$150,242,400
2014 Total Market Value	$151,100,200
2014 Improvements (Included in Above)	$333,100
Net Change total (2014 Market-2013 Market - Imp.)	$472,700 (0.3%)

Classification: Classification is the use of a property as defined by state law. The most common classifications are apartment, double bungalow, triplex, commercial, industrial, farm residential and residential lakeshore. Homestead is also a classification.

AGGREGRATE PROPERTY TYPE GROWTH (Total market value growth of each property type)

	2010	2011	2012	2013	2014
Residential	-13.1%	-6.4%	-10.9%	+9.8%	0.1%
Apartment	-6%	-.02%	-.3%	+.5%	1.7%
Commercial and Industrial	-14.8%	-5.8%	-13.8	-1%	0.4%

There are no cut and dried answers to the questions of valuation that are brought to the Local Board of Review by property owners. The only information we have available to make decisions with or for you to use to make decisions with are the sales that we supply in the sales book. An appraisal is an opinion of value and the best advice we can offer to you is to consider whether the value in question is reasonable given the sales that have occurred in the City.

We have enclosed a book of sales considered for the current assessment as a reference for you to use at the Board of Review. **PLEASE BRING THIS BOOK TO THE BOARD OF REVIEW!**

CITY OF MAPLE PLAIN

Residential Sales
After Oct. 1, 2012
Considered for the January 2, 2014 Assessment

TABLE OF CONTENTS

Type of House	Page
1Story (Listed in gross building area order)	1-5
1 ¼, 1 ½, 1 ¾ Story (Listed in gross building area order)	6-8
Split Entry and Split Level (Listed in gross building area order)	9-13
2 Story (Listed in gross building area order)	14-17

ALL INFORMATION CONTAINED WITHIN DEEMED RELIABLE BUT NOT GUARANTEED

ADDRESS: **5539 - MAIN ST W**

PID #: **(77) 25-118-24-22-0059**

Sale Date: **06/2013** Sale Price: **$151,491** 2014 EMV:

Sale Date: Sale Price:

Style and Story Height: **Rambler** Age: **1920** Bedrooms: **2**

Ground Floor Area: **920** Sq.Ft. Above Grade Area: **920** Sq.Ft.

Bsmt. Area: **100%** Finished Bsmt. Area: **20%**

Fireplaces: **0** Central Air Conditioning: **Yes**

Baths - Deluxe: **0** Full: **1** 3/4: **0** 1/2: **0**

Porches - Glazed: **168** Screened: **0**

Open: **0** Deck: **0**

Garage #1: **360** Type: **Detached**

Garage #2: **0** Type:

Lot Size: **11,550** Sq.Ft. **0.27** Acres

Lake/Bay/Rating: **00 - 00 - 00** Effective Frontage: **70**

Comments:

ADDRESS: **4829 - INDEPENDENCE ST**

PID #: **(77) 24-118-24-44-0027**

Sale Date: **12/2012** Sale Price: **$142,800** 2014 EMV:

Sale Date: Sale Price:

Style and Story Height: **Rambler** Age: **1961** Bedrooms: **4**

Ground Floor Area: **1,080** Sq.Ft. Above Grade Area: **1,080** Sq.Ft.

Bsmt. Area: **100%** Finished Bsmt. Area: **50%**

Fireplaces: **0** Central Air Conditioning: **Yes**

Baths - Deluxe: **0** Full: **1** 3/4: **0** 1/2: **0**

Porches - Glazed: **0** Screened: **0**

Open: **0** Deck: **384**

Garage #1: **364** Type: **Attached**

Garage #2: **0** Type:

Lot Size: **13,200** Sq.Ft. **0.30** Acres

Lake/Bay/Rating: **00 - 00 - 00** Effective Frontage: **80**

Comments:

ADDRESS: **5395 - BRYANT ST**

PID #: **(77) 25-118-24-21-0018**

Sale Date: **05/2013** Sale Price: **$182,000** 2014 EMV:

Sale Date: Sale Price:

Style and Story Height: **Rambler** Age: **1966** Bedrooms: **5**

Ground Floor Area: **1,160** Sq.Ft. Above Grade Area: **1,160** Sq.Ft.

Bsmt. Area: **100%** Finished Bsmt. Area: **70%**

Fireplaces: **2** Central Air Conditioning: **Yes**

Baths - Deluxe: **0** Full: **1** 3/4: **1** 1/2: **0**

Porches - Glazed: **196** Screened: **0**

Open: **0** Deck: **316**

Garage #1: **480** Type: **Attached**

Garage #2: **0** Type:

Lot Size: **14,160** Sq.Ft. **0.33** Acres

Lake/Bay/Rating: **00 - 00 - 00** Effective Frontage: **0**

Comments:

ADDRESS: **5069 - MAIN ST E**

PID #: **(77) 25-118-24-12-0022**

Sale Date: **05/2013** Sale Price: **$148,000** 2014 EMV:

Sale Date: Sale Price:

Style and Story Height: **Rambler** Age: **1948** Bedrooms: **3**

Ground Floor Area: **1,254** Sq.Ft. Above Grade Area: **1,254** Sq.Ft.

Bsmt. Area: **100%** Finished Bsmt. Area: **60%**

Fireplaces: **2** Central Air Conditioning: **Yes**

Baths - Deluxe: **0** Full: **1** 3/4: **1** 1/2: **0**

Porches - Glazed: **0** Screened: **0**

Open: **0** Deck: **162**

Garage #1: **528** Type: **Detached**

Garage #2: **0** Type:

Lot Size: **9,042** Sq.Ft. **0.21** Acres

Lake/Bay/Rating: **00 - 00 - 00** Effective Frontage: **66**

Comments:

ADDRESS: **5825 - AMY LA**

PID #: **(77) 26-118-24-12-0061**

Sale Date: **11/2012** Sale Price: **$260,000** 2014 EMV:

Sale Date: Sale Price:

Style and Story Height: **Rambler** Age: **1988** Bedrooms: **5**

Ground Floor Area: **1,604** Sq.Ft. Above Grade Area: **1,604** Sq.Ft.

Bsmt. Area: **100%** Finished Bsmt. Area: **80%**

Fireplaces: **1** Central Air Conditioning: **Yes**

Baths - Deluxe: **2** Full: **2** 3/4: **0** 1/2: **0**

Porches - Glazed: **320** Screened: **0**

Open: **0** Deck: **132**

Garage #1: **660** Type: **Attached**

Garage #2: **0** Type:

Lot Size: **23,163** Sq.Ft. **0.53** Acres

Lake/Bay/Rating: **00 - 00 - 00** Effective Frontage: **0**

Comments:

ADDRESS: **5719 - MAIN ST W**

PID #: **(77) 26-118-24-11-0107**

Sale Date: **06/2013** Sale Price: **$125,130** 2014 EMV:

Sale Date: Sale Price:

Style and Story Height: **1.25 Story** Age: **1948** Bedrooms: **3**

Ground Floor Area: **760** Sq.Ft. Above Grade Area: **942** Sq.Ft.

Bsmt. Area: **100%** Finished Bsmt. Area: **0 0%**

Fireplaces: **0** Central Air Conditioning: **No**

Baths - Deluxe: **0** Full: **1** 3/4: **0** 1/2: **0**

Porches - Glazed: **0** Screened: **0**

Open: **0** Deck: **0**

Garage #1: **480** Type: **Detached**

Garage #2: **0** Type:

Lot Size: **19,044** Sq.Ft. **0.44** Acres

Lake/Bay/Rating: **00 - 00 - 00** Effective Frontage: **83**

Comments:

ADDRESS: **5715 - MAIN ST W**

PID #: **(77) 26-118-24-11-0108**

Sale Date: **07/2013** Sale Price: **$172,500** 2014 EMV:

Sale Date: Sale Price:

Style and Story Height: **1.50 Story** Age: **1970** Bedrooms: **3**

Ground Floor Area: **808** Sq.Ft. Above Grade Area: **1,192** Sq.Ft.

Bsmt. Area: **100%** Finished Bsmt. Area: **50%**

Fireplaces: **0** Central Air Conditioning: **Yes**

Baths - Deluxe: **0** Full: **1** 3/4: **0** 1/2: **1**

Porches - Glazed: **0** Screened: **0**

Open: **0** Deck: **440**

Garage #1: **576** Type: **Detached**

Garage #2: **0** Type:

Lot Size: **19,044** Sq.Ft. **0.44** Acres

Lake/Bay/Rating: **00 - 00 - 00** Effective Frontage: **0**

Comments:

ADDRESS: **1645 - HOWARD AVE**

PID #: **(77) 24-118-24-44-0091**

Sale Date: **05/2013** Sale Price: **$189,500** 2014 EMV:

Sale Date: Sale Price:

Style and Story Height: **1.50 Story** Age: **1956** Bedrooms: **3**

Ground Floor Area: **1,152** Sq.Ft. Above Grade Area: **1,728** Sq.Ft.

Bsmt. Area: **100%** Finished Bsmt. Area: **0 0%**

Fireplaces: **1** Central Air Conditioning: **Yes**

Baths - Deluxe: **0** Full: **1** 3/4: **1** 1/2: **0**

Porches - Glazed: **192** Screened: **0**

Open: **0** Deck: **60**

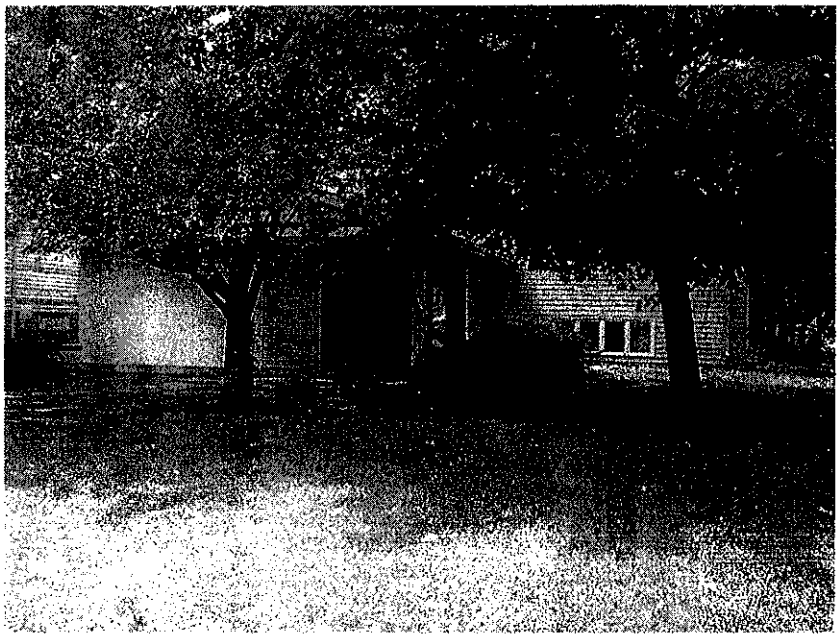
Garage #1: **576** Type: **Detached**

Garage #2: **0** Type:

Lot Size: **15,840** Sq.Ft. **0.36** Acres

Lake/Bay/Rating: **00 - 00 - 00** Effective Frontage: **132**

Comments:



ADDRESS: **1525 - RAINBOW AVE**

PID #: **(77) 26-118-24-11-0057**

Sale Date: **01/2013** Sale Price: **$195,050** 2014 EMV:

Sale Date: Sale Price:

Style and Story Height: **Split Entry** Age: **1979** Bedrooms: **4**

Ground Floor Area: **1,074** Sq.Ft. Above Grade Area: **1,074** Sq.Ft.

Bsmt. Area: **100%** Finished Bsmt. Area: **70%**

Fireplaces: **1** Central Air Conditioning: **Yes**

Baths - Deluxe: **0** Full: **1** 3/4: **1** 1/2: **0**

Porches - Glazed: **0** Screened: **0**

Open: **81** Deck: **404**

Garage #1: **540** Type: **Attached**

Garage #2: **0** Type:

Lot Size: **9,409** Sq.Ft. **0.22** Acres

Lake/Bay/Rating: **00 - 00 - 00** Effective Frontage: **0**

Comments:

ADDRESS: **5487 - JOYCE ST**

PID #: **(77) 25-118-24-22-0020**

Sale Date: **07/2013** Sale Price: **$215,715** 2014 EMV:

Sale Date: Sale Price:

Style and Story Height: **Split Entry** Age: **1975** Bedrooms: **4**

Ground Floor Area: **1,152** Sq.Ft. Above Grade Area: **1,152** Sq.Ft.

Bsmt. Area: **100%** Finished Bsmt. Area: **90%**

Fireplaces: **0** Central Air Conditioning: **Yes**

Baths - Deluxe: **0** Full: **1** 3/4: **1** 1/2: **0**

Porches - Glazed: **0** Screened: **0**

Open: **399** Deck: **120**

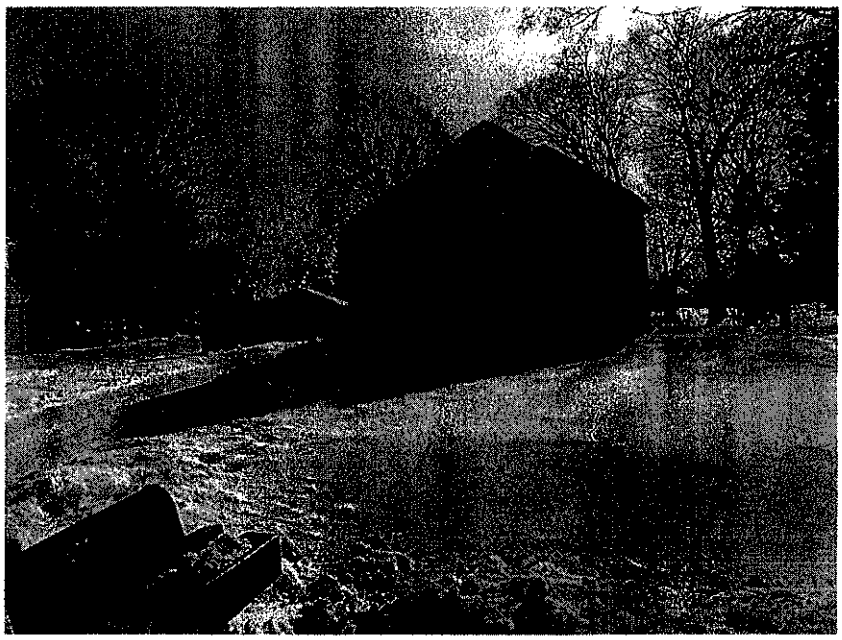
Garage #1: **526** Type: **Attached**

Garage #2: **0** Type:

Lot Size: **13,951** Sq.Ft. **0.32** Acres

Lake/Bay/Rating: **00 - 00 - 00** Effective Frontage: **85**

Comments:



ADDRESS: **5935 - MAIN ST W**

PID #: **(77) 26-118-24-12-0009**

Sale Date: **12/2012** Sale Price: **$145,636** 2014 EMV:

Sale Date: Sale Price:

Style and Story Height: **Split Entry** Age: **1959** Bedrooms: **3**

Ground Floor Area: **1,210** Sq.Ft. Above Grade Area: **1,210** Sq.Ft.

Bsmt. Area: **100%** Finished Bsmt. Area: **60%**

Fireplaces: **2** Central Air Conditioning: **No**

Baths - Deluxe: **0** Full: **1** 3/4: **1** 1/2: **0**

Porches - Glazed: **168** Screened: **0**

Open: **0** Deck: **0**

Garage #1: **322** Type: **Tuckunder**

Garage #2: **999** Type: **Detached**

Lot Size: **19,200** Sq.Ft. **0.44** Acres

Lake/Bay/Rating: **00 - 00 - 00** Effective Frontage: **100**

Comments: INCLUDED 26-118-24-12-0010, VACANT LOT 19,200 SF

ADDRESS: **5139 - INDEPENDENCE ST**

PID #: **(77) 24-118-24-43-0015**

Sale Date: **11/2012** Sale Price: **$180,000** 2014 EMV:

Sale Date: Sale Price:

Style and Story Height: **Split Level** Age: **1980** Bedrooms: **2**

Ground Floor Area: **1,337** Sq.Ft. Above Grade Area: **1,337** Sq.Ft.

Bsmt. Area: **60%** Finished Bsmt. Area: **60%**

Fireplaces: **1** Central Air Conditioning: **Yes**

Baths - Deluxe: **0** Full: **1** 3/4: **1** 1/2: **0**

Porches - Glazed: **224** Screened: **0**

Open: **0** Deck: **196**

Garage #1: **552** Type: **Attached**

Garage #2: **0** Type:

Lot Size: **17,300** Sq.Ft. **0.40** Acres

Lake/Bay/Rating: **00 - 00 - 00** Effective Frontage: **100**

Comments:

ADDRESS: **5335 - BRYANTWOOD DR**

PID #: **(77) 25-118-24-21-0116**

Sale Date: **05/2013** Sale Price: **$225,000** 2014 EMV:

Sale Date: Sale Price:

Style and Story Height: **Split Level** Age: **1990** Bedrooms: **3**

Ground Floor Area: **1,516** Sq.Ft. Above Grade Area: **1,516** Sq.Ft.

Bsmt. Area: **50%** Finished Bsmt. Area: **60%**

Fireplaces: **0** Central Air Conditioning: **No**

Baths - Deluxe: **0** Full: **2** 3/4: **0** 1/2: **0**

Porches - Glazed: **0** Screened: **0**

Open: **56** Deck: **252**

Garage #1: **484** Type: **Attached**

Garage #2: **0** Type:

Lot Size: **13,746** Sq.Ft. **0.32** Acres

Lake/Bay/Rating: **00 - 00 - 00** Effective Frontage: **0**

Comments:

ADDRESS: **1665 - SPRING AVE**

PID #: **(77) 24-118-24-33-0011**

Sale Date: **09/2013** Sale Price: **$114,460** 2014 EMV:

Sale Date: Sale Price:

Style and Story Height: **Two Story** Age: **1901** Bedrooms: **2**

Ground Floor Area: **504** Sq.Ft. Above Grade Area: **936** Sq.Ft.

Bsmt. Area: **100%** Finished Bsmt. Area: **0 0%**

Fireplaces: **0** Central Air Conditioning: **No**

Baths - Deluxe: **0** Full: **1** 3/4: **0** 1/2: **0**

Porches - Glazed: **192** Screened: **0**

Open: **0** Deck: **0**

Garage #1: **960** Type: **Detached**

Garage #2: **0** Type:

Lot Size: **15,000** Sq.Ft. **0.34** Acres

Lake/Bay/Rating: **00 - 00 - 00** Effective Frontage: **100**

Comments:

ADDRESS: **5245 - CLAYTON DR**

PID #: **(77) 25-118-24-21-0101**

Sale Date: **12/2012** Sale Price: **$211,066** 2014 EMV:

Sale Date: Sale Price:

Style and Story Height: **Two Story** Age: **1986** Bedrooms: **3**

Ground Floor Area: **1,017** Sq.Ft. Above Grade Area: **1,689** Sq.Ft.

Bsmt. Area: **100%** Finished Bsmt. Area: **0 0%**

Fireplaces: **1** Central Air Conditioning: **Yes**

Baths - Deluxe: **0** Full: **1** 3/4: **1** 1/2: **1**

Porches - Glazed: **0** Screened: **0**

Open: **0** Deck: **120**

Garage #1: **484** Type: **Attached**

Garage #2: **0** Type:

Lot Size: **16,513** Sq.Ft. **0.38** Acres

Lake/Bay/Rating: **00 - 00 - 00** Effective Frontage: **0**

Comments:

ADDRESS: **5240 - CLAYTON DR**

PID #: **(77) 25-118-24-21-0103**

Sale Date: **10/2012** Sale Price: **$225,000** 2014 EMV:

Sale Date: Sale Price:

Style and Story Height: **Two Story** Age: **1988** Bedrooms: **9**

Ground Floor Area: **982** Sq.Ft. Above Grade Area: **1,740** Sq.Ft.

Bsmt. Area: **100%** Finished Bsmt. Area: **30%**

Fireplaces: **1** Central Air Conditioning: **Yes**

Baths - Deluxe: **0** Full: **1** 3/4: **1** 1/2: **1**

Porches - Glazed: **0** Screened: **0**

Open: **0** Deck: **144**

Garage #1: **952** Type: **Attached**

Garage #2: **0** Type:

Lot Size: **13,457** Sq.Ft. **0.31** Acres

Lake/Bay/Rating: **00 - 00 - 00** Effective Frontage: **0**

Comments:

ADDRESS: **5840 - THREE OAKS AVE**

PID #: **(77) 26-118-24-12-0071**

Sale Date: **08/2013** Sale Price: **$391,000** 2014 EMV:

Sale Date: Sale Price:

Style and Story Height: **Two Story** Age: **1992** Bedrooms: **4**

Ground Floor Area: **1,591** Sq.Ft. Above Grade Area: **2,436** Sq.Ft.

Bsmt. Area: **80%** Finished Bsmt. Area: **60%**

Fireplaces: **1** Central Air Conditioning: **No**

Baths - Deluxe: **0** Full: **2** 3/4: **1** 1/2: **1**

Porches - Glazed: **0** Screened: **0**

Open: **43** Deck: **292**

Garage #1: **535** Type: **Attached**

Garage #2: **0** Type:

Lot Size: **13,003** Sq.Ft. **0.30** Acres

Lake/Bay/Rating: **00 - 00 - 00** Effective Frontage: **0**

Comments: