



2022 Local Board of Appeal and Equalization

Petitioner # 37

Carol Davis

Richard Davis

17911 Weaver Lake Dr N

18-119-22-44-0008



2022 Assessed Value: \$773,600

Recommendation: No change

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



Petitioner # 37

Property Owner(s): Richard Davis
 Carol Davis

Property Address: 17911 Weaver Lake Dr N

PID #: 18-119-22-44-0008

		Market Value
	Assessment Year 2022	\$773,600
	Assessment Year 2021	\$603,700
	Assessment Year 2020	\$551,800

Sale: No current sales exist

Assessor Recommendation:

No change

Appraiser:

Randy DeJong

Last Inspection Date:

December 1, 2021

Comments:

PETITIONER'S CONCERN(S)

The property owner is concerned about the large value increase associated with the property on Weave Lake. There were also concerns related to the possible impact on property taxes, should the proposed community center remodel move forward in the future. The property owner has provided a letter for your consideration at the end of this report.

DESCRIPTION OF SUBJECT

The subject property is a single family home with a walkout basement, located on Weaver Lake. The site has 75 front feet of lakeshore and is 17,816 square feet in size. The structure is 1977 built split entry with finished basement.

COMPARABLE SALES INFORMATION

The comparable sales are the best available lakeshore sales within the city, two of the comparable sales are split entry homes that sold on Weaver Lake and Cedar Island Lake, the third comparable sale is a rambler sale that occurred on Weaver Lake. Comparable 1 is a split entry home that is most similar in size and quality to the subject property, but did receive a positive value adjustment due to its location on Cedar Island Lake. Comparable 2 is also a split level home of similar quality to the subject property, it received a positive value adjustment due to it's location on the south channel of Weaver Lake. Comparable 3 is a rambler home with a similar site on Weaver Lake.

CONCLUSION

When adjusted for differences between the subject and comparable sales, the market indicated value of the subject is \$821,500. We did give more consideration to the split entry homes compared to the consideration given the rambler sale that occurred on Weaver Lake. Consequently the comparable sales support the 2022 estimated market value of the subject property.

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:

2014 LOCAL BOARD REDUCTION \$25,000

Subject Data Summary

PID #:	18-119-22-44-0008
Property Address:	17911 Weaver Lake Dr N Maple Grove, MN 55311
Multiple Address:	No
Lot/Block:	011/003
Addition:	Weaver Estates 1st Addition
Legal(120):	
Owner(s):	Richard Davis Carol Davis
Property Classification:	Residential Lakeshore - Homestead
2022 EMV:	773,600
2021 EMV:	603,700
2020 EMV:	551,800
Last Sale:	No current sales exist.
Lot Size:	17,816 Sq.Ft. / .41 Acres
Zoning:	R2
Dwelling Type:	Single Family
Style:	Split Entry/Foyer
Bedrooms:	2
Baths:	3
Actual Year Built:	1977
Gross Building Area:	1,428
Basement Area:	1,316
Bsmt Finished %:	83
Total Finished Sq Ft:	2,520
Garage #1:	2 Car Attached
Garage #2:	None

Additional Subject Photos

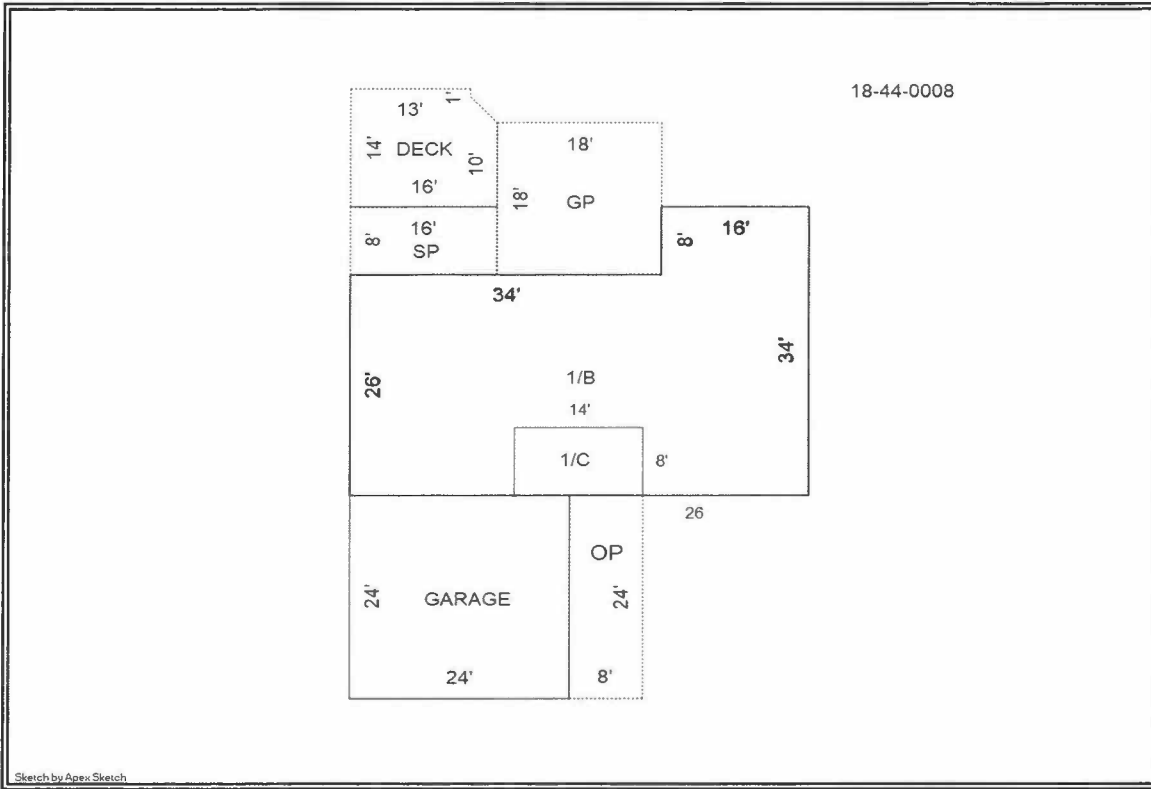


Front



View of 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	1811922440008	2611922310009	1911922120016	1711922320006
Address	17911 Weaver Lake Dr N	7119 Willow Rd N	8429 Shadyview La N	17405 Weaver Lake Dr N
Neighborhood	4612	4601	4612	4612
Sale Price		\$592,900	\$650,000	\$800,000
Sale Date		07/27/2021	09/22/2021	04/01/2021
Cash Equivalent				
Price Per Sq. Ft.		\$422.29	\$425.95	\$484.26
Dwelling Type	Single Family	Single Family	Single Family	Single Family
Style	Split Entry/Foyer	Split Entry/Foyer	Split Entry/Foyer	One Level/Rambler
Property Area	17,816	23,131	14,604	17,930
Actual Age	1977	1968	1970	1970
Effective Age	1982	1982	1990	1985
1st Floor Area	1,428	1,404	1,526	1,652
Total GBA	1,428	1,404	1,526	1,652
Finished Area	2,520	2,452	2,772	2,957
Basement Area	1,316	1,344	1,449	1,652
Basement Finished (%)	83%	78%	86%	79%
Total Bedrooms	2	3	4	4
Total Bathrooms	3	3	3	3
Garage 1 Floor Area	576	564	528	616
Garage 1 # of Cars	2	2	2	2
Garage 1 Placement	Attached	Attached	Attached	Attached
Total # of Cars	2	4	2	2
Walkout Type	Standard Walkout	Standard Walkout	Standard Walkout	Standard Walkout
Air Conditioning	Central	Central	Central	Central
Pool Area-Total				
Fireplaces	2	2	2	1
Deck Area-Total	274	224	743	288
Porches	452	224	114	
Lake	Weaver 27011700	Cedar Island 27011900	Weaver 27011700	Weaver 27011700
Subject Value	\$821,500	35.0%	35.0%	30.0%

Information Provided by the Petitioner

Tim Mitchell City Assessor
12800 Arbor Lakes Parkway N.
Maple Grove, MN 55369

RE: Property Valuation for 17911 Weaver Lake Drive

Dear Sir:

First, I want to thank you for all the time you spent with me on the phone last week. You went over all the information you had with regard to my property. Everything was very accurate. We also talked about there only being one bedroom on the main level and two in the lower level, one finished and the other unfinished, wasn't a strong selling point. You also mentioned that all the property on Weaver Lake was adjusted by 29%.

In looking at my records for the past couple years I find that the valuation on this property was \$551,700 for tax year 2021 and \$603,700 for the tax year 2022 with a proposed valuation of \$773,600 for the tax year 2023, that's a \$222,000 increase over the 2 years. That figures just over 28% for the coming year but if you compare the past 2 years it's increased 40.2%, that's quite a hike.

The other thing that concerns me is the possible levy on my property if the proposed remodeling of the Community Center happens to pass. That could easily add another \$1,000 to the property taxes if I remember the figures correctly from the article I read in a publication I received from the City.

As I told you when we talked "I'm not the best at public speaking" and thought this was a better avenue to show my concerns regarding the valuation. I'll be at the meeting on April 12th along with most of my neighbors, if the rumors are true.

Once again, thank-you for your time last week. I know you don't make the rules but have to follow the guidelines you're given. If there is a better place for this letter to land than on your desk I'm trusting that you will send it along it's way.

Richard Davis
17911 Weaver Lake Drive
Maple Grove, MN 55311
763 420 3243

