



2022 Local Board of Appeal and Equalization

Petitioner # 19

Andrew J. Siffert

17692 83rd Ave N

19-119-22-11-0008



2022 Assessed Value: \$809,100

Recommendation: No change

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



Petitioner # 19

Property Owner(s): Andrew J. Siffert

Property Address: 17692 83rd Ave N

PID #: 19-119-22-11-0008

		Market Value
Assessment Year	2022	\$809,100
Assessment Year	2021	\$622,800
Assessment Year	2020	\$580,600

Sale: December 10, 2012 \$404,450 Good sale

Assessor Recommendation:

No change

Appraiser:

Last Inspection Date:

Randy DeJong

October 10, 2017

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. He disagrees with the comparable sales used to determine Weaver Lake values. He believes the style of his home and the roof design severely impacts the value of the property and is requesting a value reduction to \$675,000 for the 2022 assessment.

DESCRIPTION OF THE SUBJECT

The subject property is a single family home located on Weaver lake. The site is located on the south shore, it has 94 front feet of lakeshore and is 16,011 square feet in size. The property has extensive decks, retaining walls, a sand beach, and a flat area near the shore. The structure is a 1969 rambler with a monoslope roof and a walkout basement. The house has an above grade area of 1,480 sq. ft. with 85 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 similar size and quality rambler that took place on Weaver lake. Comparable 2 is split entry home on the Weaver channel. The quality and overall finished area are quite similar to the subject property. Comparable 3 is a rambler located on Cedar Island lake. It is similar in size and quality.

REVIEW OF MARKET ANALYSIS PROVIDED BY PETITIONER

The sale of the property at 17405 Weaver Lake Drive was included in the sales study. Hennepin County does not allow us to exclude sales when a sales analysis concludes that the sales price is supported by comparable sales.

CONCLUSION

When adjusted for differences between the subject and comparable sales, the market indicated value of the subject is \$874,500. 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:

2017 Local Board reduction - \$15,500

Subject Data Summary

PID #: 19-119-22-11-0008
Property Address: 17692 83rd Ave N
Maple Grove, MN 55311
Multiple Address: No
Lot/Block: 007/001
Addition: Kingsbury's Lakeview Terrace
Legal(120):
Owner(s): Andrew J Siffert
Property Classification: Residential Lakeshore - Homestead
2022 EMV: 809,100
2021 EMV: 622,800
2020 EMV: 580,600
Last Sale: 12/10/2012 - 404,450 - Warranty Deed - 01
Lot Size: 16,011 Sq.Ft. / .37 Acres
Zoning: R2
Dwelling Type: Single Family
Style: One Level/Rambler
Bedrooms: 4
Baths: 3
Actual Year Built: 1969
Gross Building Area: 1,480
Basement Area: 1,410
Bsmt Finished %: 85
Total Finished Sq Ft: 2,678
Garage #1: 2 Car Attached
Garage #2: None

Additional Subject Photos



Front



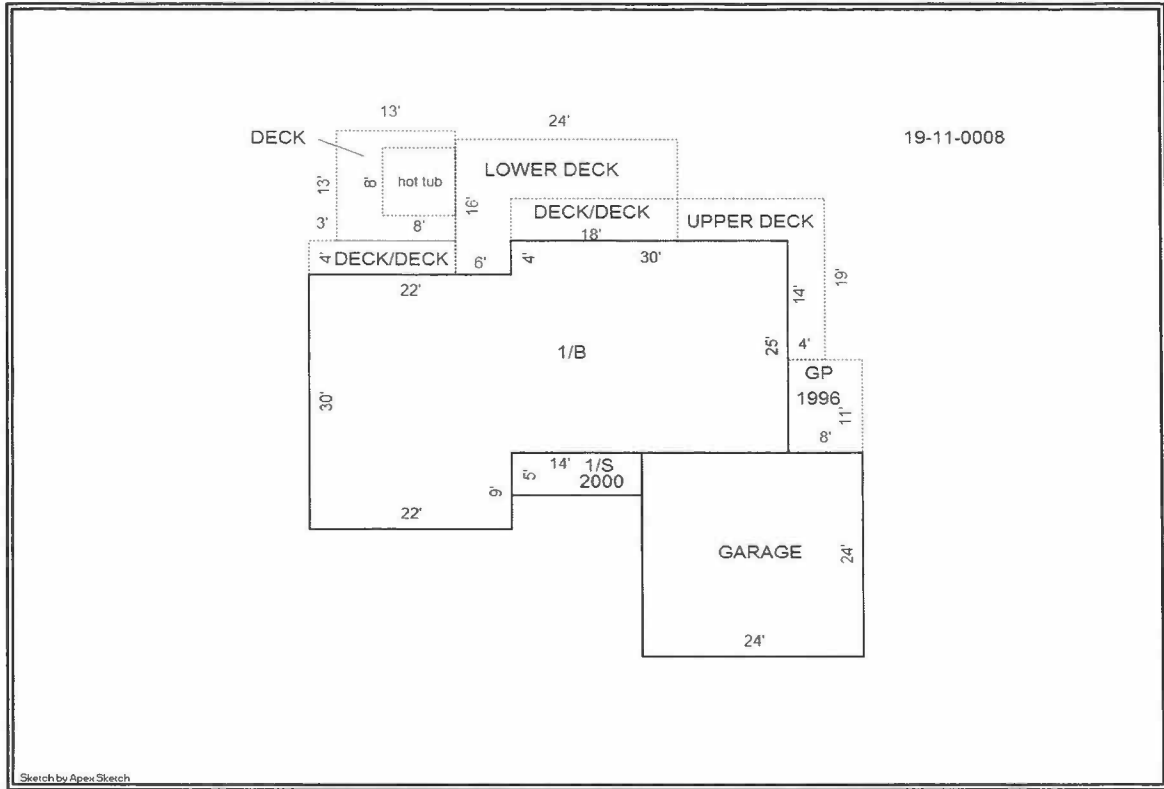
Rear

Additional Subject Photos



Lake

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	1911922110008	1711922320006	1911922120016	2711922440011
Address	17692 83rd Ave N	17405 Weaver Lake Dr N	8429 Shadyview La N	7086 Teakwood Cir N
Neighborhood	4612	4612	4612	4601
Sale Price	\$404,450	\$800,000	\$650,000	\$575,000
Sale Date	12/10/2012	04/01/2021	09/22/2021	02/12/2021
Cash Equivalent				\$573,250
Price Per Sq. Ft.	\$273.28	\$484.26	\$425.95	\$365.59
Dwelling Type	Single Family	Single Family	Single Family	Single Family
Style	One Level/Rambler	One Level/Rambler	Split Entry/Foyer	One Level/Rambler
Property Area	16,011	17,930	14,604	22,391
Actual Age	1969	1970	1970	1970
Effective Age	1974	1985	1990	1972
1st Floor Area	1,480	1,652	1,526	1,568
Total GBA	1,480	1,652	1,526	1,568
Finished Area	2,679	2,957	2,772	2,916
Basement Area	1,410	1,652	1,449	1,568
Basement Finished (%)	85%	79%	86%	86%
Total Bedrooms	4	4	4	4
Total Bathrooms	3	3	3	3
Garage 1 Floor Area	576	616	528	596
Garage 1 # of Cars	2	2	2	2
Garage 1 Placement	Attached	Attached	Attached	Attached
Total # of Cars	2	2	2	2
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	707	288	743	344
Porches	88		114	
Lake	Weaver 27011700	Weaver 27011700	Weaver 27011700	Cedar Island 27011900
Subject Value	\$874,500	34.0%	33.0%	33.0%

