

Agenda
Board of Appeals and Equalization
City Of Edina, Minnesota
Council Chambers

Wednesday, April 17, 2024
5:30 PM

- I. Call To Order
- II. Roll Call
- III. Approval Of Meeting Agenda
- IV. Approval Of Meeting Minutes
- V. Reports / Recommendations
 - A. Reconvene Meeting of the Local Board of Appeal and Equalization
- VI. Discussion and voting on appeals presented April 3, 2024
- VII. Debrief on Local Board of Appeal and Equalization Process
- VIII. Adjournment

The City of Edina wants all residents to be comfortable being part of the public process. If you need assistance in the way of hearing amplification, an interpreter, large-print documents or something else, please call 952-927-8861 72 hours in advance of the meeting.



2024 Local Board of Appeal and Equalization

Office Pros LLC

Office Pros LLC

7300 France Ave S 306

31-028-24-14-0089



2024 Assessed Value: \$225,000

Recommendation: \$206,000

This report is not an appraisal as defined in M.S. §82B.02 (subd.3) nor does it comply with the Uniform Standards of Professional Appraisal Practice. It is intended to be used as a reference only and any use other than its intended use is prohibited and unlawful. The author does not represent this to be an appraisal and is not responsible for any inappropriate use. It is a report of public records using a mass appraisal technique.



City of Edina
Assessing Department
2024 Local Board of Appeal and Equalization
Staff Report



Office Pros LLC

Property Owner(s):	Office Pros LLC
Property Address:	7300 France Ave S 306
PID #:	31-028-24-14-0089

	Market Value
Assessment Year 2024	\$225,000
Assessment Year 2023	\$245,700
Assessment Year 2022	\$260,500

Sale:	February 16, 2024 - 145,000 (01 - Warranty Deed)
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Assessor Recommendation:

\$206,000

Appraiser:	Last Inspection Date:
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Gianna Olson	July 8, 2022
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Comments:

Assessing Division – Community Development Department

Phone 952-826-0365 • Fax 952-826-0389 • www.EdinaMN.gov



To: 2024 Local Board of Appeal and Equalization
cc: Shelagh Stoerzinger, City of Edina Assessor
From: Gianna Olson, City of Edina Commercial Appraiser II
Date: 4/17/2024
Subject: Case #1; 7300 France Avenue S #306; PID 31-028-24-14-0089

Property Owner: Office Pros LLC

PID	2023 Market Value	2024 Market Value	2024 Market Value/SF GBA
31-028-24-14-0089	\$245,700	\$225,000	\$207

Assessor Recommendation: Reduce the assessed value to \$206,000 (\$190/SF)

Last Inspection Date: 3/21/2024 - Interior

Comments:

The subject property is a 1,085 SF Office condo unit.

Short sales are not used for market valuations and are excluded from the Department of Revenue sales study. The subject property sold 2/16/2024 in a short sale transaction for \$145,000. The subject property had previously sold in May of 2022 for \$245,000 in an arm's length transaction. It was confirmed with listing broker Jeff Johnson, Edina Realty Title Company, and Falcon Bank that the 2/16/2024 sale of the subject property was a short sale.

Listing history: According to MLS, the property was listed on 7/24/2023 for \$240,000, it was reduced rapidly 8 times to \$150,000 by 1/1/2024 when it was cancelled. This is a total of just over 5 months of exposure on the market which is lower than the typical exposure time for arm's length sales. It was listed as "temporarily not available for showing" on 1/12/2024, was pending on 1/23/2024. A CoStar search of all class B office sales over the past two years, in a suburban location, no greater than 10,000 square feet indicates an average of 8.2 months from list to sale date. PwC Investor Survey indicates an average of 9.5 months from list to sale date for suburban offices.

According to Minnesota State Statute 273.11 Valuation of Property Subd. I, all property shall be valued at its **market value**.

Subd. 8. Market value.

"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.**



Market Value is defined in the Dictionary of Real Estate Appraisal as:

A type of value that is the major focus of most real property appraisal assignments. Both economic and legal definitions of market value have been developed and refined, such as the following.

The most widely accepted components of market value are incorporated in the following definition: The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after **reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress.**

Arm's-length transaction definition in Dictionary of Real Estate Appraisal:

A transaction between unrelated parties who are each acting in his or her own best interest.

Short sale definition in Dictionary of Real Estate Appraisal:

A sale of real property in which the proceeds from the sale fall short of the balance owed on a loan secured by the property. Lenders may agree to a short sale to avoid lengthy and costly foreclosure proceedings, and borrowers who cannot meet their mortgage obligations may agree to a short sale to satisfy their debt.

Example of a tax court decision regarding arm's length transactions:

The court agrees that only arm's length transactions are "market value" transactions for real property taxation purposes. Minn. Stat. § 272.03, subd. 8. (Bloomington Hotel Inv v Henn Co 06-27-22)

Owner's Concerns:

The owner believes the assessed value should be at the price paid for the property, however this sale was a short sale. The owner also believes the poor layout reduces the market value. As seen in the photos, there are windows along the hallway, but not in the demised office spaces. This issue could be improved by adding transom windows to the individual offices, or floor to ceiling windows to allow more of the natural light to reach these spaces (minimal cost to cure). The comparables with superior layout were adjusted downward. Comparable sale #5 was described as needing reconfiguration at the time of sale, it has a similar layout to the subject but is not in as good of condition as the subject property and has not had any updating within the unit. The subject property has newer finishing. Most weight was given to this sale because of its similar layout.

Comparable Sales:

All of the comparable sales are office condo sales located in the same building as the subject property.

The value conclusion from the Sales Comparison Approach is \$190/SF GBA or \$206,000.

The Sales Comparison Grid is attached.



All comparables were adjusted for changing market conditions using CoStar's Commercial Repeat-Sale Indices for office properties in the metro area.

Physical and locational factors as they relate to the desirability of office properties were considered for the subject and comparable properties. These factors were ranked for importance given the office use of the subject property. The factor deemed to be the least important was given a rank of one with the most important factor(s) given a rank of three. This ranking is shown in the "Weight" column of the adjustment grid.

The subject and comparable properties were then analyzed for each of these factors and they were ranked from worst to best for each category.

The weighted score for each of these factors was calculated by multiplying the weight and the rank for each property. These values were summed to find a total score for each property. The difference between the comparable total score and the subject total score was divided by the subject total score to arrive at a percentage adjustment for the physical and locational factors.

$$\frac{(\text{Subject Total Score} - \text{Comparable Total Score})}{\text{Subject Total Score}} = \% \text{ Adjustment}$$

Subject Total Score

Conclusion:

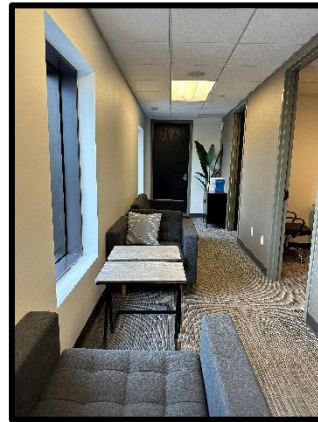
The sales comparison approach indicates a market value of \$206,000 (\$190/SF GBA). The assessed value of the subject property is \$225,000 (\$207/SF). I recommend reducing the assessed value to \$206,000.



SUBJECT PHOTOS



Exterior



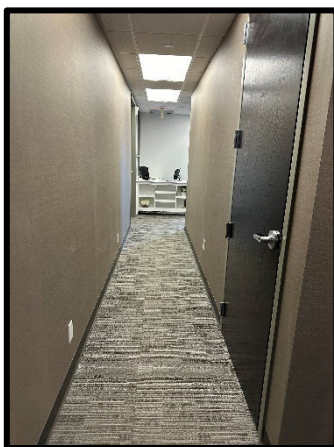
Interior



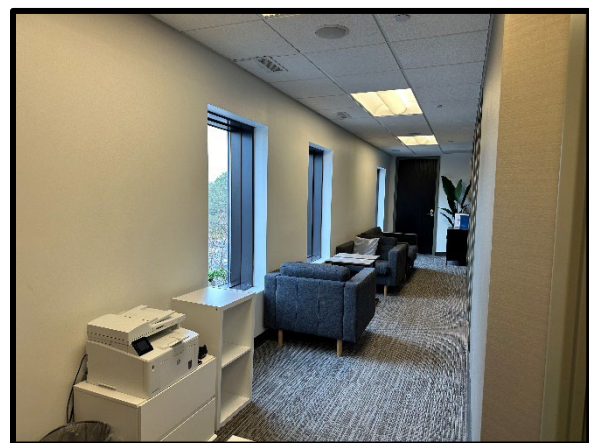
Interior



Interior



Interior



Interior



Comparable Sales

Sales Comparison Analysis		1/2/2024																	
		Subject			Comparable #1			Comparable #2			Comparable #3			Comparable #4			Comparable #5		
		7300 France Ave S			7300 France Ave S #301			7300 France Ave S #400			7300 France Ave S #302,303,304			7300 France Ave S #306			7300 France Ave S #300		
		Edina			Edina			Edina			Edina			Edina			Edina		
Net Sale Price/SF Above Grade Area					\$193.01			\$217.51			\$222.92			\$225.81			\$203.20		
ELEMENTS OF COMPARISON																			
-Property Rights Conveyed							0.0%			0.0%			0.0%			0.0%			0.0%
-Financing Terms							0.0%			0.0%			0.0%			0.0%			0.0%
-Conditions of Sale							0.0%			0.0%			0.0%			0.0%			0.0%
-Market Conditions					7/20/2023	-5	1.8%	12/1/2022	-13	-5.2%	2/9/2024	1	0.5%	5/1/2022	-20	-7.9%	3/1/2021	-34	-13.5%
Total Adjustment							1.8%			-5.2%			0.5%			-7.9%			-13.5%
ADJUSTED PRICE PER SQUARE FOOT																			
							\$196.48			\$206.29			\$224.01			\$207.90			\$175.83
Physical & Location Factors	Weight		Rank	Weight x Rank		Rank	Weight x Rank		Rank	Weight x Rank		Rank	Weight x Rank		Rank	Weight x Rank		Rank	Weight x Rank
Above Grade Building Area (AGA)	1	1,085	2	2	2,176	1	1	2,524	1	1	2,243	1	1	1,085	2	2	2,436	1	1
Condition	2		2	4	Inferior	1	2	Similar	2	4	Similar	2	4	Subject	2	4	Inferior	1	2
Functional Layout	2		1	2	Superior	2	4	Superior	2	4	Superior	2	4	Subject	1	2	Similar	1	2
Total Score				8			7			9			9			8			5
Physical / Location Adjustment							12.5%			-12.5%			-12.5%			0.0%			37.5%
Overall Gross Adjustments							14.3%			17.7%			13.0%			7.9%			51.0%
Overall Net Adjustments							14.3%			-17.7%			-12.0%			-7.9%			24.0%
Adjusted Price per Square Foot					\$221.04			\$180.50			\$196.01			\$207.90			\$241.76		



2024 Local Board of Appeal and Equalization

Fletcher Apartments Inc.

Fletcher Apartments, Inc

4445 77th St W

31-028-24-43-0013



2024 Assessed Value: \$1,660,800

Recommendation: \$1,660,800

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City of Edina
Assessing Department
2024 Local Board of Appeal and Equalization
Staff Report



Fletcher Apartments Inc.

Property Owner(s): Fletcher Apartments, Inc

Property Address: 4445 77th St W

PID #: 31-028-24-43-0013

Market Value

Assessment Year	2024	\$1,660,800
Assessment Year	2023	\$1,500,000
Assessment Year	2022	\$1,332,300

Sale: January 1, 2003 - 1,775,000 (16 - Conventional)

Assessor Recommendation:

\$1,660,800

Appraiser:

Last Inspection Date:

Gianna Olson

April 5, 2023

Comments:

Assessing Division – Community Development DepartmentPhone 952-826-0365 • Fax 952-826-0389 • www.EdinaMN.gov

To: 2024 Local Board of Appeal and Equalization
cc: Shelagh Stoerzinger, City of Edina Assessor
From: Gianna Olson, City of Edina Commercial Appraiser II
Date: 4/17/2024
Subject: Case #3 & 4; 4445 77th St W; PID 31-028-24-43-0013 & 31-028-24-43-0014

Property Owner: Fletcher Apartments Inc.

PID	2023 Market Value	2024 Market Value	2024 Market Value/SF GBA
31-028-24-43-0013 &	\$1,500,000	\$1,660,800	
31-028-24-43-0014	\$1,227,000	\$1,202,700	
Total Value	\$2,727,000	\$2,863,500	\$57.45

Assessor Recommendation: Sustain the assessed value of \$2,863,500 (\$57.45/SF)

Review Value as land for redevelopment: \$2,743,700

Review Value as office property: \$3,260,000

Last Inspection Date: 4/5/2023 - Interior**Comments:**

The subject property is a 49,840 SF Office building built in 1969. It was originally constructed as an industrial building and later converted to office use. Approximately 34% of the rentable area is interior space without windows. The Nine Mile Creek runs through the southern portion of the site and the southern portion of the parking lot is located in a flood zone. The total site size according to Hennepin County, is 173,419 square feet or 3.98 acres. The building pad and northern portion of the site are above the flood zone, the site size for this portion is roughly 74,466 square feet measured from the Hennepin County website.



The owner of the building provided a rent roll which has a net rentable area (NRA). This area can be different from the gross building area and is not public information. The subject property's actual income and expense data and occupancy rate is also not public information. The net rentable area was used in developing the income approach; however, the result of that analysis is given in value/SF of GBA.

Owner's Concerns:

The subject's value increased while other office properties decreased.

Flood Zone

The southern portion of the site is in a flood zone, but the building pad and northern portion of the site is above the flood zone. I spoke with the engineering department and the site is developable. It would require soil correction and water storage. Most redevelopment sites require some level of correction for things like poor soil, contamination, and water storage.

4545 West 77th Street is located two parcels from the subject property. As shown in the image below, it has more area within the flood zone than the subject property. It sold on 6/12/2023 for \$2,250,000 (\$111.52/per square foot of GBA). This is an industrial flex building, so it was not used in the sales comparison grid for the subject property. This sale does demonstrate that the flood plain did not have a negative impact on the purchase price. This sale also demonstrates the premium placed within the Edina market versus the overall southwest industrial sector. According to CoStar, the average sales price for all industrial properties was \$92/per square foot as of January 2024. This indicates a 21.2% premium for the Edina market.



I have excluded the flood impacted portions of the subject's site for this review.

The subject property will likely be redeveloped in the future. This neighborhood has a high water table. All development sites require flood storage. The subject property's highest and best use is for continued office use as of 1/2/2024. The land value for redevelopment is \$2,743,700 (\$3,125,000 less the cost to demo the building at \$381,300). If land values continue to increase while office values decrease, the highest and best use will change to land for redevelopment. All property is required to be valued at its highest and best use even if that is not the property's current use.

Comparable Sales:

The value conclusion from the Sales Comparison Approach is \$77/SF GBA or \$3,837,700.

The Sales Comparison Grid is attached.

Comparable sale #3 is sold in December of 2022 for \$128/SF. To date, the buyer has pulled an additional \$2,400,460 (\$126/SF) in permit work to update the building to accommodate a swimming school and office space on the second floor.

Comparable sale #4 is the former Frontier Communications office building, the buyer plans to lease the building to a charter school.

All comparables were adjusted for decreasing market conditions using CoStar's Commercial Repeat-Sale Indices for office properties in the metro area.

Physical and locational factors as they relate to the desirability of office properties were considered for the subject and comparable properties. These factors were ranked for importance given the office use of the subject property. The factor deemed to be the least important was given a rank of one with the most important factor(s) given a rank of three. This ranking is shown in the "Weight" column of the adjustment grid.

The subject and comparable properties were then analyzed for each of these factors, and they were ranked from worst to best for each category.



The weighted score for each of these factors was calculated by multiplying the weight and the rank for each property. These values were summed to find a total score for each property. The difference between the comparable total score and the subject total score was divided by the subject total score to arrive at a percentage adjustment for the physical and locational factors.

$$\frac{(\text{Subject Total Score} - \text{Comparable Total Score})}{\text{Subject Total Score}} = \% \text{ Adjustment}$$

Income Approach:

The income approach develops a value for the subject property using market rent, vacancy, and operating expenses to arrive at a net operating income for the property. This income is then divided by a tax loaded capitalization rate to arrive at the market value for the property. When determining these market factors, we rely on mainly historical information. We look at the vacancy in the prior year as well as new leases that were negotiated in the year preceding the assessment. We do not predict the future. Any change to the market vacancy, rent or operating expenses in 2024 will be considered when setting the 2025 assessment. Additionally, we look at the overall market for the property type, not what is happening at one building. The subject's actual net operating income may be higher or lower than the value arrived at in our income proforma.

Commissions, tenant buildout costs, tax depreciation and capital expenditures are not considered annual operating expenses and should not be deducted from the net operating income in a direct capitalization income approach. Tenant buildout costs and leasing commissions are treated as either a cost to cure or reflected in the overall capitalization rate. For fee simple valuations that assume market vacancy, these expenses are typically already reflected in the capitalization rate.

Specific lease information is private data and cannot be disclosed for this report.

A search for comparable leases indicates a range of starting rent between \$6.75 and \$28.01 with an average gross rate of \$22.09 per square foot. According to Costar, the average vacancy rate for 1- and 2-star properties within the 494 Corridor was 2.3%, the average market rent is \$27.13 per square foot and the average capitalization rate is 6%.

The market inputs used for the subject property's value take into consideration the windowless space and the condition of the property.

The value conclusion via the Income Approach is \$3,260,000 (\$65/SF GBA)

Conclusion:

The income approach indicates a market value of \$3,260,000 (\$65/SF GBA) for the subject property. The sales comparison approach indicates a market value of \$3,837,700 (\$77/SF GBA). Most weight was given to the income approach and the value conclusion for the subject is \$3,260,000 (\$65/SF). The assessed value of the subject property is \$2,863,500 (\$57.45/SF). I recommend sustaining the assessed value.



COMPARABLE PHOTOS



COMPARABLE #1 – 6442 City West Pkwy, Eden Prairie



COMPARABLE #2 – 6600 City West Pkwy, Eden Prairie



COMPARABLE PHOTOS



COMPARABLE #3 – 7645 Metro Blvd, Edina



COMPARABLE #4 – 14450 Burnhaven Dr, Burnsville



SUBJECT PHOTOS 2023



Exterior



Parking lot (flood zone portion)



Exterior Rear



Interior



Interior



Interior



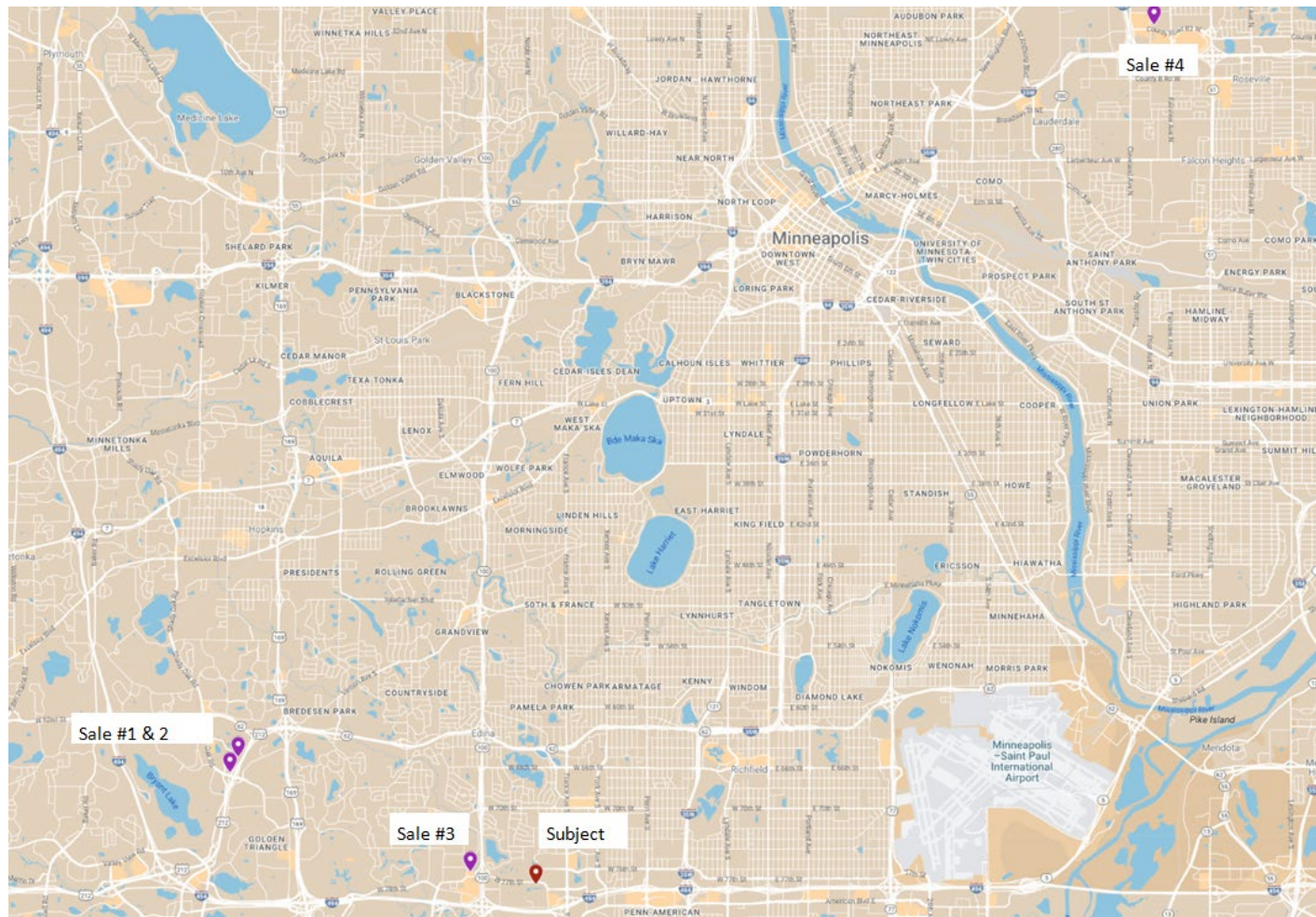
Comparable Land Sale Adjustment Analysis - January 2, 2024											
		Subject		Comparable #1		Comparable #2		Comparable #3		Comparable #4	
		4445 77th St W		4901 77th St W		4660 77th St W		4040 70th St W		4620 77th St W	
		Edina		Edina		Edina		Edina		Edina	
				31-028-24-33-0031		31-028-24-34-0007		30-028-24-44-0004		31-028-24-34-0018	
Sale Price				\$1,250,000		\$4,690,000		\$3,650,000		\$5,340,506	
Special Assessments				\$0		\$0				\$0	
Salvage Value				\$0		\$0				\$0	
Razing Cost				\$0		\$300,000		\$300,730		\$318,233	
Soil Corrections/Contamination Remediation				\$0		\$1,950,000		\$0			
Net Sale Price				\$1,250,000		\$6,940,000		\$3,950,730		\$5,658,739	
Price per Square Foot				\$ 31.91		\$ 29.29		\$ 57.56		\$ 41.41	
Date of Sale				1/25/2023	7%	7/9/2021	20%	6/1/2020	29%	5/26/2023	5%
Adjusted Price per Square Foot				\$ 34.30		\$ 35.10		\$ 74.08		\$ 43.39	
Physical and Location Factors	Weight		Rank		Rank		Rank		Rank		Rank
Useable Lot Size	2	74,466	2	39,178	3	236,925	1	68,632	2	136,663	1
Traffic Counts (MnDot)	3	13,261	2	13,261	2	13,261	2	9,200	1	13,261	2
Daytime Employment (# employees) 2mile/5mile (2023 Est)	3	76,749 / 212,854	1	68,405 / 209,625	1	74,497 / 211,546	1	71,222 / 223,479	1	74,645 / 214,478	1
Purchasing Power 2mile/5mile (2023 Est)	3	\$2.2B / \$13.4B	1	\$2.2B / \$13.4B	1	\$2.2B / \$13.5B	1	\$2.9B / \$15.3B	2	\$2.3B / \$13.6B	1
Topography	2	Level	1	Level	1	Level	1	Level	1	Level	1
Shape	2	Rectangular	2	Irregular / Corner	1	Rectangular	2	Irregular / Corner	1	Rectangular	2
Transit Score	1	40	1	39	1	39	1	39	1	39	1
Walk Score	3	64	2	46	1	47	1	82	3	51	2
Total (individual score times weighting)			29		26		24		30		27
% difference from Subject					10%		17%		-3%		7%
Overall Gross Adjustments					18%		37%		32%		12%
Overall Net Adjustments (not including market conditions)					18%		37%		25%		12%
Adjusted Price per Square Foot				\$40.41		\$48.12		\$92.78		\$48.47	



Comparable Sales

Sales Comparison Analysis		1/2/2024														
		Subject			Comparable #1			Comparable #2			Comparable #3			Comparable #4		
		4445 77th St W			6442 City West Pkwy			6600 City West Pkwy			7645 Metro Blvd			1935 County Rd B2 W		
		Edina			Eden Prairie			Eden Prarie			Edina			Roseville		
Net Sale Price/SF Above Grade Area					\$63.90			\$45.41			\$128.10			\$83.67		
ELEMENTS OF COMPARISON																
-Property Rights Conveyed							0.0%			0.0%			0.0%			0.0%
-Financing Terms							0.0%			0.0%			0.0%			0.0%
-Conditions of Sale							0.0%			0.0%			0.0%			0.0%
-Market Conditions					12/29/2023	0	0.0%	3/24/2023	-9	-3.7%	12/16/2022	-13	-5.0%	7/1/2022	-18	-7.1%
Total Adjustment							0.0%			-3.7%			-5.0%			-7.1%
ADJUSTED PRICE PER SQUARE FOOT							\$63.92			\$43.74			\$121.74			\$77.70
Physical & Location Factors	Weight		Rank	Weight x Rank		Rank	Weight x Rank		Rank	Weight x Rank		Rank	Weight x Rank		Rank	Weight x Rank
Above Grade Building Area (AGA)	2	49,840	2	4	60,561	2	4	52,852	2	4	19,126	3	6	86,050	1	2
Age	2	1969	1	2	1986	2	4	1984	2	4	1979	1	2	1970	1	2
Style	2	Former Industrial	1	2	Superior	2	4	Superior	2	4	Superior	2	4	Superior	2	4
Parking	3	Surface	1	3	Surface/Garage	2	6	Surface/Garage	2	6	Surface	1	3	Surface	1	3
Traffic Counts	3	13,261	2	6	14,800	2	6	14,800	2	6	7,100	1	3	6,792	1	3
Daytime Employment 2mile/5mile	4	76,749/212,854	2	8	44,694/190,065	1	4	48,767/186,615	1	4	67,240/219,321	2	8	33,770/254,477	2	8
Purchasing Power 2mile/5mile	4	\$2.2B/\$13.4B	2	8	\$1.2B/ \$11.6B	1	4	\$1.1B/\$11.3B	1	4	\$2B/\$13.5B	3	12	\$1.3B/\$12.2B	1	4
Transit Score	1	40	2	2		0	0		0	0	39	2	2	41	2	2
Walk Score	1	64	2	2	35	1	1	38	1	1	49	1	1	62	2	2
Total Score				37			33			33			41			30
Physical / Location Adjustment							10.8%			10.8%			-10.8%			18.9%
Overall Gross Adjustments							10.8%			14.5%			15.8%			26.1%
Overall Net Adjustments							10.8%			7.1%			-15.8%			11.8%
Adjusted Price per Square Foot					\$70.83			\$48.47			\$108.58			\$92.40		

COMPARABLE SALES MAP





2024 Local Board of Appeal and Equalization

Fletcher Apartments Inc.
Fletcher Apartments, Inc
4445 77th St W
31-028-24-43-0014



2024 Assessed Value:	\$1,202,700
Recommendation:	\$1,202,700

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City of Edina
Assessing Department
2024 Local Board of Appeal and Equalization
Staff Report



Fletcher Apartments Inc.

Property Owner(s): Fletcher Apartments, Inc

Property Address: 4445 77th St W

PID #: 31-028-24-43-0014

			Market Value
Assessment Year	2024		\$1,202,700
Assessment Year	2023		\$1,227,000
Assessment Year	2022		\$1,227,000

Sale: January 1, 2003 - 1,775,000 (16 - Conventional)

Assessor Recommendation:

\$1,202,700

Appraiser:

Last Inspection Date:

Gianna Olson

April 5, 2023

Comments:

Assessing Division – Community Development DepartmentPhone 952-826-0365 • Fax 952-826-0389 • www.EdinaMN.gov

To: 2024 Local Board of Appeal and Equalization
cc: Shelagh Stoerzinger, City of Edina Assessor
From: Gianna Olson, City of Edina Commercial Appraiser II
Date: 4/17/2024
Subject: Case #3 & 4; 4445 77th St W; PID 31-028-24-43-0013 & 31-028-24-43-0014

Property Owner: Fletcher Apartments Inc.

PID	2023 Market Value	2024 Market Value	2024 Market Value/SF GBA
31-028-24-43-0013 &	\$1,500,000	\$1,660,800	
31-028-24-43-0014	\$1,227,000	\$1,202,700	
Total Value	\$2,727,000	\$2,863,500	\$57.45

Assessor Recommendation: Sustain the assessed value of \$2,863,500 (\$57.45/SF)

Review Value as land for redevelopment: \$2,743,700

Review Value as office property: \$3,260,000

Last Inspection Date: 4/5/2023 - Interior**Comments:**

The subject property is a 49,840 SF Office building built in 1969. It was originally constructed as an industrial building and later converted to office use. Approximately 34% of the rentable area is interior space without windows. The Nine Mile Creek runs through the southern portion of the site and the southern portion of the parking lot is located in a flood zone. The total site size according to Hennepin County, is 173,419 square feet or 3.98 acres. The building pad and northern portion of the site are above the flood zone, the site size for this portion is roughly 74,466 square feet measured from the Hennepin County website.



The owner of the building provided a rent roll which has a net rentable area (NRA). This area can be different from the gross building area and is not public information. The subject property's actual income and expense data and occupancy rate is also not public information. The net rentable area was used in developing the income approach; however, the result of that analysis is given in value/SF of GBA.

Owner's Concerns:

The subject's value increased while other office properties decreased.

Flood Zone

The southern portion of the site is in a flood zone, but the building pad and northern portion of the site is above the flood zone. I spoke with the engineering department and the site is developable. It would require soil correction and water storage. Most redevelopment sites require some level of correction for things like poor soil, contamination, and water storage.

4545 West 77th Street is located two parcels from the subject property. As shown in the image below, it has more area within the flood zone than the subject property. It sold on 6/12/2023 for \$2,250,000 (\$111.52/per square foot of GBA). This is an industrial flex building, so it was not used in the sales comparison grid for the subject property. This sale does demonstrate that the flood plain did not have a negative impact on the purchase price. This sale also demonstrates the premium placed within the Edina market versus the overall southwest industrial sector. According to CoStar, the average sales price for all industrial properties was \$92/per square foot as of January 2024. This indicates a 21.2% premium for the Edina market.



I have excluded the flood impacted portions of the subject's site for this review.

The subject property will likely be redeveloped in the future. This neighborhood has a high water table. All development sites require flood storage. The subject property's highest and best use is for continued office use as of 1/2/2024. The land value for redevelopment is \$2,743,700 (\$3,125,000 less the cost to demo the building at \$381,300). If land values continue to increase while office values decrease, the highest and best use will change to land for redevelopment. All property is required to be valued at its highest and best use even if that is not the property's current use.

Comparable Sales:

The value conclusion from the Sales Comparison Approach is \$77/SF GBA or \$3,837,700.

The Sales Comparison Grid is attached.

Comparable sale #3 is sold in December of 2022 for \$128/SF. To date, the buyer has pulled an additional \$2,400,460 (\$126/SF) in permit work to update the building to accommodate a swimming school and office space on the second floor.

Comparable sale #4 is the former Frontier Communications office building, the buyer plans to lease the building to a charter school.

All comparables were adjusted for decreasing market conditions using CoStar's Commercial Repeat-Sale Indices for office properties in the metro area.

Physical and locational factors as they relate to the desirability of office properties were considered for the subject and comparable properties. These factors were ranked for importance given the office use of the subject property. The factor deemed to be the least important was given a rank of one with the most important factor(s) given a rank of three. This ranking is shown in the "Weight" column of the adjustment grid.

The subject and comparable properties were then analyzed for each of these factors, and they were ranked from worst to best for each category.



The weighted score for each of these factors was calculated by multiplying the weight and the rank for each property. These values were summed to find a total score for each property. The difference between the comparable total score and the subject total score was divided by the subject total score to arrive at a percentage adjustment for the physical and locational factors.

$$\frac{(\text{Subject Total Score} - \text{Comparable Total Score})}{\text{Subject Total Score}} = \% \text{ Adjustment}$$

Income Approach:

The income approach develops a value for the subject property using market rent, vacancy, and operating expenses to arrive at a net operating income for the property. This income is then divided by a tax loaded capitalization rate to arrive at the market value for the property. When determining these market factors, we rely on mainly historical information. We look at the vacancy in the prior year as well as new leases that were negotiated in the year preceding the assessment. We do not predict the future. Any change to the market vacancy, rent or operating expenses in 2024 will be considered when setting the 2025 assessment. Additionally, we look at the overall market for the property type, not what is happening at one building. The subject's actual net operating income may be higher or lower than the value arrived at in our income proforma.

Commissions, tenant buildout costs, tax depreciation and capital expenditures are not considered annual operating expenses and should not be deducted from the net operating income in a direct capitalization income approach. Tenant buildout costs and leasing commissions are treated as either a cost to cure or reflected in the overall capitalization rate. For fee simple valuations that assume market vacancy, these expenses are typically already reflected in the capitalization rate.

Specific lease information is private data and cannot be disclosed for this report.

A search for comparable leases indicates a range of starting rent between \$6.75 and \$28.01 with an average gross rate of \$22.09 per square foot. According to Costar, the average vacancy rate for 1- and 2-star properties within the 494 Corridor was 2.3%, the average market rent is \$27.13 per square foot and the average capitalization rate is 6%.

The market inputs used for the subject property's value take into consideration the windowless space and the condition of the property.

The value conclusion via the Income Approach is \$3,260,000 (\$65/SF GBA)

Conclusion:

The income approach indicates a market value of \$3,260,000 (\$65/SF GBA) for the subject property. The sales comparison approach indicates a market value of \$3,837,700 (\$77/SF GBA). Most weight was given to the income approach and the value conclusion for the subject is \$3,260,000 (\$65/SF). The assessed value of the subject property is \$2,863,500 (\$57.45/SF). I recommend sustaining the assessed value.



COMPARABLE PHOTOS



COMPARABLE #1 – 6442 City West Pkwy, Eden Prairie



COMPARABLE #2 – 6600 City West Pkwy, Eden Prairie



COMPARABLE PHOTOS



COMPARABLE #3 – 7645 Metro Blvd, Edina



COMPARABLE #4 – 14450 Burnhaven Dr, Burnsville



SUBJECT PHOTOS 2023



Exterior



Parking lot (flood zone portion)



Exterior Rear



Interior



Interior



Interior



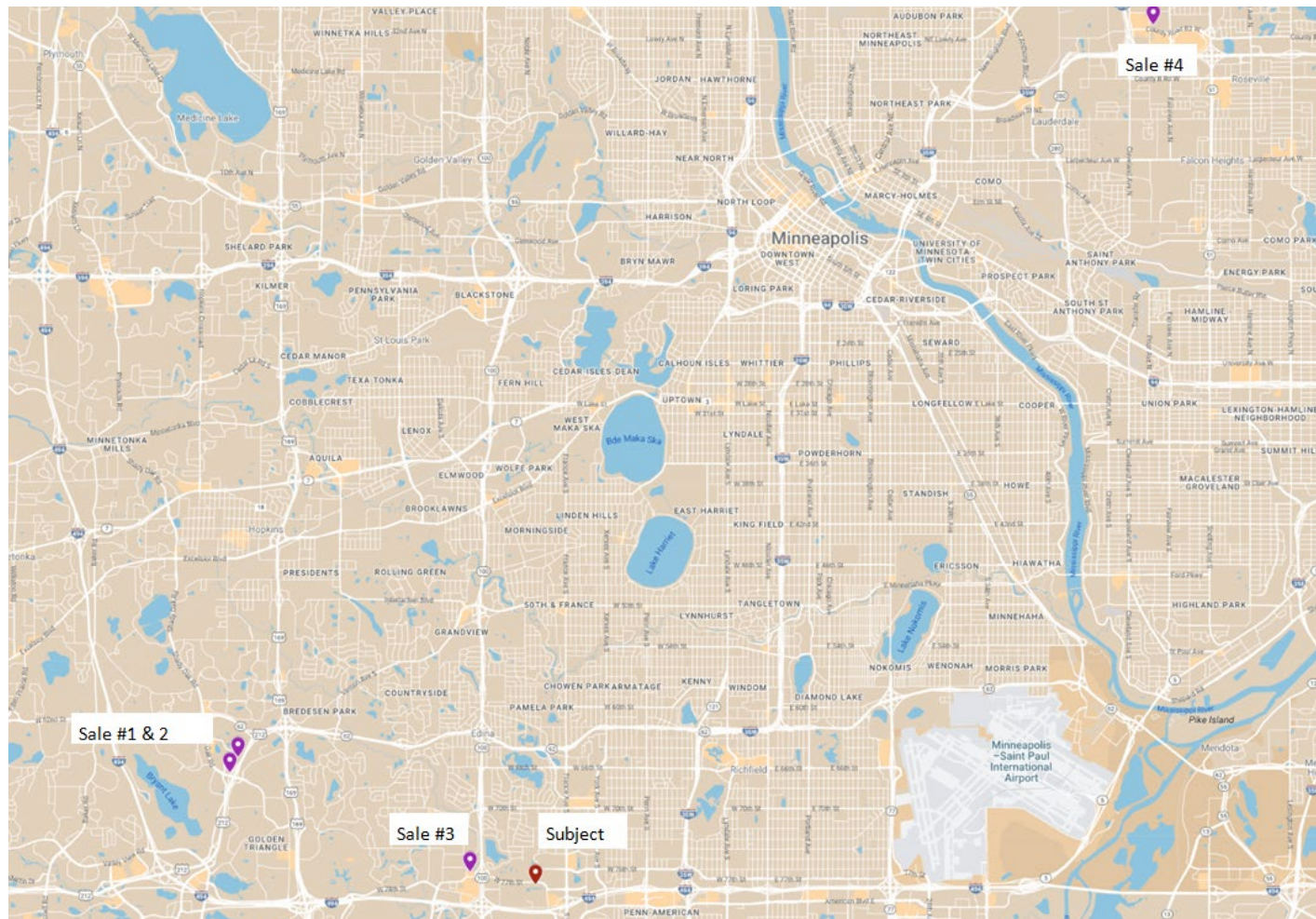
Comparable Land Sale Adjustment Analysis - January 2, 2024											
		Subject		Comparable #1		Comparable #2		Comparable #3		Comparable #4	
		4445 77th St W		4901 77th St W		4660 77th St W		4040 70th St W		4620 77th St W	
		Edina		Edina		Edina		Edina		Edina	
				31-028-24-33-0031		31-028-24-34-0007		30-028-24-44-0004		31-028-24-34-0018	
Sale Price				\$1,250,000		\$4,690,000		\$3,650,000		\$5,340,506	
Special Assessments				\$0		\$0				\$0	
Salvage Value				\$0		\$0				\$0	
Razing Cost				\$0		\$300,000		\$300,730		\$318,233	
Soil Corrections/Contamination Remediation				\$0		\$1,950,000		\$0			
Net Sale Price				\$1,250,000		\$6,940,000		\$3,950,730		\$5,658,739	
Price per Square Foot				\$ 31.91		\$ 29.29		\$ 57.56		\$ 41.41	
Date of Sale				1/25/2023	7%	7/9/2021	20%	6/1/2020	29%	5/26/2023	5%
Adjusted Price per Square Foot				\$ 34.30		\$ 35.10		\$ 74.08		\$ 43.39	
Physical and Location Factors	Weight		Rank		Rank		Rank		Rank		Rank
Useable Lot Size	2	74,466	2	39,178	3	236,925	1	68,632	2	136,663	1
Traffic Counts (MnDot)	3	13,261	2	13,261	2	13,261	2	9,200	1	13,261	2
Daytime Employment (# employees) 2mile/5mile (2023 Est)	3	76,749 / 212,854	1	68,405 / 209,625	1	74,497 / 211,546	1	71,222 / 223,479	1	74,645 / 214,478	1
Purchasing Power 2mile/5mile (2023 Est)	3	\$2.2B / \$13.4B	1	\$2.2B / \$13.4B	1	\$2.2B / \$13.5B	1	\$2.9B / \$15.3B	2	\$2.3B / \$13.6B	1
Topography	2	Level	1	Level	1	Level	1	Level	1	Level	1
Shape	2	Rectangular	2	Irregular / Corner	1	Rectangular	2	Irregular / Corner	1	Rectangular	2
Transit Score	1	40	1	39	1	39	1	39	1	39	1
Walk Score	3	64	2	46	1	47	1	82	3	51	2
Total (individual score times weighting)			29		26		24		30		27
% difference from Subject					10%		17%		-3%		7%
Overall Gross Adjustments					18%		37%		32%		12%
Overall Net Adjustments (not including market conditions)					18%		37%		25%		12%
Adjusted Price per Square Foot				\$40.41		\$48.12		\$92.78		\$48.47	

Comparable Sales



Sales Comparison Analysis		1/2/2024														
		Subject			Comparable #1			Comparable #2			Comparable #3			Comparable #4		
		4445 77th St W			6442 City West Pkwy			6600 City West Pkwy			7645 Metro Blvd			1935 County Rd B2 W		
		Edina			Eden Prairie			Eden Prarie			Edina			Roseville		
Net Sale Price/SF Above Grade Area					\$63.90			\$45.41			\$128.10			\$83.67		
ELEMENTS OF COMPARISON																
-Property Rights Conveyed							0.0%			0.0%			0.0%			0.0%
-Financing Terms							0.0%			0.0%			0.0%			0.0%
-Conditions of Sale							0.0%			0.0%			0.0%			0.0%
-Market Conditions					12/29/2023	0	0.0%	3/24/2023	-9	-3.7%	12/16/2022	-13	-5.0%	7/1/2022	-18	-7.1%
Total Adjustment							0.0%			-3.7%			-5.0%			-7.1%
ADJUSTED PRICE PER SQUARE FOOT							\$63.92			\$43.74			\$121.74			\$77.70
Physical & Location Factors	Weight		Rank	Weight x Rank		Rank	Weight x Rank		Rank	Weight x Rank		Rank	Weight x Rank		Rank	Weight x Rank
Above Grade Building Area (AGA)	2	49,840	2	4	60,561	2	4	52,852	2	4	19,126	3	6	86,050	1	2
Age	2	1969	1	2	1986	2	4	1984	2	4	1979	1	2	1970	1	2
Style	2	Former Industrial	1	2	Superior	2	4	Superior	2	4	Superior	2	4	Superior	2	4
Parking	3	Surface	1	3	Surface/Garage	2	6	Surface/Garage	2	6	Surface	1	3	Surface	1	3
Traffic Counts	3	13,261	2	6	14,800	2	6	14,800	2	6	7,100	1	3	6,792	1	3
Daytime Employment 2mile/5mile	4	76,749/212,854	2	8	44,694/190,065	1	4	48,767/186,615	1	4	67,240/219,321	2	8	33,770/254,477	2	8
Purchasing Power 2mile/5mile	4	\$2.2B/\$13.4B	2	8	\$1.2B/ \$11.6B	1	4	\$1.1B/\$11.3B	1	4	\$2B/\$13.5B	3	12	\$1.3B/\$12.2B	1	4
Transit Score	1	40	2	2		0	0		0	0	39	2	2	41	2	2
Walk Score	1	64	2	2	35	1	1	38	1	1	49	1	1	62	2	2
Total Score				37			33			33			41			30
Physical / Location Adjustment							10.8%			10.8%			-10.8%			18.9%
Overall Gross Adjustments							10.8%			14.5%			15.8%			26.1%
Overall Net Adjustments							10.8%			7.1%			-15.8%			11.8%
Adjusted Price per Square Foot					\$70.83			\$48.47			\$108.58			\$92.40		

COMPARABLE SALES MAP





2024 Local Board of Appeal and Equalization

York Plaza Apart LLP

7260 York Ave S

32-028-24-24-0007



2024 Assessed Value:	\$55,912,100
Recommendation:	\$55,912,100

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City of Edina
Assessing Department
2024 Local Board of Appeal and Equalization
Staff Report



York Plaza Apart LLP

Property Owner(s):

Property Address:

7260 York Ave S

PID #:

32-028-24-24-0007

Market Value

Assessment Year 2024

\$55,912,100

Assessment Year 2023

\$58,528,800

Assessment Year 2022

\$53,564,000

Sale:

September 1, 1997 - 15,285,705 (16 - Conventional)

Assessor Recommendation:

\$55,912,100

Appraiser:

Last Inspection Date:

Gianna Olson

July 30, 2021

Comments:

Assessing Division – Community Development Department
Phone 952-826-0365 • Fax 952-826-0389 • www.EdinaMN.gov



To: 2024 Local Board of Appeal and Equalization
cc: Shelagh Stoerzinger, City of Edina Assessor
From: Gianna Olson, City of Edina Commercial Appraiser II
Date: 4/17/2024
Subject: Case #5; 7230 York Avenue S; PID 32-028-24-24-0007

Property Owner: York Plaza Apartments LLP

PID	2023 Market Value	2024 Market Value	2024 Market Value/Unit
32-028-24-24-0007	\$58,528,800	\$55,912,100	\$214,222

Assessor Recommendation: Sustain the assessed value of \$55,912,100

Last Inspection Date: 4/12/2024 - Interior

Comments:

The subject property is a 261-unit Class B apartment building. It was originally constructed in 1975 and has been well maintained and updated throughout. Amenities include an outdoor pool, fitness center, community room with a pool table, theatre screen and lounge seating, tennis court, sauna and steam room. There is heated, underground parking and the property backs up to the Centennial Lakes trail system. There is washer/dryer in every unit and either a balcony or patio. There are a total of three apartment buildings and one recreation building that is two-stories over a basement. All the buildings are connected by tunnel. There are also two antenna leases on the property.

Note: A desk review was done on April 2nd and the value conclusion communicated to the property owner was \$55,280,000. The property owner disagreed, so an interior inspection was made, the antenna leases were reviewed, and the value conclusion after considering additional information was greater than the 2024 assessed value.

Owner's Concerns:

The owner believes that the subject property's location in Edina, adjacent to the Centennial Lakes trail system does not enhance the property's value and that a higher than market capitalization rate should be used to reduce the value of the property.

Income Approach:

The income approach develops a value for the subject property using market rent, vacancy, and operating expenses to arrive at a net operating income for the property. This income is then divided by a tax loaded capitalization rate to arrive at the market value for the property. When determining these market factors,



we rely on mainly historical information. We look at the vacancy in the prior year as well as new leases that were negotiated in the year preceding the assessment. We do not predict the future. Any change to the market vacancy, rent or operating expenses in 2024 will be considered when setting the 2025 assessment. Additionally, we look at the overall market for the property type, not what is happening at one building. The subject's actual net operating income may be higher or lower than the value arrived at in the income proforma.

The subject property's actual income/expense data and occupancy rate is not public information and cannot be disclosed for this report.

The average overall rent in the metro area is currently \$1,479 per month, the average overall rent in Edina is 29% higher at \$1,905 per month. The Edina submarket's asking rent is the highest among all Twin Cities submarkets. The metro-wide vacancy rate is currently 4.3%.

Comparable rents range from \$1.70 to \$2.03 per square foot for 1-bedroom units per month, \$1.50 to \$1.85 per square foot for 2-bedroom units per month, and \$1.34 to \$1.63 per square foot for 3-bedroom units per month.

The capitalization rate used to value the subject property for the assessment is higher than the capitalization rate indicated by comparable sales, the effect of increasing interest rates was already captured for the 2024 assessment. Any further increase in capitalization rates due to interest rates will be reflected in the actual sales in the coming year to value the subject property for the 2025 assessment.

The value conclusion via the Income Approach is \$57,480,000 (\$220,230/unit), which is higher than the 2024 assessment.

The inputs used to value the subject property fall within the range indicated by the market.

Comparable Sales:

There was one apartment sale in Edina during 2023. The Millenium at 3250 W 66th Street sold for \$70,625,802 on 8/24/2023. This sale at \$307,127 per unit was not used in the sales comparable grid for the subject property because it is a Class A apartment building that is superior to the subject property. The sales shown in the grid are all Class B apartment buildings with amenities that are similar to the subject property.

The comparable sales have an average price per unit of \$221,690 and the subject property's assessed value is \$214,223.

The sales are provided as additional support to the income approach.

Conclusion:

The income approach indicates a market value of \$57,480,000 (\$220,230/Unit) for the subject property. The comparable sales support the income approach. The assessed value of the subject property is \$55,912,100 (\$214,223/Unit). I recommend sustaining the assessed value.



COMPARABLE PHOTOS



COMPARABLE #1 – 4401 Park Glen Rd, St. Louis Park



COMPARABLE #2 – 12300 Marion Ln W, Minnetonka



COMPARABLE PHOTOS



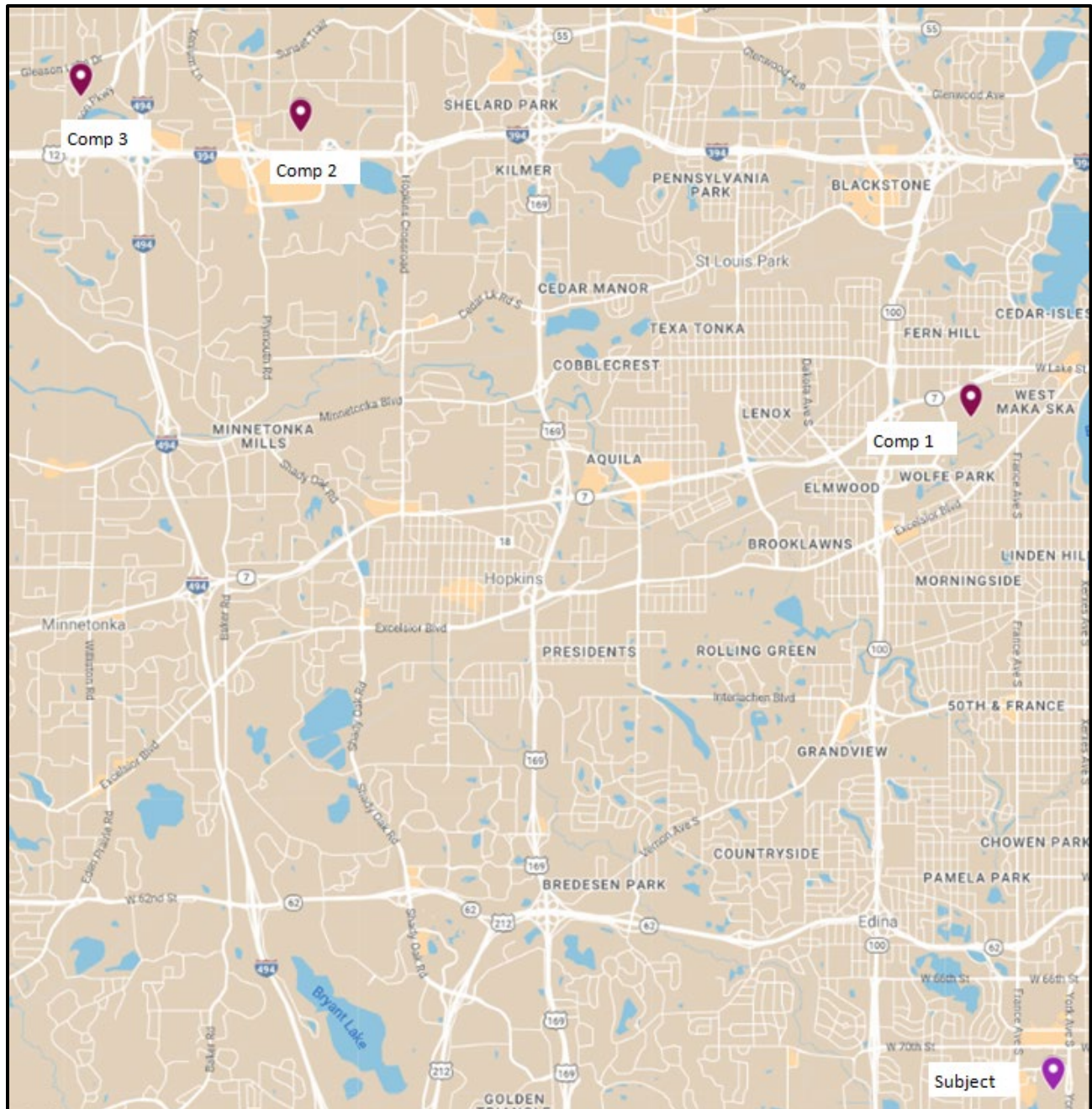
COMPARABLE #3 – 300 Carlson Pkwy, Minnetonka

Comparable Sales



	Subject	Comparable 1	Comparable 2	Comparable 3
	7260 York Ave S	4401 Park Glen Rd	12300 Marion Lane W	300 Carlson Pkw y
	Edina	St. Louis Park	Minnetonka	Minnetonka
	32-028-24-24-0007	06-028-24-13-0007	02-117-22-24-0029 02-117-22-24-0031	04-117-22-12-0006
Sale Price (Adj for CE)		\$ 55,000,000	\$ 126,000,000	\$ 89,000,000
Personal Property/Cons		\$ 580,000	\$ 1,140,040	\$ 435,000
Expeditures After Sale		\$ -	\$ -	\$ -
Adjusted Sale Price		\$ 54,420,000	\$ 124,859,960	\$ 88,565,000
Adjusted Price Per Unit		\$ 187,655	\$ 273,816	\$ 203,598
Adjusted Price Per BR		\$ 186,370	\$ 165,817	\$ 142,159
Adjusted Price Per Room		\$ 62,408	\$ 74,991	\$ 59,320
Adjusted Price Per GBA		\$ 188.90	\$ 156.01	\$ 135.14
Date of Sale		12/12/2022	4/26/2022	10/31/2023
Condition of Imprmnts	Good	Good	Average	Good
Year Built	1975	1986	1985	1990
Number of Units	261	290	456	435
Studio	-	50	-	-
1BR	91	188	174	247
2BR	135	52	267	188
3BR	35	-	15	-
Number of Bedrooms	466	292	753	623
Number of Rooms	988	872	1,665	1,493
Garage	348	290	231	470
Amenities	Fitness room, outdoor pool, tennis court, sauna	Fitness room, outdoor pool, tennis court, sauna	Indoor and Outdoor pool; tennis court; party room; fitness room	Outdoor pool, tennis court, community room
	Subject's Assessed	Average Sales	Median Sales	
Adjusted Price Per Unit	\$ 214,223	\$ 221,690	\$ 203,598	
Adjusted Price Per BR	\$ 119,983	\$ 164,782	\$ 165,817	
Adjusted Price Per Room	\$ 56,591	\$ 65,573	\$ 62,408	

COMPARABLE SALES MAP





2024 Local Board of Appeal and Equalization

DOC3400 W 66TH ST MOB LLC C/O ALTUS GROU

3400 66th St W

29-028-24-23-0012



2024 Assessed Value:	\$14,149,700
Recommendation:	\$14,149,700

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City of Edina
Assessing Department
2024 Local Board of Appeal and Equalization
Staff Report



DOC3400 W 66TH ST MOB LLC C/O ALTUS GROU

Property Owner(s):

Property Address:

3400 66th St W

PID #:

29-028-24-23-0012

Market Value

Assessment Year 2024

\$14,149,700

Assessment Year 2023

\$15,220,300

Assessment Year 2022

\$12,966,700

Sale:

No current sales exist

Assessor Recommendation:

14,149,700

Appraiser:

Last Inspection Date:

Gianna Olson

June 10, 2020

Comments:

I was unable to schedule an interior inspection before the reconvene meeting. Therefore, I am requesting the board sustain the estimated market value in order to continue on to the County Board of appeals meeting.



2024 Local Board of Appeal and Equalization

LW Storage LLC
7725 Washington Ave S
07-116-21-33-0003



2024 Assessed Value:	\$15,480,000
Recommendation:	\$15,480,000

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City of Edina
Assessing Department
2024 Local Board of Appeal and Equalization
Staff Report



LW Storage LLC

Property Owner(s):

Property Address:

7725 Washington Ave S

PID #:

07-116-21-33-0003

Market Value

Assessment Year 2024

\$15,480,000

Assessment Year 2023

\$15,480,000

Assessment Year 2022

\$12,500,000

Sale:

August 25, 2020 - 11,770,000 (01 - Warranty Deed)

Assessor Recommendation:

\$15,480,000

Appraiser:

Last Inspection Date:

Erin Hughes

July 11, 2019

Comments:

I was unable to schedule an interior inspection before the reconvene meeting. Therefore, I am requesting the board sustain the estimated market value in order to continue on to the County Board of appeals meeting.

Propety Owner	Parcel ID	2024 Value
Warren Tallakson	07-028-24-34-0082	\$637,500
Patricia Falvey	07-028-24-41-0017	\$532,400
Michael and Virginia Hogan	18-028-24-12-0171	\$988,900
Molly Sinclair and Edward Edens	18-028-24-14-0038	\$614,500
Joseph and Jill Lee	18-028-24-21-0029	\$1,537,500
Sarah Walwark	18-028-24-41-0088	\$714,500
Scott and Mary Kelley	18-028-24-41-0116	\$1,429,000
Joel and Dianna Grebenick	18-028-24-43-0010	\$1,750,000
Mike Marinovich	18-028-24-44-0036	\$1,920,400
Tom and Paige Zimmerman	18-028-24-44-0064	\$1,533,900
Kristine Donatelle	19-028-24-11-0068	\$1,474,900
John Crabtree	19-028-24-12-0038	\$732,600
Daniel and Gloria Sullivan	19-028-24-12-0039	\$748,100
Kristen Lynn Green Trust	19-028-24-23-0035	\$925,800
Merrill Hill and Brad Knain	19-028-24-24-0065	\$690,800
Kristine Smyth	19-028-24-43-0102	\$443,600
Rolf and Julie Anderson	20-028-24-23-0098	\$782,200
William Neuendorf and Maureen Windisch	20-028-24-32-0145	\$611,000
Ambereen Angamuthu	28-117-21-22-0068	\$206,800
M W Schenk Rev Trust	28-117-21-33-0027	\$705,500
Charlotte and Mirsaeed Rouzegar	28-117-21-33-0028	\$769,300
American Medical Research In	31-028-24-11-0083	\$2,146,700
FAIRVIEW HOSPITAL	29-028-24-23-0169	\$2,844,100
One Southdale Place LLC	29-028-24-34-0117	\$62,484,000
Janis and Ronald Hardie	06-116-21-32-0032	\$921,200
Davinder Walia and Shalini Nath-Walia	07-116-21-21-0060	\$1,959,000
Ian and Lindsay Melander	06-116-21-22-0028	\$1,190,200
Duane Cologne and Julie Cologne	05-116-21-33-0097	\$1,968,500
Aaron Wolf and Carissa Wolf	04-116-21-24-0042	\$1,061,300
Harsimran Shrreya Singh	05-116-21-34-0005	\$2,266,600
Timothy and Craig Corah	04-116-21-24-0004	\$451,000
Michael and Amy Benson	08-116-21-32-0005	\$941,900
Nasir Balouch and Angela Bruer-Balouch	08-116-21-32-0005	\$557,100
Bahram Mozayeny	30-028-24-14-0111	\$335,000

Edward and Laura Greeno	29-117-21-11-0007	\$1,551,600
Marissa Gautsch	28-117-21-32-0049	\$1,009,100
E B Kelley Rev Living Trust	28-117-21-21-0119	\$741,600
Junhui Yang and Xijing Zhang	05-116-21-11-0088	\$426,600
Randall J Williamson Et Al	31-117-21-13-0026	\$1,121,100
D & B Edina, LLC	18-028-24-44-0113	\$2,461,300
Victorsens Rentals	30-028-24-12-0002	\$2,239,500
Victorsens Rentals	28-117-21-23-0110	\$3,106,000
D & B Edina, LLC	30-028-24-12-0063	\$1,259,000
Amelia & Matthew Bierschbach	28-117-21-21-0049	\$508,500
Jennifer and Lea Bottem	30-028-24-21-0008	\$684,800

Recommended Value
\$592,300
\$460,000
\$849,700
\$585,000
\$1,425,000
\$658,100
\$1,363,000
\$1,646,400
\$1,801,900
\$1,453,800
\$1,390,900
\$679,500
\$679,500
\$905,900
\$670,400
\$430,000
\$757,600
\$575,000
\$175,000
\$612,500
\$731,800
\$1,900,000
\$5,040,800
\$59,970,000
\$895,200
\$1,675,000
\$1,013,400
\$1,787,000
\$998,200
\$2,048,600
\$430,700
\$910,100
\$546,100
\$310,000

\$1,495,000
\$955,000
\$720,000
\$365,500
\$1,070,000
\$2,285,800
\$2,135,100
\$2,856,900
\$1,200,000
\$488,000
\$610,000

Reason
Reviewed property, market sales analysis, building qualities reduced
Reviewed property, market sales analysis, building qualities reduced
Reviewed property, market sales analysis, building qualities reduced
Change due to recent sale and analysis of market data. Building qualities reduced
Reviewed property, market sales analysis, building qualities reduced
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Reviewed property, market sales analysis, building qualities reduced
Reviewed property, market sales analysis, building qualities reduced
Reviewed property, market sales analysis, building qualities reduced
Reviewed property, market sales analysis, building and land qualities reduced
Change due to recent sale and analysis of market data. Building qualities reduced
Reviewed property, market sales analysis, building qualities reduced
Reviewed property, market sales analysis, building qualities reduced
Reviewed property, income approach to arrive at a market value for the property
<p>The Fairview Southdale parcel has a taxable subrecord for the valuation of the MN Radiology clinic space within the hospital and 1024 parking spaces in the ramp that are reserved for the 6363 France office building. A clerical error was made for the 2024 assessment and only the value of the clinic space was entered into our system. The parking spaces were erroneously omitted. It is our intention to correct this error by requesting the Local Board of Appeal and Equalization raise the January 2, 2024 value for subrecord 1 (taxable value) from \$2,844,100 to \$5,040,800. The property owner was notified by email on 4/2/2024 and by US Post on 4/3/2024 of our intent to request an increase in value from the Board.</p>
Reviewed property, income approach to arrive at a market value for the property
Reviewed property, market sales analysis, building qualities reduced
Reviewed property, market sales analysis, building and land qualities reduced
Reviewed property, market sales analysis, building and land qualities reduced
Reviewed property, market sales analysis, building and land qualities reduced
Reviewed property, market sales analysis, building qualities reduced
Reviewed property, market sales analysis, building qualities reduced
Reviewed property, market sales analysis, building qualities reduced
Reviewed property, market sales analysis, building qualities reduced
Reviewed property, market sales analysis, building qualities reduced
Reviewed recent purchase price, unit in fair condition needs improvements

Reviewed property with sales comp grid, building qualities reduced
Reviewed property with sales comp grid, building qualities reduced
Reviewed property with sales comp grid, building qualities reduced
Reviewed property, market sales analysis, building and land qualities reduced
Reviewed property with sales comp grid, building qualities reduced
Reviewed property, income approach to arrive at a market value for the property
Reviewed property, income approach to arrive at a market value for the property
Reviewed property, income approach to arrive at a market value for the property
Reviewed property, income approach to arrive at a market value for the property
Reviewed property with sales comp grid, building qualities reduced
Reviewed property, market sales analysis, building qualities reduced