



2022 Local Board of Appeal and Equalization

Petitioner # 45

Kent Lee

Mary Lee

17662 82nd Way N

19-119-22-14-0070



2022 Assessed Value: \$460,200

Recommendation: \$454,600

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



Petitioner # 45

Property Owner(s):	Kent Lee Mary Lee
Property Address:	17662 82nd Way N
PID #:	19-119-22-14-0070

	Market Value
Assessment Year 2022	\$460,200
Assessment Year 2021	\$365,600
Assessment Year 2020	\$373,400

Sale: May 1, 1993 \$149,700

Assessor Recommendation:
 \$454,600

Appraiser:	Last Inspection Date:
Cole Collins	July 16, 2020

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 and Equalization. The petitioner believes that the 240 sq. ft. workshop should not be included in the total finished square footage of the home. Also, the petitioner feels that the comparable sales provided by the assessor's office are larger and have more notable features when compared to the subject property. A letter from the property owner describing the workshop area in question and a review of comparable sales is included at the end of this report for your review.

DESCRIPTION OF THE SUBJECT

The subject property is a single-family home located in the Weaver Lake Highlands development. The site is 0.23 acres in size. The structure is a 1993 built two story home with 2,177 sq. ft. above grade with a partial basement (576 sq. ft.) that is unfinished. There is a 240 sq. ft. workshop area on the main level located behind the garage. The work shop has heat,cooling, electrical and finished sheet-rocked walls and ceiling. There are no floor coverings or windows in the workshop area and there is direct access to the garage as well as the-interior of the home.

COMPARABLE SALES INFORMATION

Adjustments are made to account for differences between the subject and comparable sales. The three comparable sales used within our valuation review of the property are two story homes built

between the years of 1993 and 1997. Comparable 1 is four years newer than the subject property and is very similar in size and does not have basement finish. Comparable 2 is the same age as the subject property, is similar in size and does not have basement finish. Comparable 3 is also the same age as the subject property, is located within the subject property neighborhood, is slightly larger than the subject property and has basement finish.

CONCLUSION

The workshop is considered finished living area but is recognized as inferior to the rest of the home due to the lack of windows and floor coverings. The assessor's office is recommending that the workshop area receive \$5,600 reduction in value due to these factors, this results in a 2022 assessed value for the property at \$454,600

When adjusted for differences between the subject and comparable sales the market indicated value of the subject is \$468,700. Consequently, the sales support the 2022 recommended market value reduction.

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

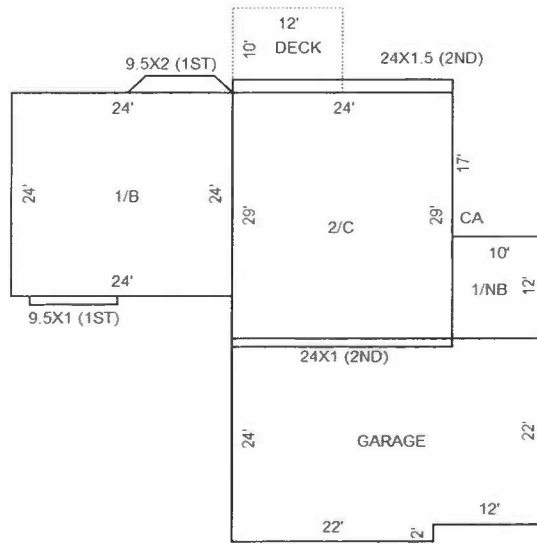
PID #: 19-119-22-14-0070
Property Address: 17662 82nd Way N
Maple Grove, MN 55311
Multiple Address: No
Lot/Block: 008/002
Addition: Weaver Lake Highlands Fourth Addition
Legal(120):
Owner(s): Kent Lee
Mary Lee
Property Classification: Residential - Homestead
2022 EMV: 460,200
2021 EMV: 365,600
2020 EMV: 373,400
Last Sale: 5/1/1993 - 149,700 - Other - 11
Lot Size: 10,033 Sq.Ft. / .23 Acres
Zoning: R2B
Dwelling Type: Single Family
Style: Two Story
Bedrooms: 3
Baths: 3
Actual Year Built: 1993
Gross Building Area: 2,177
Basement Area: 576
Bsmt Finished %:
Total Finished Sq Ft: 2,177
Garage #1: 3 Car Attached
Garage #2: None

Additional Subject Photos



Subject Sketch

19-14-0070



Sketch by Apex 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	1911922140070	1811922420093	1611922330065	1911922130065
Address	17662 82nd Way N	18263 88th Ave N	8584 Upland La N	17886 82nd Ave N
Neighborhood	1914	1842	2121	1914
Sale Price	\$149,700	\$445,000	\$445,000	\$452,500
Sale Date	05/01/1993	12/29/2020	12/03/2020	07/06/2021
Cash Equivalent			\$437,000	
Price Per Sq. Ft.	\$68.76	\$209.12	\$208.00	\$191.57
Dwelling Type	Single Family	Single Family	Single Family	Single Family
Style	Two Story	Two Story	Two Story	Two Story
Property Area	10,033	12,968		11,699
Actual Age	1993	1997	1993	1993
Effective Age	1993	1997	1993	1998
1st Floor Area	1,421	1,064	1,270	1,577
Total GBA	2,177	2,128	2,101	2,362
Finished Area	2,177	2,128	2,101	3,094
Basement Area	576	1,064	1,244	796
Basement Finished (%)				92%
Total Bedrooms	3	4	3	4
Total Bathrooms	3	3	3	3
Garage 1 Floor Area	792	684	680	511
Garage 1 # of Cars	3	3	3	2
Garage 1 Placement	Attached	Attached	Attached	Attached
Total # of Cars	3	3	3	2
Walkout Type				
Air Conditioning	Central	Central	Central	Central
Pool Area-Total				
Fireplaces		1	1	1
Deck Area-Total	120	411	446	252
Porches				
Lake				
Subject Value	\$468,700	34.0%	33.0%	33.0%

Information Provided by the Petitioner

4/12/22

To the Local Board of Appeal & Equalization Meeting/Maple Grove City Council

Re Property ID 19-119-22-14-0070

Property Location: 17662 82nd Way N.

Taxpayers:

Kent and Mary Lee

17662 82nd Way N.

Maple Grove MN 55311

Dear Board and Council Members:

We would like to have our Taxable Market Value reevaluated and lowered from the \$460,200 listed on our 2023 Valuation Notice.

We had an in person inspection done April 6th, 2022 by Maple Grove Assessor: Mr. Cole Collins.

These are the reasons we think our Market Value should be decreased:

WORKSHOP:

When we built the house in 1993 -we built a recreational, snowmobile workshop attached to the garage, in front of the garage.

When we built the house the City of Maple Grove considered the work shop as part of the garage, as-evidenced-by, Maple Grove's requirement that a steel door be put between the house and workshop. The workshop has to be separated from the house by a steel, fire door. Our workshop is on the same cement slab as the garage. The workshop has double wide doors- to get the snowmobiles through. Our workshop has a cement floor, no windows.

The workshop is 12' x 20' (240 Sq. Feet) The workshop should not be included in our "Finished Area" as listed by Maple Grove. Maple Grove lists our Finished Area as 2177. And because the workshop is part of the garage- we think a Finished Area of 1937, not counting the workshop, is more accurate.

(This is a 10% reduction in Finished Area.)

SALES COMPS DETAILS PROVIDED BY CITY OF MAPLE GROVE ASSESSOR:

Comp. Sale #1 Address: 6979 Ximines Lane N

Sale Price \$465,000; Cash Equivalent \$451,050

Property Area: 18,049 (our property area is 10,033)

3 bedrooms

4 bathrooms (we have 3 bathrooms)

Fireplace (we have no fireplace)

Finished Area: 2,274

Comp. Sale #2 Address: 8133 Narcissus Lane N.

Sale Price \$457,500

Property Area: 22,496 (our property area is 10,033)

Comp. Sale #2 Continued

4 Bedrooms (we have 3 bedrooms)
3 Bathrooms
Walk-Out basement (we don't have a Walk-out basement)
Fireplace (we have no fireplace)
Basement is twice as large as our basement
Deck is 4 times larger than our deck
Finished Area: 1,966

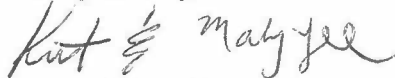
Comp. Sale #3 Address: 17985 82nd Way N.
Sale Price \$420,000
Property Area 12,158 (our property is 10,033)
3 bedrooms
4 bathrooms (we have 3 baths)
Fireplace (we have no fireplace)
Basement is almost twice the size of our basement
Deck is 6 times larger than our deck.
Pool
Finished Area: 2,588

Comp. Sale #4 Address: 18263 88th Ave. N.
Sale Price \$445, 00
Property Area: 12,968 (our property is 10,033)
4 bedrooms (we have 3 bedrooms)
3 baths
Fireplace (we have no fireplace)
Basement is almost twice the size of our basement.
Deck is 3 times larger than our deck
Finished Area: 2,128

The Comps, used as examples by Maple Grove Assessor are larger properties/ larger Finished Area/ more bedrooms/more bathrooms/ fireplaces/ Walk-out basement/larger basements/ larger decks. These Comp. Sale Homes have more features which raises their Market Value higher than ours.





In Summary- we think that our Finished Area should be reduced to 1937 and Our Estimated Market Value should be lowered accordingly.

Thank you for your consideration,



Kent and Mary Lee
Mary cell 612-598-2741
kentslee@outlook.com



Attachment: City of Maple Grove Sales Comps Details

<u>Item</u>	<u>Subject</u>	<u>Comp1</u>	<u>Comp2</u>	<u>Comp3</u>
				
PID	1911922140070	2511922330040	1911922140027	1911922130050
Address	17662 82nd Way N	6979 Ximines La N	8133 Narcissus La N	17985 82nd Way N
Weight		83	84	92
Neighborhood	1914	2641	1914	1914
District				
Sale Price	\$149,700	\$465,000	\$457,500	\$420,000
Sale Date	05/01/1993	12/30/2021	12/03/2021	05/14/2021
Cash Equivalent		\$451,050		
Year / Version	2022 / 1	2022 / 1	2022 / 1	2022 / 1
Price Per Sq. Ft.	\$68.76	\$203.63	\$232.71	\$202.31
Dwelling Type	Single Family	Single Family	Single Family	Single Family
Style	Two Story	Two Story	Two Story	Two Story
Property Area	10,033	18,049	22,496	12,158
Actual Age	1993	1991	1992	1990
Effective Age	1993	1991	1994	1990
Quality Class	C01	C01	C01	C03
1st Floor Area	1,421	1,214	1,302	1,038
Total GBA	2,177	2,215	1,966	2,076
Finished Area	2,177	2,274	1,966	2,588
Basement Area	576	1,173	1,276	1,024
Basement Finished (%)		5%		50%
1st Floor Clear Ht		8.0	8.5	
Total Bedrooms	3	3	4	3
Total Bathrooms	3	4	3	4
Garage 1 Floor Area	792	732	680	768
Garage 1 # of Cars	3	3	3	3
Garage 1 Placement	Attached	Attached	Attached	Attached
Total # of Cars	3	4	3	3
Walkout Type			Standard Walkout	
Air Conditioning	Central	Central	Central	Central
Pool Area-Total				245
Fireplaces		1	1	1
Deck Area-Total	120	107	554	817
Porches				
Lake				
Influences	Shoreland District	Shoreland District	Public Waters/Wetlands Dist	
Subject Value	\$469,786	8.2%	8.3%	9.1%

Report Name:
Sales Comps Details

City of Maple Grove
Sales Comps Details

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<u>Item</u>	<u>Subject</u>	<u>Comp4</u>
		
PID	1911922140070	1811922420093
Address	17662 82nd Way N	18263 88th Ave N
Weight		82
Neighborhood	1914	1842
District		
Sale Price	\$149,700	\$445,000
Sale Date	05/01/1993	12/29/2020
Cash Equivalent		
Year / Version	2022 / 1	2021 / 1
Price Per Sq. Ft.	\$68.76	\$209.12
Dwelling Type	Single Family	Single Family
Style	Two Story	Two Story
Property Area	10,033	12,968
Actual Age	1993	1997
Effective Age	1993	1997
Quality Class	C01	C01
1st Floor Area	1,421	1,064
Total GBA	2,177	2,128
Finished Area	2,177	2,128
Basement Area	576	1,064
Basement Finished (%)		
1st Floor Clear Ht		
Total Bedrooms	3	4
Total Bathrooms	3	3
Garage 1 Floor Area	792	684
Garage 1 # of Cars	3	3
Garage 1 Placement	Attached	Attached
Total # of Cars	3	3
Walkout Type		
Air Conditioning	Central	Central
Pool Area-Total		
Fireplaces		1
Deck Area-Total	120	411
Porches		
Lake		
Influences	Shoreland District	
Subject Value	\$469,786	8.1%