



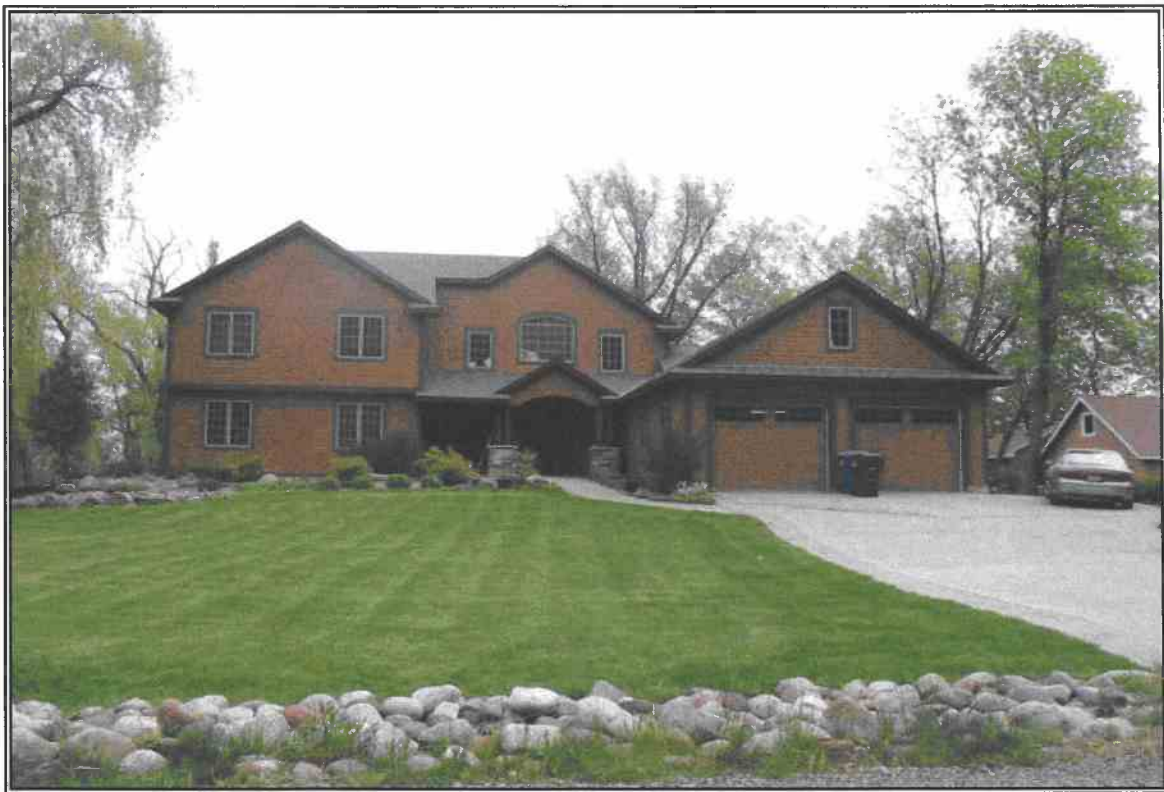
2022 Local Board of Appeal and Equalization

Petitioner # 20

Delavon LaMoore

6702 Zachary La N

36-119-22-22-0017



2022 Assessed Value: \$1,136,400

Recommendation: No change

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



Petitioner # 20

Property Owner(s):	Delavon LaMoore
Property Address:	6702 Zachary La N
PID #:	36-119-22-22-0017

		Market Value
Assessment Year	2022	\$1,136,400
Assessment Year	2021	\$860,800
Assessment Year	2020	\$834,800

Sale: March 1, 1995 \$197,000

Assessor Recommendation:

No change

Appraiser:

Randy DeJong

Last Inspection Date:

July 15, 2021

Comments:

PETITIONER'S CONCERN(S)

Estimated market value is too high and disputes the amount of the increase. Property does not have access to city water and is on a dirt road.

DESCRIPTION OF SUBJECT

The subject property is a single family home located on Eagle Lake. The site has 117 front feet of lakeshore with gentle elevation and is 31,464 square feet in size. The structure is a 2006 built two story on a crawlspace. There is 4,137 square feet of gross building area above grade.

COMPARABLE SALES INFORMATION

The comparable sales used within our valuation analysis are the most similar two story lakeshore homes. Comparable 1 is located on Fish lake with 75 feet of lakeshore and is a much smaller site. The home has less gross building area but does have a basement. Comparable 2 is on Weaver lake with 87 front feet and is 19,279 square feet in size. The home was built in 2007 and has the same total finished area including the basement. Comparable 3 is located on Eagle lake with 98 front feet of lakeshore and 10,846 square feet. The style of home is quite different and is smaller but there are a limited amount of lakeshore comparable sales that are available to compare to the subject property.

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

CONCLUSION

When adjusted for differences between the subject and comparable sales, the market indicated value of the subject is \$1,270,200. 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 - No Change

Subject Data Summary

PID #: 36-119-22-22-0017
Property Address: 6702 Zachary La N
Maple Grove, MN 55369
Multiple Address: No
Lot/Block: 000/000
Addition: Unplatted 36 119 22
Legal(120): THE N 116.17 FT OF THE S 200 FT OF THE N
80 RODS OF GOVT LOT 2 EX RD

Owner(s): Delavon LaMoore
Property Classification: Residential Lakeshore - Homestead
2022 EMV: 1,136,400
2021 EMV: 860,800
2020 EMV: 834,800
Last Sale: 3/1/1995 - 197,000 - Other - 11
Lot Size: 31,464 Sq.Ft. / .72 Acres
Zoning: R2
Dwelling Type: Single Family
Style: Two Story
Bedrooms: 4
Baths: 3
Actual Year Built: 2006
Gross Building Area: 4,137
Basement Area:
Bsmt Finished %:
Total Finished Sq Ft: 4,137
Garage #1: 3 Car Attached Tandem
Garage #2: None

Additional Subject Photos



Front



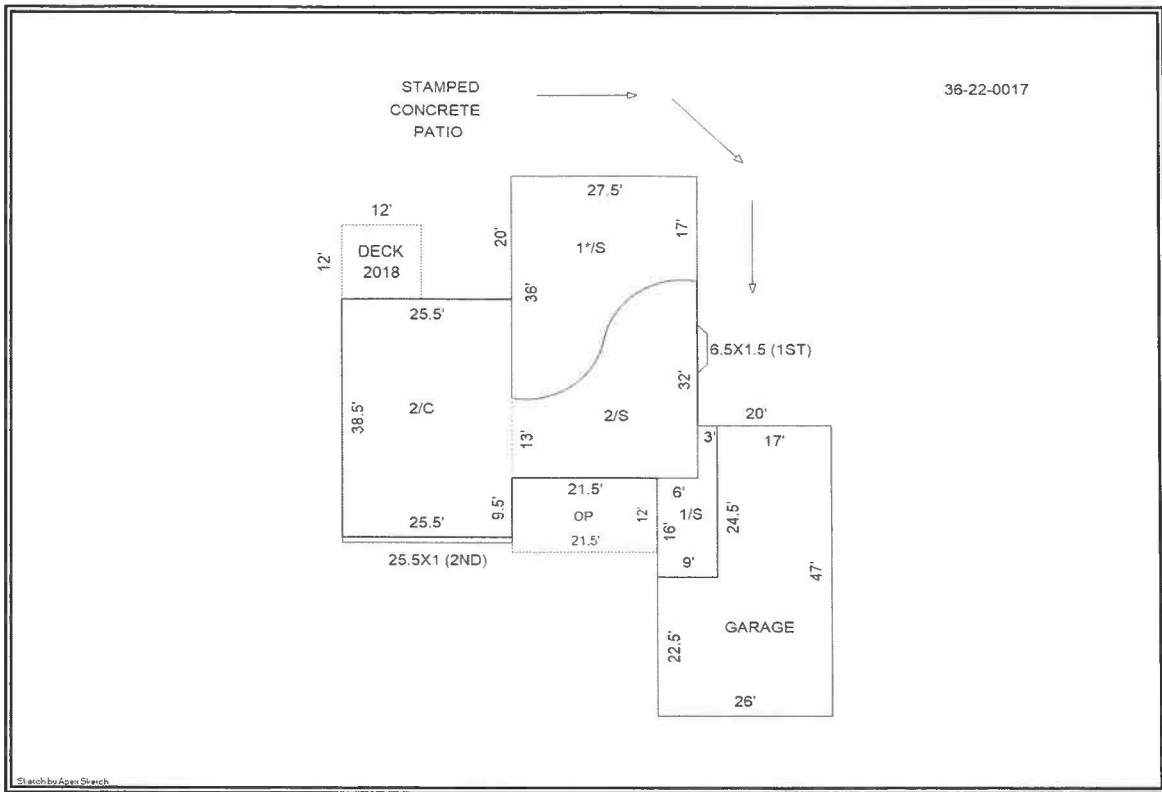
Rear

Additional Subject Photos



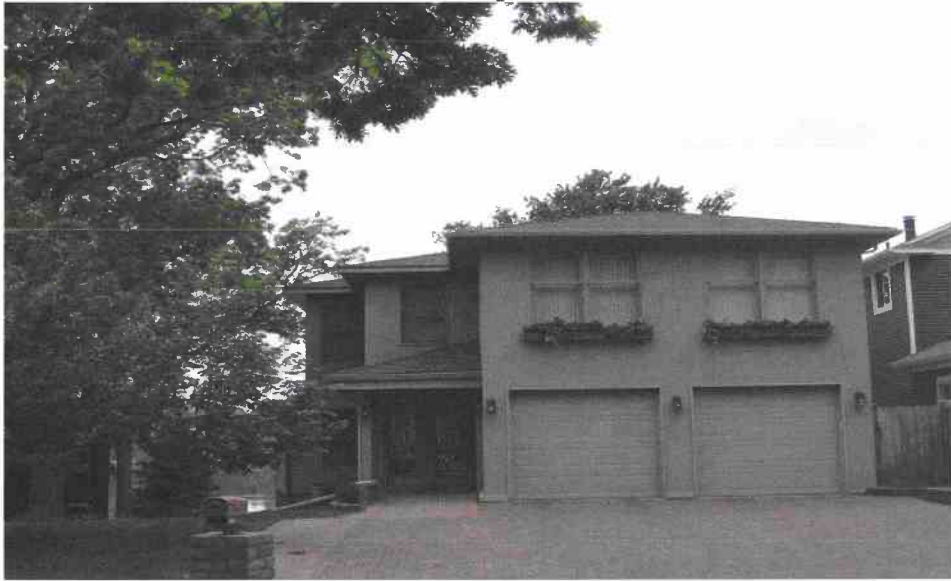
Lake View

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	3611922220017	2811922140007	1711922320007	3611922130028
Address	6702 Zachary La N	7443 Fernbrook La N	17377 Weaver Lake Dr N	6633 Eagle Lake Dr N
Neighborhood	4602	4604	4612	4602
Sale Price	\$197,000	\$1,200,000	\$985,000	\$1,100,000
Sale Date	03/01/1995	08/27/2021	10/22/2020	07/19/2021
Cash Equivalent			\$983,000	
Price Per Sq. Ft.	\$47.62	\$350.57	\$333.90	\$477.85
Dwelling Type	Single Family	Single Family	Single Family	Single Family
Style	Two Story	Two Story	Two Story	Two Story
Property Area	31,464	10,076	19,279	10,846
Actual Age	2006	2003	2007	2010
Effective Age	2006	2003	2007	2010
1st Floor Area	2,509	1,556	1,420	1,428
Total GBA	4,137	3,423	2,944	2,302
Finished Area	4,137	4,714	4,137	3,030
Basement Area		1,556	1,420	1,428
Basement Finished (%)		83%	84%	51%
Total Bedrooms	4	7	5	4
Total Bathrooms	3	6	4	4
Garage 1 Floor Area	1002	506	980	588
Garage 1 # of Cars	3	2	4	2
Garage 1 Placement	Attached Tandem	Attached	Attached	Tuck Under
Total # of Cars	3	2	4	2
Walkout Type		Standard Walkout	Standard Walkout	Standard Walkout
Air Conditioning	Central	Central	Central	Central
Pool Area-Total				
Fireplaces	1	1	1	1
Deck Area-Total	144	305	336	288
Porches	258	127		
Lake	Eagle 27011101	Fish 27011800	Weaver 27011700	Eagle 27011101
Subject Value	\$1,270,200	34.0%	33.0%	33.0%

