



2022 Local Board of Appeal and Equalization

Petitioner # 29

Pamela Shannon

Randy Shannon

17789 Weaver Lake Dr N

18-119-22-44-0013



2022 Assessed Value: \$1,045,400

Recommendation: No change

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



Petitioner # 29

Property Owner(s): Randy Shannon
Pamela Shannon

Property Address: 17789 Weaver Lake Dr N

PID #: 18-119-22-44-0013

		Market Value
Assessment Year	2022	\$1,045,400
Assessment Year	2021	\$823,700
Assessment Year	2020	\$763,100

Sale: December 1, 2003 \$435,000

Assessor Recommendation:

No change

Appraiser:

Last Inspection Date:

Randy DeJong

September 27, 2017

Comments:

PETITIONER'S CONCERN(S)

Estimated market value is too high. Believes the valuation and the market is based on an artificial trend. Wonders why the values are different between Weaver and Fish. The property owner would like a more reasonable increase for the 2022 assessed value.

DESCRIPTION OF SUBJECT

The subject property is a single family home located on Weaver lake. The site has 102 front feet and is 23,464 square feet in size with extensive boulder landscaping. The structure is a 1968 built rambler with an addition in 2004. The home addition in 2004 included an attached garage of 950 square feet and a one story area of 550 square feet that includes a basement garage space. The subject property has 2,306 square feet above grade and has a finished basement.

COMPARABLE SALES INFORMATION

The comparable sales used are the best available rambler lakeshore sales. Comparable 1 is located on Weaver but is considerably smaller and of lesser quality. Comparable 2 is located on Fish lake and is smaller and of lesser quality. Comparable 3 sold on Fish lake in October of 2020. It too, is smaller and of lesser quality.

CONCLUSION

When adjusted for differences between the subject and comparable sales, the market indicated value of the subject is \$1,075,800. 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:

Subject Data Summary

PID #: 18-119-22-44-0013
Property Address: 17789 Weaver Lake Dr N
Maple Grove, MN 55311
Multiple Address: No
Lot/Block: 016/003
Addition: Weaver Estates 1st Addition
Legal(120):
Owner(s): Randy Shannon
Pamela Shannon
Property Classification: Residential Lakeshore - Non-Homestead
2022 EMV: 1,045,400
2021 EMV: 823,700
2020 EMV: 763,100
Last Sale: 12/1/2003 - 435,000 - Other - 11
Lot Size: 23,464 Sq.Ft. / .54 Acres
Zoning: R2
Dwelling Type: Single Family
Style: One Level/Rambler
Bedrooms: 4
Baths: 4
Actual Year Built: 1968
Gross Building Area: 2,306
Basement Area: 2,072
Bsmt Finished %: 97
Total Finished Sq Ft: 4,315
Garage #1: 3 Car Attached
Garage #2: None

Additional Subject Photos

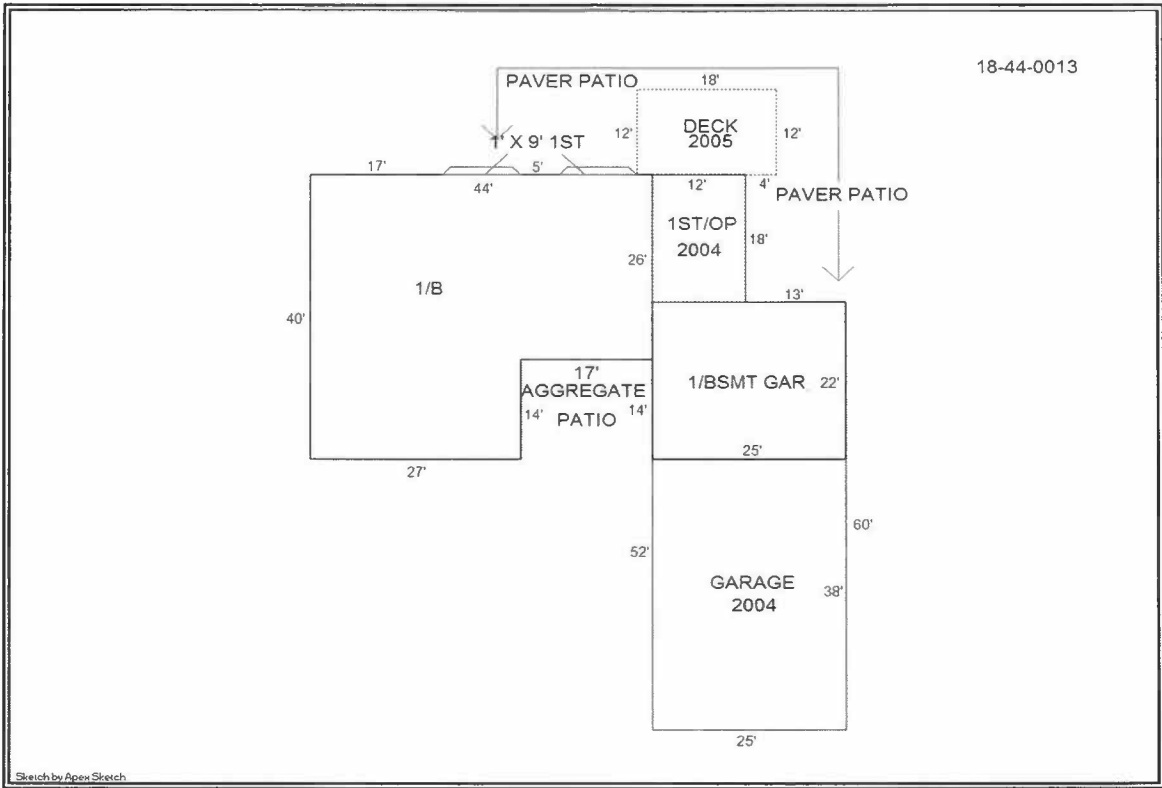


Front



Lake

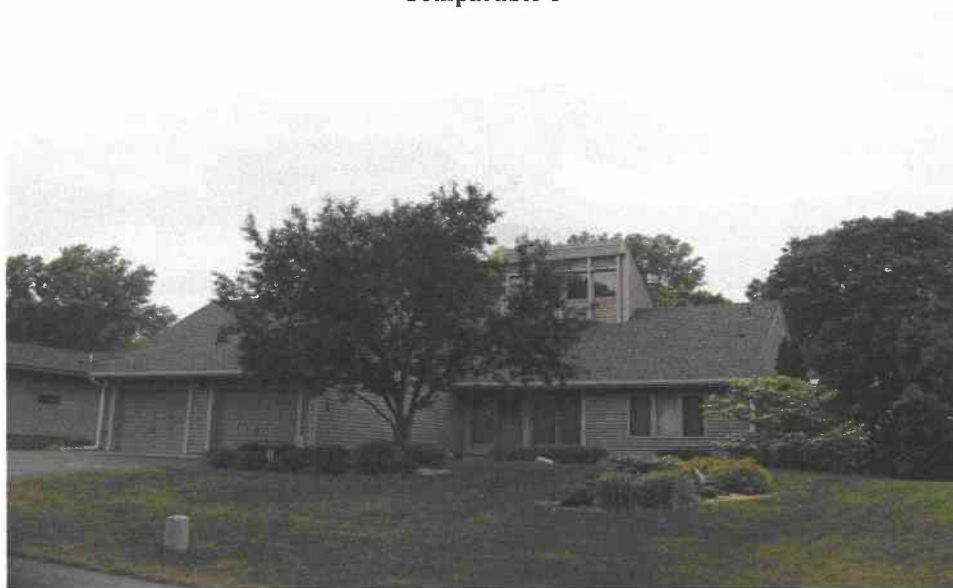
Subject Sketch



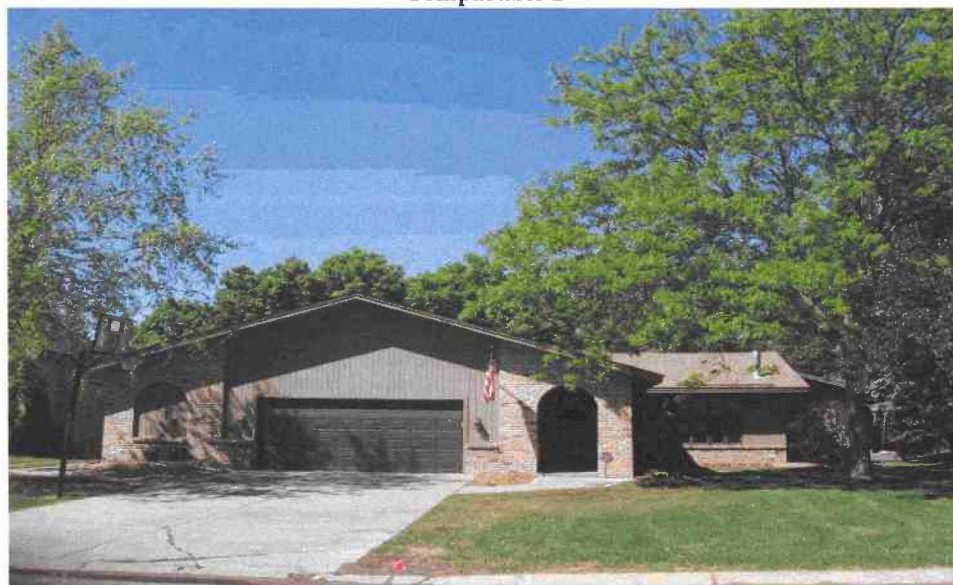
Sales Comparables



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	1811922440013	1711922320006	2711922220067	2211922330058
Address	17789 Weaver Lake Dr N	17405 Weaver Lake Dr N	7655 Dallas La N	7915 Chesshire La N
Neighborhood	4612	4612	4604	4604
Sale Price	\$435,000	\$800,000	\$888,888	\$800,000
Sale Date	12/01/2003	04/01/2021	07/23/2021	10/16/2020
Cash Equivalent				
Price Per Sq. Ft.	\$188.64	\$484.26	\$471.56	\$398.01
Dwelling Type	Single Family	Single Family	Single Family	Single Family
Style	One Level/Rambler	One Level/Rambler	One Level/Rambler	One Level/Rambler
Property Area	23,464	17,930	19,574	28,689
Actual Age	1968	1970	1984	1980
Effective Age	1994	1985	1984	1995
1st Floor Area	2,306	1,652	1,885	2,010
Total GBA	2,306	1,652	1,885	2,010
Finished Area	4,316	2,957	2,995	3,431
Basement Area	2,072	1,652	1,632	1,946
Basement Finished (%)	97%	79%	68%	73%
Total Bedrooms	4	4	3	2
Total Bathrooms	4	3	3	3
Garage 1 Floor Area	950	616	616	859
Garage 1 # of Cars	3	2	2	2
Garage 1 Placement	Attached	Attached	Attached	Attached
Total # of Cars	3	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	1
Deck Area-Total	216	288	660	862
Porches	216		112	189
Lake	Weaver 27011700	Weaver 27011700	Fish 27011800	Fish 27011800
Subject Value	\$1,075,800	34.0%	33.0%	33.0%