



2022 Local Board of Appeal and Equalization

Petitioner # 32

Jeanne Tellers

Mark Coalwell

7836 Shenandoah La N

21-119-22-33-0016



2022 Assessed Value: \$579,900
Recommendation: Reduction to \$549,600

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



Petitioner # 32

Property Owner(s):	Mark Coalwell Jeanne Tellers
Property Address:	7836 Shenandoah La N
PID #:	21-119-22-33-0016

	Market Value
Assessment Year 2022	\$579,900
Assessment Year 2021	\$457,100
Assessment Year 2020	\$424,900

Sale: January 1, 2000 \$336,769

Assessor Recommendation:

Reduction to \$549,600

Appraiser:

Last Inspection Date:

Markus Yager

April 11, 2022

Comments:

PETITIONER'S 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. Petitioner is also concerned about the differences between comparable sales and his property.

DESCRIPTION OF THE SUBJECT

The subject property is a single-family home located in the Vista Ridge development. The site is 0.25 acres in size. The structure is a 2000 built two story home with 2,611 sq.ft. above grade and an unfinished basement.

ADDITIONAL COMMENTS

The assessor's office conducted an interior inspection and updated the property record, resulting in a recommendation to reduce the 2022 estimated market value to \$549,600.

Petitioner was concerned about differences between comparable sales and his property. While the assessor's office attempts to find as similar comparable sales as possible, the sale prices of the comparable sales do receive adjustments for differences to the subject property.

CONCLUSION

When adjusted for differences between the subject and comparable sales the market indicated value of the subject is \$587,300. Consequently, the sales support the recommended estimated market value of \$549,600.

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:

Subject Data Summary

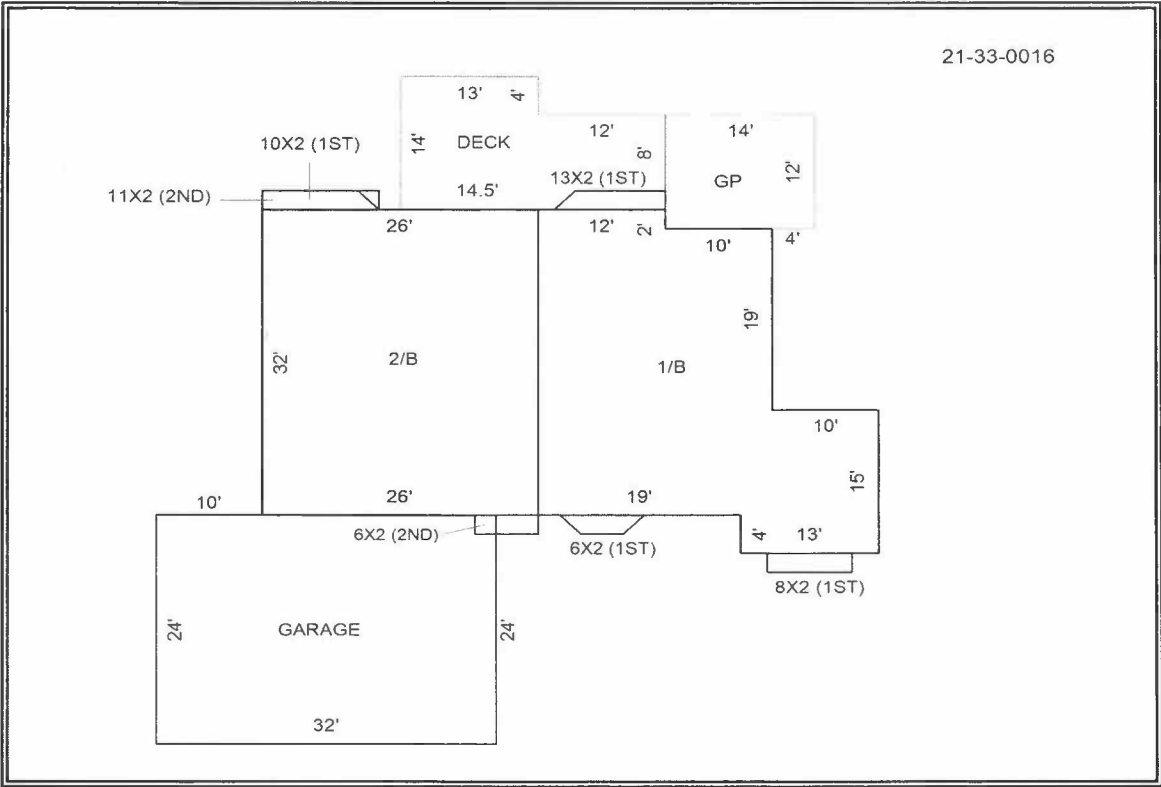
PID #: 21-119-22-33-0016
Property Address: 7836 Shenandoah La N
Maple Grove, MN 55311
Multiple Address: No
Lot/Block: 005/002
Addition: Vista Ridge
Legal(120):
Owner(s): Mark Coalwell
Jeanne Tellers
Property Classification: Residential - Homestead
2022 EMV: 579,900
2021 EMV: 457,100
2020 EMV: 424,900
Last Sale: 1/1/2000 - 336,769 - Other - 11
Lot Size: 11,050 Sq.Ft. / .25 Acres
Zoning: R2
Dwelling Type: Single Family
Style: Two Story
Bedrooms: 4
Baths: 3
Actual Year Built: 2000
Gross Building Area: 2,611
Basement Area: 1,678
Bsmt Finished %:
Total Finished Sq Ft: 2,611
Garage #1: 3 Car Attached
Garage #2: None

Additional Subject Photos



Subject Sketch

21-33-0016



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	2111922330016	2111922330014	1711922230101	2011922310007
Address	7836 Shenandoah La N	7870 Shenandoah La N	9060 Jewel La N	8122 Everest La N
Neighborhood	2133	2133	1722	2023
Sale Price	\$336,769	\$551,000	\$595,000	\$590,500
Sale Date	01/01/2000	06/01/2021	06/23/2021	05/14/2021
Cash Equivalent				\$588,500
Price Per Sq. Ft.	\$128.98	\$213.57	\$230.09	\$226.17
Dwelling Type	Single Family	Single Family	Single Family	Single Family
Style	Two Story	Two Story	Two Story	Two Story
Property Area	11,050	11,050	14,381	15,219
Actual Age	2000	2001	2001	1997
Effective Age	2002	2001	2001	1997
1st Floor Area	1,745	1,386	1,322	1,301
Total GBA	2,611	2,580	2,586	2,602
Finished Area	2,611	3,312	3,802	3,566
Basement Area	1,678	1,356	1,322	1,285
Basement Finished (%)		54%	92%	75%
Total Bedrooms	4	4	4	4
Total Bathrooms	3	4	4	4
Garage 1 Floor Area	768	786	700	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
Air Conditioning	Central	Central	Central	Central
Pool Area-Total				
Fireplaces	1	1	1	2
Deck Area-Total	283	56	420	236
Porches	168	144	146	448
Lake				
Subject Value	\$587,300	34.0%	33.0%	33.0%