



## 2022 Local Board of Appeal and Equalization

Petitioner # 16

John Fortin

Susan Fortin

7468 Mariner Dr N

28-119-22-13-0037



2022 Assessed Value: \$1,163,400

Recommendation: No change

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



**Petitioner # 16**

<b>Property Owner(s):</b>	John Fortin Susan Fortin
<b>Property Address:</b>	7468 Mariner Dr N
<b>PID #:</b>	28-119-22-13-0037

		<b>Market Value</b>
Assessment Year	2022	\$1,163,400
Assessment Year	2021	\$947,700
Assessment Year	2020	\$880,700

<b>Sale:</b>	October 22, 2014	\$814,000	Good sale
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**Assessor Recommendation:**

No change

**Appraiser:**

Randy DeJong

**Last Inspection Date:**

August 16, 2019

**Comments:**

**PETITIONER'S CONCERNS**

The property owner has concerns about the large value increase in his 2022 estimated market value and would like to appeal his value to the Local Board of Appeal and Equalization.

**DESCRIPTION OF THE SUBJECT**

The subject property is a single family home located on Fish lake. The site is located on the west shore of Fish lake, it has 86 front feet of lakeshore and is 16,649 square feet in size. The structure is a 2007 two story with a walkout basement that utilized a portion of the original 1975 basement. The house has an above grade area of 2,950 sq. ft. with 96 percent basement finish.

**COMPARABLE SALES INFORMATION**

The three comparable sales within our comparable sales analysis are lakeshore sales that occurred within the city. Comparable # 1 is a sale of a two story home on the opposite side of the lake. It is similar in size and quality. Comparable 2 is also a newer two story home that sold on Weaver Lake. It is of similar size above grade and is the same age. Comparable 3 sold on Fish lake, the site is considerably larger but the home is considerably older than the subject property.

## CONCLUSION

When adjusted for differences between the subject and comparable sales, the market indicated value of the subject is \$1,294,800. 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 #:** 28-119-22-13-0037  
**Property Address:** 7468 Mariner Dr N  
Maple Grove, MN 55311  
**Multiple Address:** No  
**Lot/Block:** 008/001  
**Addition:** Sailboat 1st Addition  
**Legal(120):**  
**Owner(s):** John Fortin  
Susan Fortin  
**Property Classification:** Residential Lakeshore - Homestead  
**2022 EMV:** 1,163,400  
**2021 EMV:** 947,700  
**2020 EMV:** 880,700  
**Last Sale:** 10/22/2014 - 814,000 - Warranty Deed - 01  
**Lot Size:** 16,649 Sq.Ft. / .38 Acres  
**Zoning:** R2  
**Dwelling Type:** Single Family  
**Style:** Two Story  
**Bedrooms:** 4  
**Baths:** 5  
**Actual Year Built:** 1975  
**Gross Building Area:** 2,950  
**Basement Area:** 1,948  
**Bsmt Finished %:** 96  
**Total Finished Sq Ft:** 4,820  
**Garage #1:** 2 Car Attached  
**Garage #2:** None

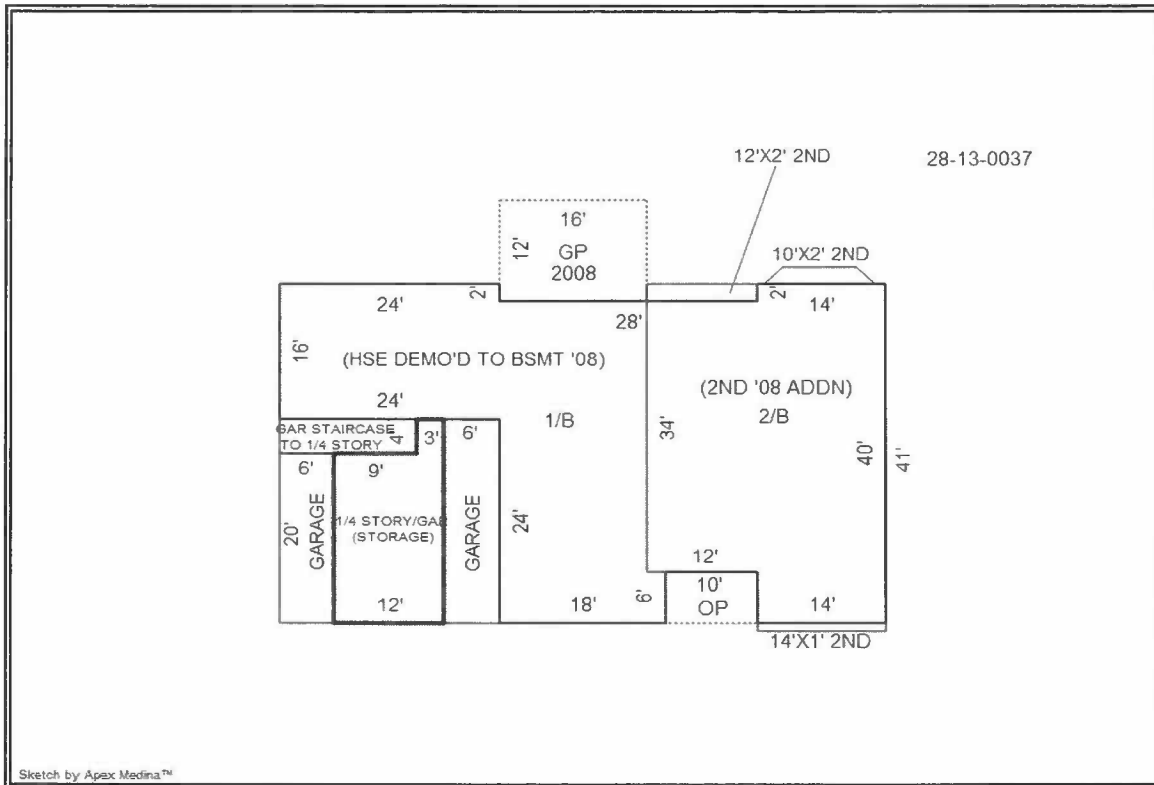
## Additional Subject Photos



Front



# 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	2811922130037	2811922140007	1711922320007	2111922440024
Address	7468 Mariner Dr N	7443 Fernbrook La N	17377 Weaver Lake Dr N	14676 77th Pl N
Neighborhood	4604	4604	4612	4604
Sale Price	\$814,000	\$1,200,000	\$985,000	\$1,090,000
Sale Date	10/22/2014	08/27/2021	10/22/2020	03/08/2021
Cash Equivalent			\$983,000	
Price Per Sq. Ft.	\$275.93	\$350.57	\$333.90	\$385.43
Dwelling Type	Single Family	Single Family	Single Family	Single Family
Style	Two Story	Two Story	Two Story	Two Story
Property Area	16,649	10,076	19,279	44,888
Actual Age	1975	2003	2007	1980
Effective Age	2007	2003	2007	1990
1st Floor Area	1,948	1,556	1,420	1,874
Total GBA	2,950	3,423	2,944	2,828
Finished Area	4,820	4,714	4,137	4,186
Basement Area	1,948	1,556	1,420	1,860
Basement Finished (%)	96%	83%	84%	73%
Total Bedrooms	4	7	5	4
Total Bathrooms	5	6	4	4
Garage 1 Floor Area	576	506	980	576
Garage 1 # of Cars	2	2	4	2
Garage 1 Placement	Attached	Attached	Attached	Attached
Total # of Cars	2	2	4	2
Walkout Type	Standard Walkout	Standard Walkout	Standard Walkout	Standard Walkout
Air Conditioning	Central	Central	Central	Central
Pool Area-Total				
Fireplaces	2	1	1	3
Deck Area-Total		305	336	388
Porches	192	127		370
Lake	Fish 27011800	Fish 27011800	Weaver 27011700	Fish 27011800
Subject Value	\$1,294,800	34.0%	33.0%	33.0%