



2022 Local Board of Appeal and Equalization

Petitioner # 18

Nancy Francis

Patrick Francis

18366 Gladstone Blvd N

07-119-22-34-0057



2022 Assessed Value: \$619,800

Recommendation: No Change

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



Petitioner # 18

Property Owner(s): Patrick Francis
 Nancy Francis

Property Address: 18366 Gladstone Blvd N

PID #: 07-119-22-34-0057

		Market Value
Assessment Year	2022	\$619,800
Assessment Year	2021	\$520,900
Assessment Year	2020	\$476,300

Sale: July 1, 1999 \$280,450

Assessor Recommendation:

No Change

Appraiser:

Randy DeJong

Last Inspection Date:

October 16, 2017

Comments:

PETITIONERS CONCERNS

Petitioner has concerns regarding the increase in their estimated market value and they would like to appeal their value before the Local Board of Appeal & Equalization. The property owner is concerned about the property tax impact of the value increase and disagrees with the assessment process of using a market condition adjustment (time) when reviewing comparable sales.

DESCRIPTION OF THE SUBJECT

The subject property is a single-family home located in the Gladstone development. The site is 0.27 acres in size. The property borders a marshy creek area to the rear of the site. The structure is a 1999 built two story home with 2,597 sq.ft. above grade and a finished basement.

CONCLUSION

When adjusted for differences between the subject and comparable sales the market indicated value of the subject is \$648,700. Consequently, the sales support the 2022 estimated market value.

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

Previous Value Adjustments/Board Appearance:

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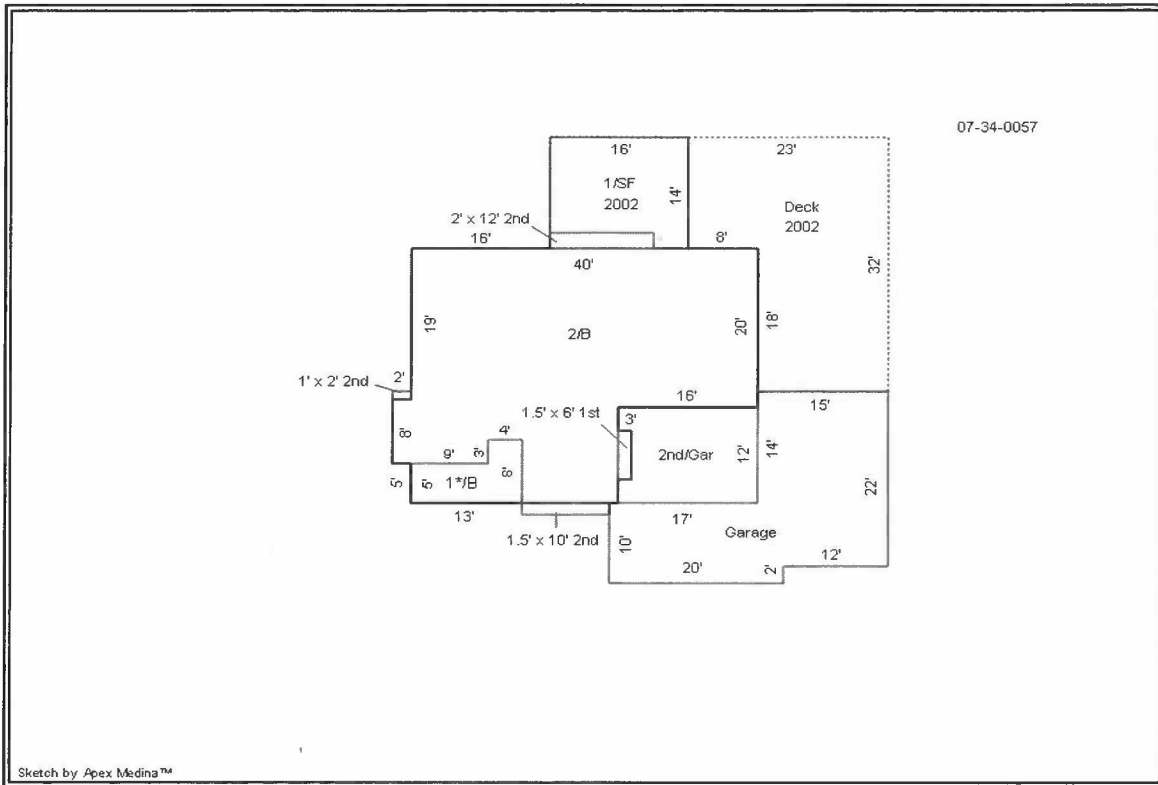
Subject Data Summary

PID #:	07-119-22-34-0057
Property Address:	18366 Gladstone Blvd N Maple Grove, MN 55311
Multiple Address:	No
Lot/Block:	007/001
Addition:	Gladstone 9th Addition
Legal(120):	
Owner(s):	Patrick Francis Nancy Francis
Property Classification:	Residential - Homestead
2022 EMV:	619,800
2021 EMV:	520,900
2020 EMV:	476,300
Last Sale:	7/1/1999 - 280,450 - Other - 11
Lot Size:	11,545 Sq.Ft. / .27 Acres
Zoning:	PUD
Dwelling Type:	Single Family
Style:	Two Story
Bedrooms:	5
Baths:	4
Actual Year Built:	1999
Gross Building Area:	2,597
Basement Area:	1,104
Bsmt Finished %:	94
Total Finished Sq Ft:	3,635
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	0711922340057	0711922340054	0711922430014	1811922220048
Address	18366 Gladstone Blvd N	18380 Gladstone Blvd N	18058 Gladstone Blvd N	9256 Woodlark Way N
Neighborhood	1822	1822	1822	1822
Sale Price	\$280,450	\$532,000	\$590,000	\$650,000
Sale Date	07/01/1999	05/17/2021	09/17/2021	06/18/2021
Cash Equivalent				
Price Per Sq. Ft.	\$107.99	\$206.28	\$225.79	\$249.90
Dwelling Type	Single Family	Single Family	Single Family	Single Family
Style	Two Story	Two Story	Two Story	Two Story
Property Area	11,545	13,421	12,196	17,366
Actual Age	1999	1999	2000	1998
Effective Age	2001	2001	2000	1998
1st Floor Area	1,337	1,510	1,381	1,512
Total GBA	2,597	2,579	2,613	2,601
Finished Area	3,635	3,595	3,730	3,871
Basement Area	1,104	1,239	1,346	1,512
Basement Finished (%)	94%	82%	83%	84%
Total Bedrooms	5	4	5	4
Total Bathrooms	4	4	4	4
Garage 1 Floor Area	689	698	805	744
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	Standard Walkout	Standard Walkout	Standard Walkout
Air Conditioning	Central	Central	Central	Central
Pool Area-Total				
Fireplaces	2	1	2	2
Deck Area-Total	592	340	264	484
Porches	224	141	156	
Lake				
Subject Value	\$648,700	34.0%	33.0%	33.0%