



## 2022 Local Board of Appeal and Equalization

Petitioner # 5

Mary Perushek

Michael Perushek

6608 Zachary La N

36-119-22-23-0006



2022 Assessed Value: \$691,400

Recommendation: No Change

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



<b>Petitioner # 5</b>	
<b>Property Owner(s):</b>	Michael Perushek Mary Perushek
<b>Property Address:</b>	6608 Zachary La N
<b>PID #:</b>	36-119-22-23-0006
<b>Market Value</b>	
Assessment Year 2022	
Assessment Year 2021	
Assessment Year 2020	
\$691,400	
\$518,400	
\$518,800	
<b>Sale:</b>	April 1, 1987      \$114,000
<b>Assessor Recommendation:</b>	
No Change	
<b>Appraiser:</b>	<b>Last Inspection Date:</b>
Randy DeJong	July 15, 2021
<b>Comments:</b>	
<p>PETITIONER'S CONCERN(S)</p> <p>Estimated market value is too high. Property does not have access to city water. The value has increased 80% since 2017. Property owner is suggesting a market value of \$640,000. Property record indicates four bedrooms. There was a 2018 permit changing a bedroom into a theater room that could be easily changed back to a bedroom based on a conversation with the owner.</p> <p>DESCRIPTION OF SUBJECT</p> <p>The subject property is a single family home located on Eagle Lake. The site has 81 front feet of lakeshore and is 9,578 square feet in size. The structure is a 1988 built rambler on a crawlspace with a 2nd floor addition added in 1999. There is 1,668 square feet on the main level and the 2nd floor has 385 square feet for a total square footage of 2,053 above grade. There have been the following additions: 1989 garage addition and remodel, 1991 added a 900 sq. ft. 1st flr addition, porches were added in 2004, and a 385 sq. ft. 2nd flr addition added in 1999. The property is getting a reduction for functional obsolescence for the two story addition. This home functions as a rambler but does have the two story addition with additional bedrooms. This reduction lowers the estimated market value by \$26,000.</p>	

## COMPARABLE SALES INFORMATION

The comparable sales used within our valuation analysis are based on the two most similar homes that sold on Eagle lake and a rambler that sold on Weaver lake. Comparable 1 is a 1 3/4 story home located on the south shore of Eagle lake with 41 front feet of lakeshore and is 10,039 square feet in size. Comparable 2 a split entry home on the southwest channel of Eagle lake with 80 front feet on the channel and is 21,294 square feet in size. Comparable 3 is a rambler located on Weaver lake with 91 front feet of lakeshore and is 17,930 square feet in size.

There was a June of 2021 sale at 6696 Zachary Lane on Eagle lake for \$570,000. The 1963 rambler with additions was demolished and a new home is currently being built. The site has 120 front feet of lakeshore and is 26,168 square feet in size. This sale is not in the sales study since there were no improvements to the property on the assessment date.

## CONCLUSION

When adjusted for differences between the subject and comparable sales, the market indicated value of the subject is \$774,000. Consequently, the comparable 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:**

2019 Local Board reduction - \$9,200  
2019 County Board reduction - \$16,800

## Subject Data Summary

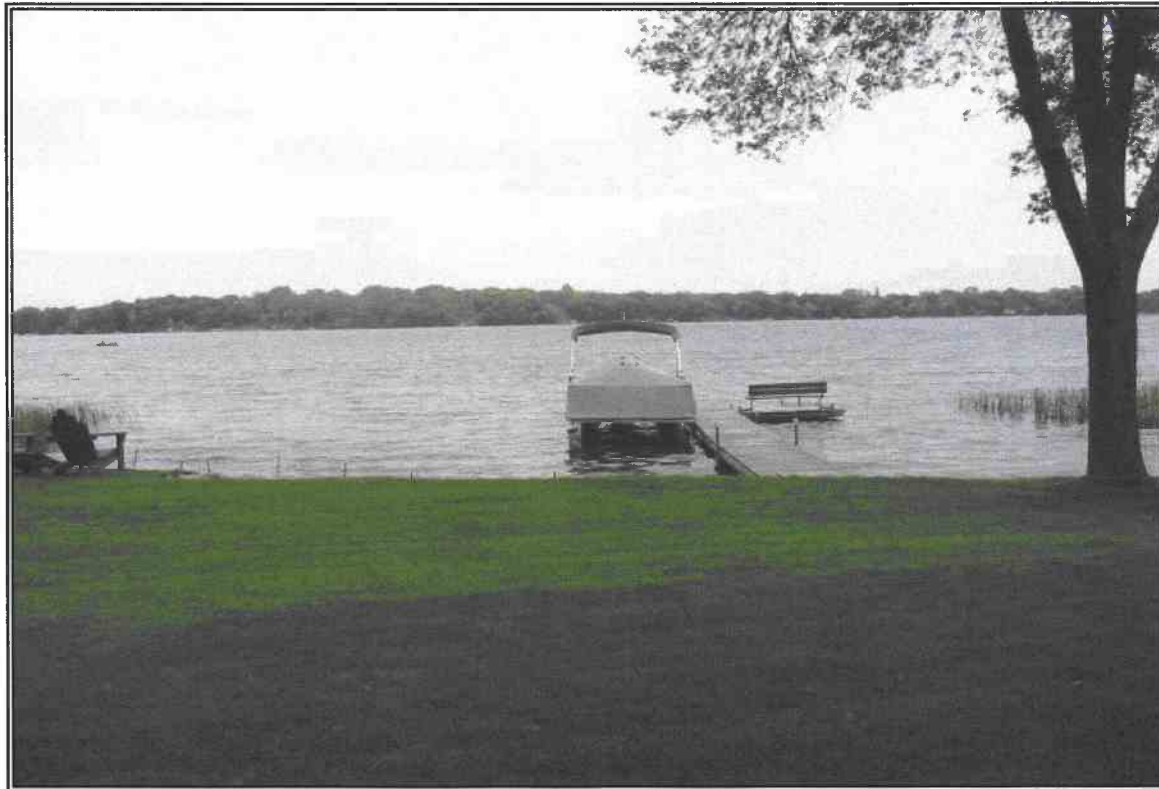
**PID #:** 36-119-22-23-0006  
**Property Address:** 6608 Zachary La N  
Maple Grove, MN 55369  
**Multiple Address:** No  
**Lot/Block:** 000/001  
**Addition:** Pleasant Grove Addition  
**Legal(120):** LOT 12 AND S 1/2 OF LOT 11

**Owner(s):** Michael Perushek  
Mary Perushek  
**Property Classification:** Residential Lakeshore - Homestead  
**2022 EMV:** 691,400  
**2021 EMV:** 518,400  
**2020 EMV:** 518,800  
**Last Sale:** 4/1/1987 - 114,000 - Other - 11  
**Lot Size:** 9,578 Sq.Ft. / Acres  
**Zoning:** R2  
**Dwelling Type:** Single Family  
**Style:** One Level/Rambler  
**Bedrooms:** 4  
**Baths:** 3  
**Actual Year Built:** 1988  
**Gross Building Area:** 2,053  
**Basement Area:**  
**Bsmt Finished %:**  
**Total Finished Sq Ft:** 2,053  
**Garage #1:** 2 Car Attached  
**Garage #2:** None

**Additional Subject Photos**

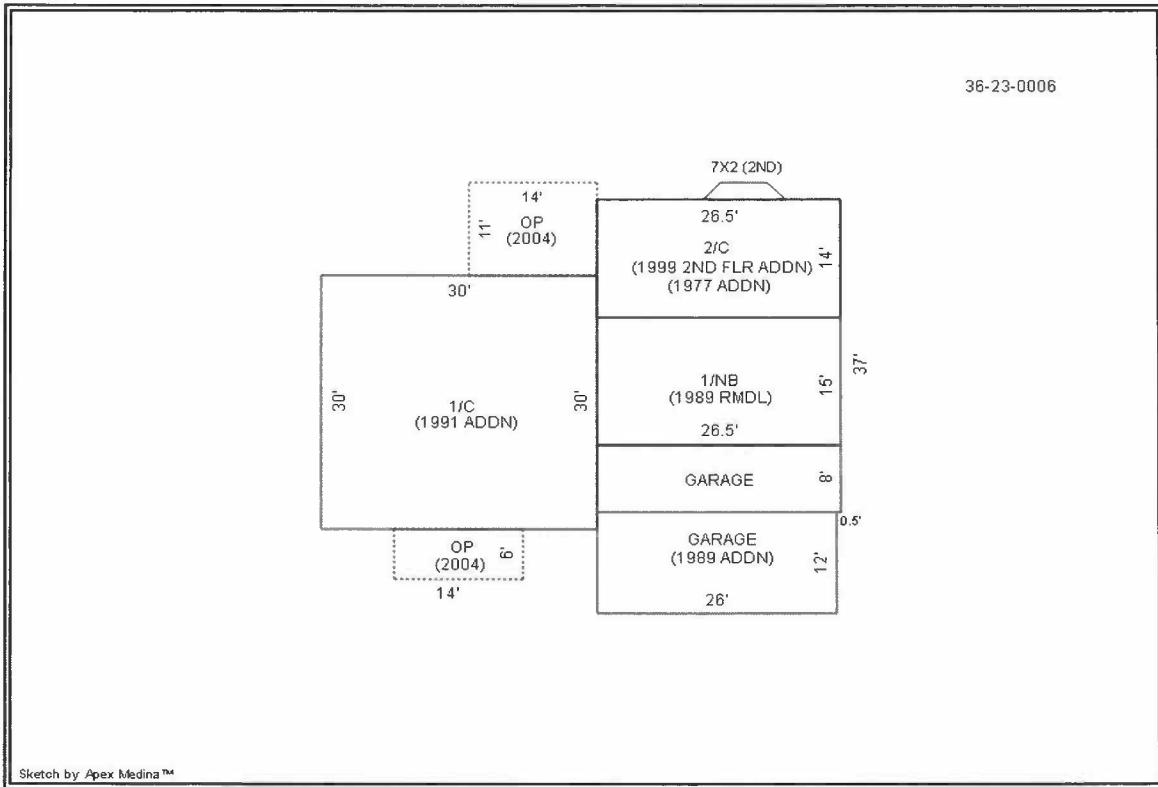


Front



Lake View

# Subject Sketch



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	3611922230006	3611922430001	3511922410036	1711922320006
Address	6608 Zachary La N	6197 Eagle Lake Dr N	6510 Balsam La N	17405 Weaver Lake Dr N
Neighborhood	4602	4602	4602	4612
Sale Price	\$114,000	\$690,420	\$862,000	\$800,000
Sale Date	04/01/1987	06/16/2021	08/02/2021	04/01/2021
Cash Equivalent				
Price Per Sq. Ft.	\$55.53	\$428.83	\$412.24	\$484.26
Dwelling Type	Single Family	Single Family	Single Family	Single Family
Style	One Level/Rambler	1 3/4	Split Entry/Foyer	One Level/Rambler
Property Area	9,578	10,039	21,294	17,930
Actual Age	1988	1997	1975	1970
Effective Age	1988	1997	1987	1985
1st Floor Area	1,668	1,064	2,091	1,652
Total GBA	2,053	1,610	2,091	1,652
Finished Area	2,053	1,610	3,756	2,957
Basement Area			1,716	1,652
Basement Finished (%)			97%	79%
Total Bedrooms	4	3	5	4
Total Bathrooms	3	2	3	3
Garage 1 Floor Area	524	552	928	616
Garage 1 # of Cars	2	2	3	2
Garage 1 Placement	Attached	Detached	Attached	Attached
Total # of Cars	2	2	3	2
Walkout Type			Standard Walkout	Standard Walkout
Air Conditioning	Central	Central	Central	Central
Pool Area-Total				
Fireplaces	1	1	2	1
Deck Area-Total			948	288
Porches	238	152	360	
Lake	Eagle 27011101	Eagle 27011101	Eagle 27011101	Weaver 27011700
Subject Value	\$774,000	34.0%	33.0%	33.0%