



2022 Local Board of Appeal and Equalization

Petitioner # 2

Kelly Jans

Nathan Jans

6795 Garland La N

32-119-22-22-0008



2022 Assessed Value: \$681,100
Recommendation: No Change

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



Petitioner # 2

Property Owner(s):	Nathan Jans Kelly Jans
Property Address:	6795 Garland La N
PID #:	32-119-22-22-0008

Market Value

Assessment Year 2022	\$681,100
Assessment Year 2021	\$525,500
Assessment Year 2020	\$514,300

Sale: October 19, 2018 \$530,000

Assessor Recommendation:

No Change

Appraiser:

Randy DeJong

Last Inspection Date:

August 30, 2021

Comments:

PETITIONER'S CONCERN(S)

Petitioner submitted application for the Local Board of Appeal and Equalization indicating he wishes to address his estimated market value. No response to voice mail message left for Nathan Jans. Sent follow-up e-mail confirming receipt of application, explaining the market growth experienced in the city last year, providing comparable sales, and offering to conduct an inspection of his home. Received response thanking us for the information, and stating he purchased the home in 2018. He is not aware of any changes to the property since our last inspection in 2016. 2018 listing data supports our property record data.

DESCRIPTION OF THE SUBJECT

The subject property is a single family home built by Pulte Homes located in the Creekside Estates of Maple Grove development. The site is a corner lot off of 68th Avenue North and Garland Lane North and backs up to a wooded neighborhood common area. The structure is a 2008 two story home with 3,078 sq. ft. above grade with basement finish, and is the Pulte Homes Birmingham model. The subject property sold in October, 2018 for \$530,000 (\$520,000 after seller contributions).

COMPARABLE SALES INFORMATION

Comparable sales include:

(1) A 2006 two story home built by the same builder and located in the same neighborhood as the subject. The site is smaller than the subject and is located on a corner lot off of Garland Lane North and Fountain Lane North across the street and three homes south of the subject. The structure is 157 sq. ft. larger above grade than the subject, has basement finish, and is the Pulte Homes Buckingham model. It sold for \$658,900 (\$639,474 after seller contributions) on 11/17/20.

(2) A 2006 two story home built by the same builder and located in the same neighborhood as the subject. The site is located across the street and one house south of the subject on Garland Lane, and backs up to a wooded area. The structure is 157 sq. ft. larger above grade than the subject, has basement finish, and is the Pulte Homes Buckingham model. It sold for \$664,000 on 10/30/20.

(3) A 2006 two story home built by the same builder and located in the same neighborhood as the subject. The site is larger than the subject, and is located four houses south and three houses east of the subject. The structure is 172 sq. ft. larger above grade than the subject, is the Pulte Homes Buckingham model, but does not have basement finish. It sold for \$686,000 on 5/28/21.

CONCLUSION

When adjusted for differences between the subject and comparable sales, the market indicated value of the subject is \$722,200. Consequently, the sales support the 2022 estimated market value.

Minnesota Statute 270.12 requires that sale prices used to establish estimated market values 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 value growth between the 2021 and the 2022 assessment.

Previous Value Adjustments/Board Appearance:

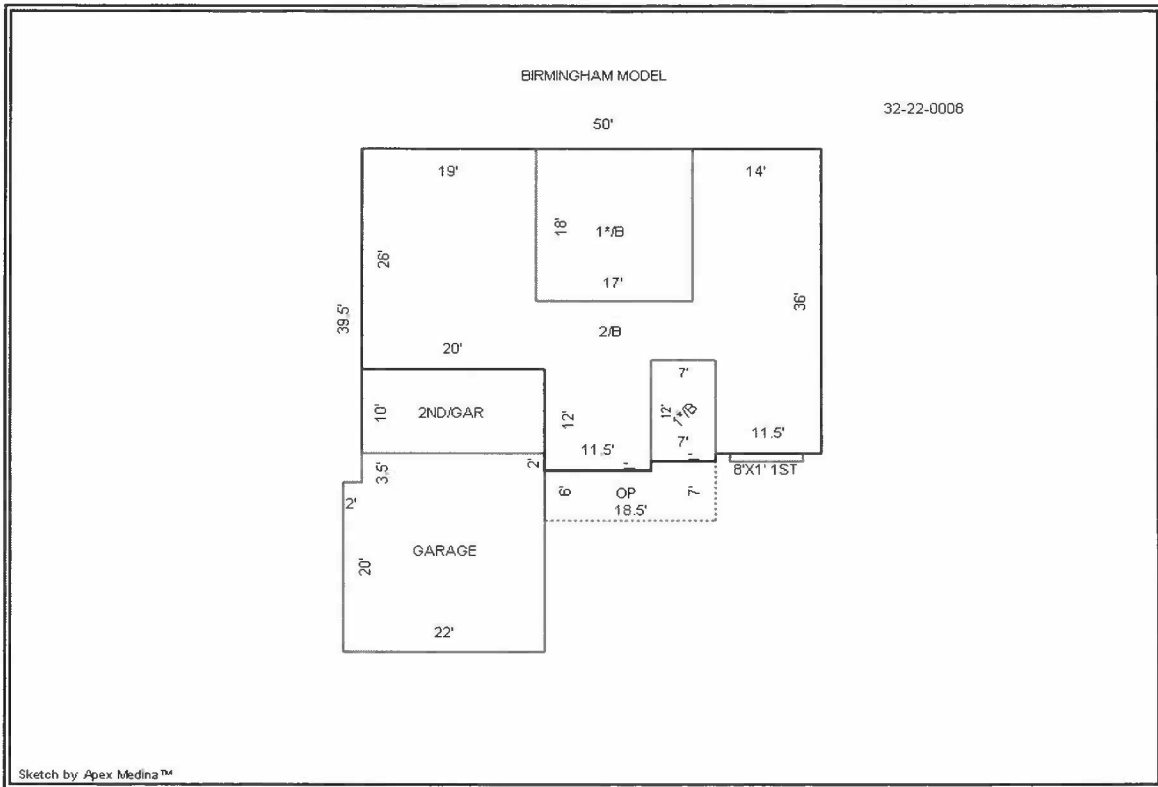
Subject Data Summary

PID #: 32-119-22-22-0008
Property Address: 6795 Garland La N
Maple Grove, MN 55311
Multiple Address: No
Lot/Block: 001/001
Addition: Creekside Estates of Maple Grove
Legal(120):
Owner(s): Nathan Jans
Kelly Jans
Property Classification: Residential - Homestead
2022 EMV: 681,100
2021 EMV: 525,500
2020 EMV: 514,300
Last Sale: 10/19/2018 - 530,000 - Warranty Deed - 01
Lot Size: 18,115 Sq.Ft. / .42 Acres
Zoning: R2PUD
Dwelling Type: Single Family
Style: Two Story
Bedrooms: 5
Baths: 4
Actual Year Built: 2008
Gross Building Area: 3,078
Basement Area: 1,630
Bsmt Finished %: 65
Total Finished Sq Ft: 4,138
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	3211922220008	3211922210016	3211922210018	3211922210037
Address	6795 Garland La N	6727 Fountain La N	6774 Garland La N	6754 Fountain La N
Neighborhood	3221	3221	3221	3221
Sale Price	\$530,000	\$658,900	\$664,000	\$686,000
Sale Date	10/19/2018	11/17/2020	10/30/2020	05/28/2021
Cash Equivalent		\$639,474		
Price Per Sq. Ft.	\$172.19	\$197.67	\$205.26	\$211.08
Dwelling Type	Single Family	Single Family	Single Family	Single Family
Style	Two Story	Two Story	Two Story	Two Story
Property Area	18,115	14,700	21,882	28,394
Actual Age	2008	2006	2006	2006
Effective Age	2008	2006	2006	2006
1st Floor Area	1,638	1,750	1,750	1,765
Total GBA	3,078	3,235	3,235	3,250
Finished Area	4,138	4,548	4,548	3,250
Basement Area	1,630	1,750	1,750	1,750
Basement Finished (%)	65%	75%	75%	
Total Bedrooms	5	5	5	4
Total Bathrooms	4	5	5	4
Garage 1 Floor Area	710	694	694	698
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	
Air Conditioning	Central	Central	Central	Central
Pool Area-Total				
Fireplaces	1	2	1	1
Deck Area-Total			338	398
Porches	118	164	163	168
Lake				
Subject Value	\$722,200	34.0%	33.0%	33.0%