



2022 Local Board of Appeal and Equalization

Petitioner # 21

Aaron Fahl

Angie Fahl

6436 Vagabond La N

31-119-22-31-0041



2022 Assessed Value: \$702,800

Recommendation: No Change

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



Petitioner # 21

Property Owner(s):	Aaron Fahl Angie Fahl
Property Address:	6436 Vagabond La N
PID #:	31-119-22-31-0041

		Market Value
Assessment Year	2022	\$702,800
Assessment Year	2021	\$567,300
Assessment Year	2020	\$538,600

Sale: August 23, 2019 \$550,000

Assessor Recommendation:

No Change

Appraiser:	Last Inspection Date:
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Cole Collins	August 27, 2020
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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.

DESCRIPTION OF THE SUBJECT

The subject property is a single-family home located in the Fieldstone development. The site is 0.62 acres in size. The property borders a pond/marshy area to the back of the site, this area encompasses approximately 0.28 acres of the site. The structure is a 2005 built two story home with 3,109 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 \$764,800. 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

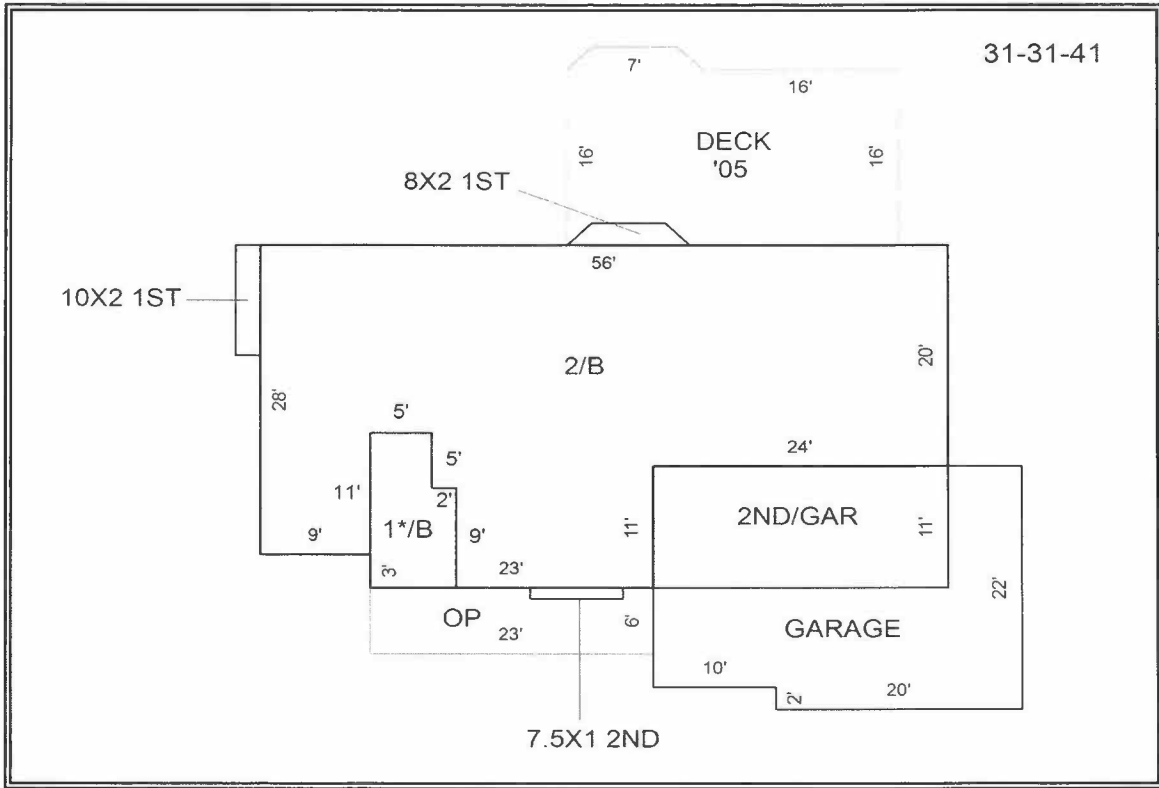
PID #: 31-119-22-31-0041
Property Address: 6436 Vagabond La N
Maple Grove, MN 55311
Multiple Address: No
Lot/Block: 003/005
Addition: Fieldstone 4th Addition
Legal(120):
Owner(s): Aaron Fahl
Angie Fahl
Property Classification: Residential - Homestead
2022 EMV: 702,800
2021 EMV: 567,300
2020 EMV: 538,600
Last Sale: 8/23/2019 - 550,000 - Warranty Deed - 01
Lot Size: Sq.Ft. / Acres
Zoning: R4PUD
Dwelling Type: Single Family
Style: Two Story
Bedrooms: 5
Baths: 4
Actual Year Built: 2005
Gross Building Area: 3,109
Basement Area: 1,445
Bsmt Finished %: 77
Total Finished Sq Ft: 4,222
Garage #1: 3 Car Attached
Garage #2: None

Additional Subject Photos



Front

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	3111922310041	3111922230046	3111922310053	3111922130073
Address	6436 Vagabond La N	18896 65th Pl N	6409 Shadyview La N	18153 66th Pl N
Neighborhood	3123	3123	3123	3123
Sale Price	\$550,000	\$700,000	\$717,000	\$750,000
Sale Date	08/23/2019	09/01/2021	07/22/2021	07/22/2021
Cash Equivalent				
Price Per Sq. Ft.	\$176.91	\$224.72	\$234.62	\$224.55
Dwelling Type	Single Family	Single Family	Single Family	Single Family
Style	Two Story	Two Story	Two Story	Two Story
Property Area		17,830		
Actual Age	2005	2003	2005	2009
Effective Age	2005	2005	2008	2009
1st Floor Area	1,481	1,494	1,465	1,766
Total GBA	3,109	3,115	3,056	3,340
Finished Area	4,222	4,228	4,060	4,683
Basement Area	1,445	1,445	1,434	1,744
Basement Finished (%)	77%	77%	70%	77%
Total Bedrooms	5	4	5	5
Total Bathrooms	4	4	4	4
Garage 1 Floor Area	640	640	670	792
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	1	1	2	1
Deck Area-Total	434	274	287	323
Porches	138	456	432	155
Lake				
Subject Value	\$764,800	34.0%	33.0%	33.0%