



## 2022 Local Board of Appeal and Equalization

Petitioner # 47

Glenn L Seuther and Rose Ann Seutter Revocable Trust

7683 Dallas La N

27-119-22-22-0065



2022 Assessed Value: \$992,600

Recommendation: No change

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



**Petitioner # 47**

<b>Property Owner(s):</b>	Glenn L Seuther and Rose Ann Seutter Revocable Trust
<b>Property Address:</b>	7683 Dallas La N
<b>PID #:</b>	27-119-22-22-0065

	<b>Market Value</b>
Assessment Year 2022	\$992,600
Assessment Year 2021	\$806,100
Assessment Year 2020	\$745,600

**Sale:** No current sales exist

**Assessor Recommendation:**

No change

<b>Appraiser:</b>	<b>Last Inspection Date:</b>
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Randy DeJong	August 15, 2019
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**Comments:**

**PETITIONER'S CONCERN(S)**

The property owner has concerns about the large value increase in his 2022 estimated market value and would like to appeal his value to the Local Board of Appeal and Equalization.

**DESCRIPTION OF SUBJECT**

The subject property is a single family home located on Fish lake. The site has 100 front feet of lakeshore and is 16,027 square feet in size. The structure is a 1987 built two story walkout with a finished basement. There is 3,226 square feet of gross building area above grade.

**COMPARABLE SALES INFORMATION**

The comparable sales used within our valuation analysis are based on the most similar two story lakeshore homes. Comparable 1 is located on Fish Lake and has a significant upward value adjustment for market conditions and a downward adjustment for the site and overall quality differences. Comparable 2 is also on Fish Lake, it has significant downward value adjustment for quality and size. There is an upward adjustment for an inferior site and market conditions. Comparable 3 is on Lake Edward, it is of similar age and quality to the subject property and had a significant increase due to its inferior site.

CONCLUSION

When adjusted for differences between the subject and comparable sales, the market indicated value of the subject is \$1,102,200. Consequently, the comparable sales support the 2022 estimated market value.

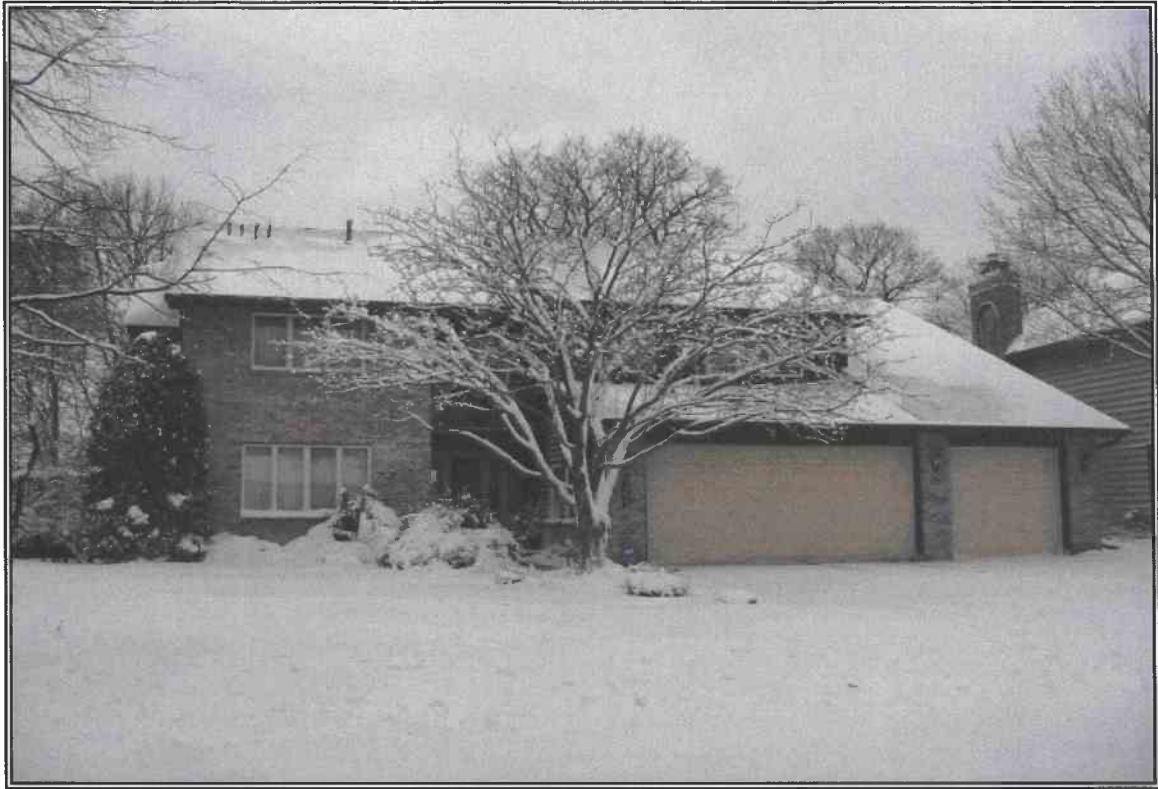
Minnesota Statute 270.12 requires that sale prices used to establish estimated market values for property tax purposes are adjusted for changes in market conditions between the sale date and the assessment date. Due to what happened in the real estate market in 2021, these market condition adjustments were large resulting in significant value growth between the 2021 and the 2022 assessment.

**Previous Value Adjustments/Board Appearance:**

## Subject Data Summary

**PID #:** 27-119-22-22-0065  
**Property Address:** 7683 Dallas La N  
Maple Grove, MN 55311  
**Multiple Address:** No  
**Lot/Block:** 004/005  
**Addition:** Fish Lake Woods Plat Three  
**Legal(120):**  
**Owner(s):** Glenn L Seuther and Rose Ann Seutter Revocable Trust  
**Property Classification:** Residential Lakeshore - Homestead  
**2022 EMV:** 992,600  
**2021 EMV:** 806,100  
**2020 EMV:** 745,600  
**Last Sale:** No current sales exist.  
**Lot Size:** 16,027 Sq.Ft. / .37 Acres  
**Zoning:** R2PUD  
**Dwelling Type:** Single Family  
**Style:** Two Story  
**Bedrooms:** 4  
**Baths:** 4  
**Actual Year Built:** 1987  
**Gross Building Area:** 3,226  
**Basement Area:** 1,456  
**Bsmt Finished %:** 87  
**Total Finished Sq Ft:** 4,493  
**Garage #1:** 3 Car Attached  
**Garage #2:** None

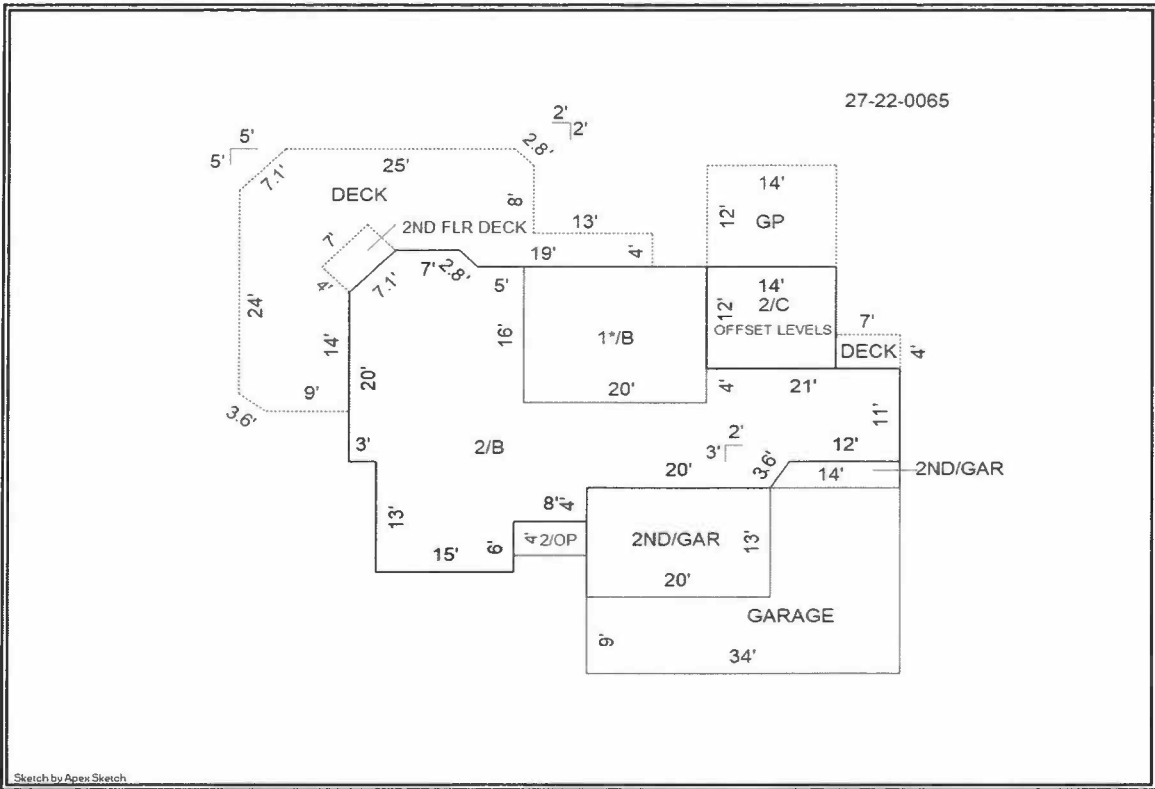
**Additional Subject Photos**



Front



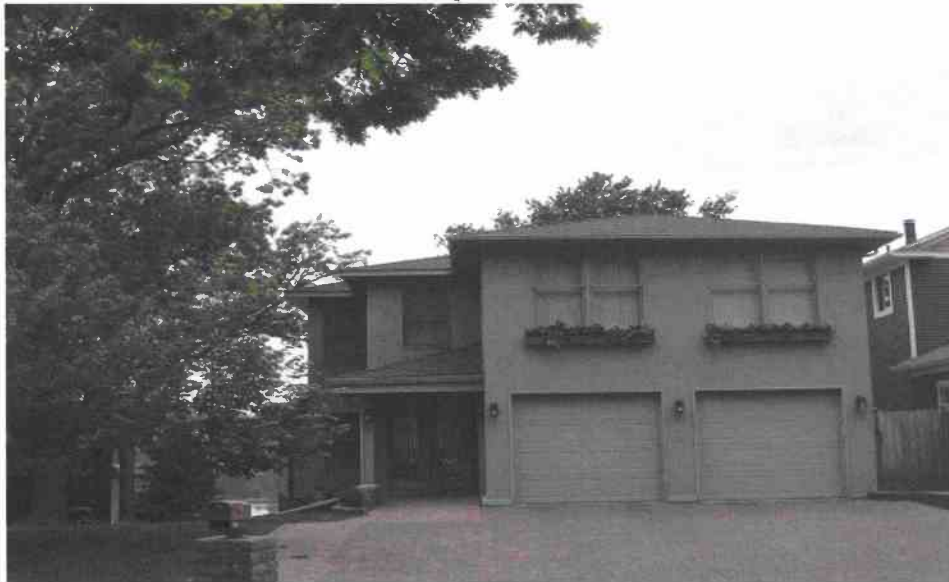
# Subject Sketch



## 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	2711922220065	2111922440024	2811922140007	3311922410016
Address	7683 Dallas La N	14676 77th Pl N	7443 Fernbrook La N	14462 64th Ave N
Neighborhood	4604	4604	4604	4603
Sale Price		\$1,090,000	\$1,200,000	\$730,000
Sale Date		03/08/2021	08/27/2021	08/27/2021
Cash Equivalent				\$728,374
Price Per Sq. Ft.		\$385.43	\$350.57	\$270.97
Dwelling Type	Single Family	Single Family	Single Family	Single Family
Style	Two Story	Two Story	Two Story	Two Story
Property Area	16,027	44,888	10,076	22,276
Actual Age	1987	1980	2003	1988
Effective Age	1987	1990	2003	2003
1st Floor Area	1,624	1,874	1,556	1,420
Total GBA	3,226	2,828	3,423	2,688
Finished Area	4,493	4,186	4,714	3,918
Basement Area	1,456	1,860	1,556	1,382
Basement Finished (%)	87%	73%	83%	89%
Total Bedrooms	4	4	7	5
Total Bathrooms	4	4	6	4
Garage 1 Floor Area	787	576	506	836
Garage 1 # of Cars	3	2	2	3
Garage 1 Placement	Attached	Attached	Attached	Attached
Total # of Cars	3	2	2	3
Walkout Type	Standard Walkout	Standard Walkout	Standard Walkout	Standard Walkout
Air Conditioning	Central	Central	Central	Central
Pool Area-Total				
Fireplaces	2	3	1	2
Deck Area-Total	729	388	305	340
Porches	168	370	127	
Lake	Fish 27011800	Fish 27011800	Fish 27011800	Edward 27012100
Subject Value	\$1,102,200	34.0%	33.0%	33.0%