



2022 Local Board of Appeal and Equalization

Petitioner # 31

Brent Nelson

Wendy Nelson

17989 Weaver Lake Dr N

18-119-22-43-0020



2022 Assessed Value: \$733,100

Recommendation: No change

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



Petitioner # 31		
Property Owner(s):	Brent Nelson Wendy Nelson	
Property Address:	17989 Weaver Lake Dr N	
PID #:	18-119-22-43-0020	
		Market Value
Assessment Year 2022		\$733,100
Assessment Year 2021		\$558,500
Assessment Year 2020		\$521,500
Sale:	August 3, 2012	\$371,200
Assessor Recommendation:		
No change		
Appraiser:	Last Inspection Date:	
Randy DeJong	October 17, 2019	
Comments:		
<p>PETITIONER'S CONCERN(S)</p> <p>The property owner has concerns about the large value increase in the 2022 estimated market value and would like to appeal his value to the Local Board of Appeal and Equalization.</p> <p>DESCRIPTION OF SUBJECT</p> <p>The subject property is a single family home located on the access channel of Weaver lake. The site has 105 front feet of lakeshore with gentle elevation on the access channel and is 24,861 square feet in size. The structure is a 1966 built rambler with a 2019 1 story addition to the rear of the home and garage addition in 1981. There house contains 1,414 square feet on the main level and the basement is 84% finished.</p> <p>COMPARABLE SALES INFORMATION</p> <p>The comparable sales used within our valuation analysis are based on the most similar homes that sold on Weaver lake and a similarly sized home that sold on Cedar Island lake. Comparable 1 is split entry home that is located on the south channel of Weaver lake with 116 front feet of lakeshore and is 14,604 square feet in size. Comparable 2 is a rambler on Weaver lake and has 91 front feet and is 17,930 square feet in size. Comparable 3 is located on Cedar Island lake, it is similar in style and size but has had no updates to the home.</p>		

CONCLUSION

When adjusted for differences between the subject and comparable sales, the market indicated value of the subject is \$795,800. 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 #: 18-119-22-43-0020
Property Address: 17989 Weaver Lake Dr N
Maple Grove, MN 55311
Multiple Address: No
Lot/Block: 007/003
Addition: Weaver Estates 1st Addition
Legal(120):
Owner(s): Brent Nelson
Wendy Nelson
Property Classification: Residential Lakeshore - Homestead
2022 EMV: 733,100
2021 EMV: 558,500
2020 EMV: 521,500
Last Sale: 8/3/2012 - 371,200 - Warranty Deed - 01
Lot Size: 24,861 Sq.Ft. / .57 Acres
Zoning: R2
Dwelling Type: Single Family
Style: One Level/Rambler
Bedrooms: 3
Baths: 3
Actual Year Built: 1966
Gross Building Area: 1,414
Basement Area: 1,196
Bsmt Finished %: 84
Total Finished Sq Ft: 2,419
Garage #1: 3 Car Attached Tandem
Garage #2: None

Additional Subject Photos

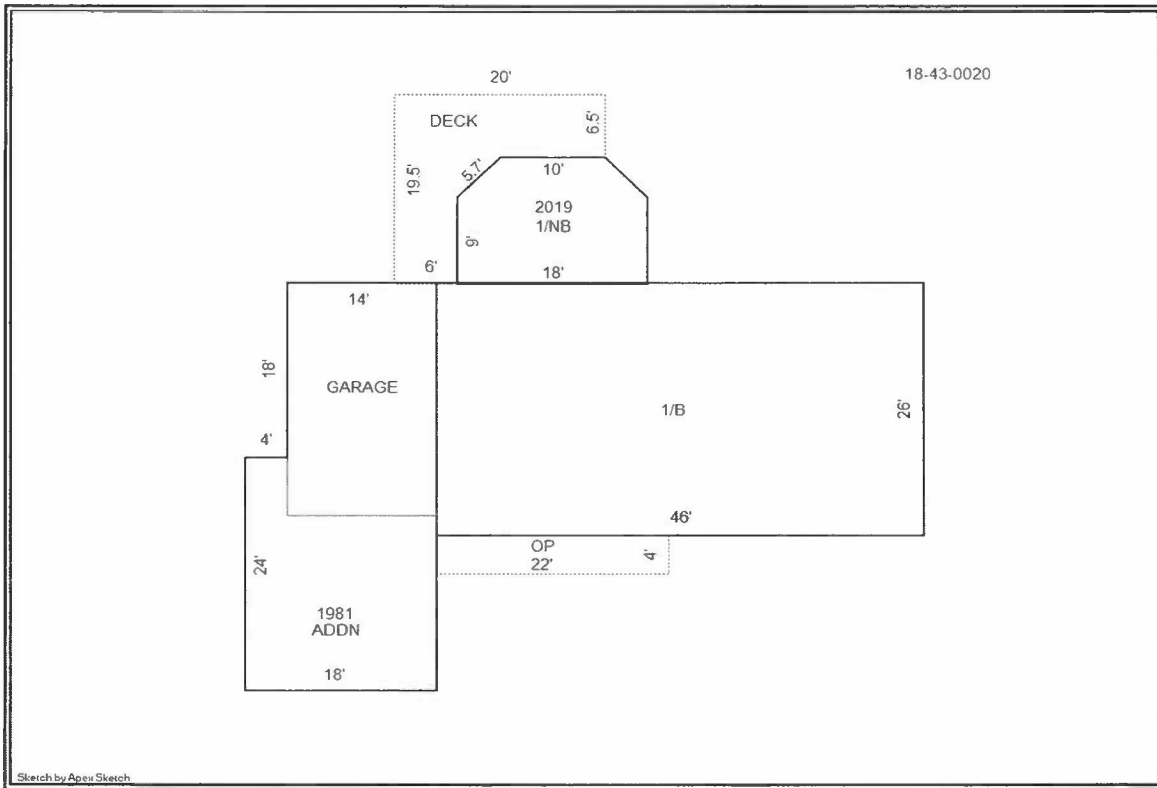


Front



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	1811922430020	1911922120016	1711922320006	2711922440011
Address	17989 Weaver Lake Dr N	8429 Shadyview La N	17405 Weaver Lake Dr N	7086 Teakwood Cir N
Neighborhood	4612	4612	4612	4601
Sale Price	\$371,200	\$650,000	\$800,000	\$575,000
Sale Date	08/03/2012	09/22/2021	04/01/2021	02/12/2021
Cash Equivalent				\$573,250
Price Per Sq. Ft.	\$262.52	\$425.95	\$484.26	\$365.59
Dwelling Type	Single Family	Single Family	Single Family	Single Family
Style	One Level/Rambler	Split Entry/Foyer	One Level/Rambler	One Level/Rambler
Property Area	24,861	14,604	17,930	22,391
Actual Age	1966	1970	1970	1970
Effective Age	1985	1990	1985	1972
1st Floor Area	1,414	1,526	1,652	1,568
Total GBA	1,414	1,526	1,652	1,568
Finished Area	2,419	2,772	2,957	2,916
Basement Area	1,196	1,449	1,652	1,568
Basement Finished (%)	84%	86%	79%	86%
Total Bedrooms	3	4	4	4
Total Bathrooms	3	3	3	3
Garage 1 Floor Area	684	528	616	596
Garage 1 # of Cars	3	2	2	2
Garage 1 Placement	Attached Tandem	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	2	1	2
Deck Area-Total	216	743	288	344
Porches	88	114		
Lake	Weaver 27011700	Weaver 27011700	Weaver 27011700	Cedar Island 27011900
Subject Value	\$795,800	33.0%	34.0%	33.0%