



2022 Local Board of Appeal and Equalization

Petitioner # 56

Chad Fischer

Gina Fischer

6360 Jewel La N

32-119-22-32-0059



2022 Assessed Value: \$802,100
Recommendation: Reduction to \$783,800

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



Petitioner # 56

Property Owner(s):	Chad Fischer Gina Fischer
Property Address:	6360 Jewel La N
PID #:	32-119-22-32-0059

	Market Value
Assessment Year 2022	\$802,100
Assessment Year 2021	\$653,300
Assessment Year 2020	\$596,500

Sale: August 19, 2009 \$598,547

Assessor Recommendation:

Reduction to \$783,800

Appraiser:	Last Inspection Date:
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Randy DeJong	April 9, 2022
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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.

DESCRIPTION OF THE SUBJECT

The subject property is a single-family home located in the Edgewater Estates development. The site is 0.34 acres in size. The structure is a 2008 two story with 3,656 sq. ft. above grade and a finished basement.

COMPARABLES INFORMATION

The 3 sales comparables are all two story homes with basement finish that were built between the years of 2001 and 2008. The comparable sales are similar in size and basement finish when compared to the subject property.

CONCLUSION

The appraiser reviewed the property using photos sent by the petitioner. After updating the physical characteristics of the property and verifying the basement information we are recommending a value reduction to \$783,800 for the 2022 assessment.

When adjusted for differences between the subject and comparable sales the market indicated value of the subject is \$855,200. Consequently, the sales support the recommend 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:

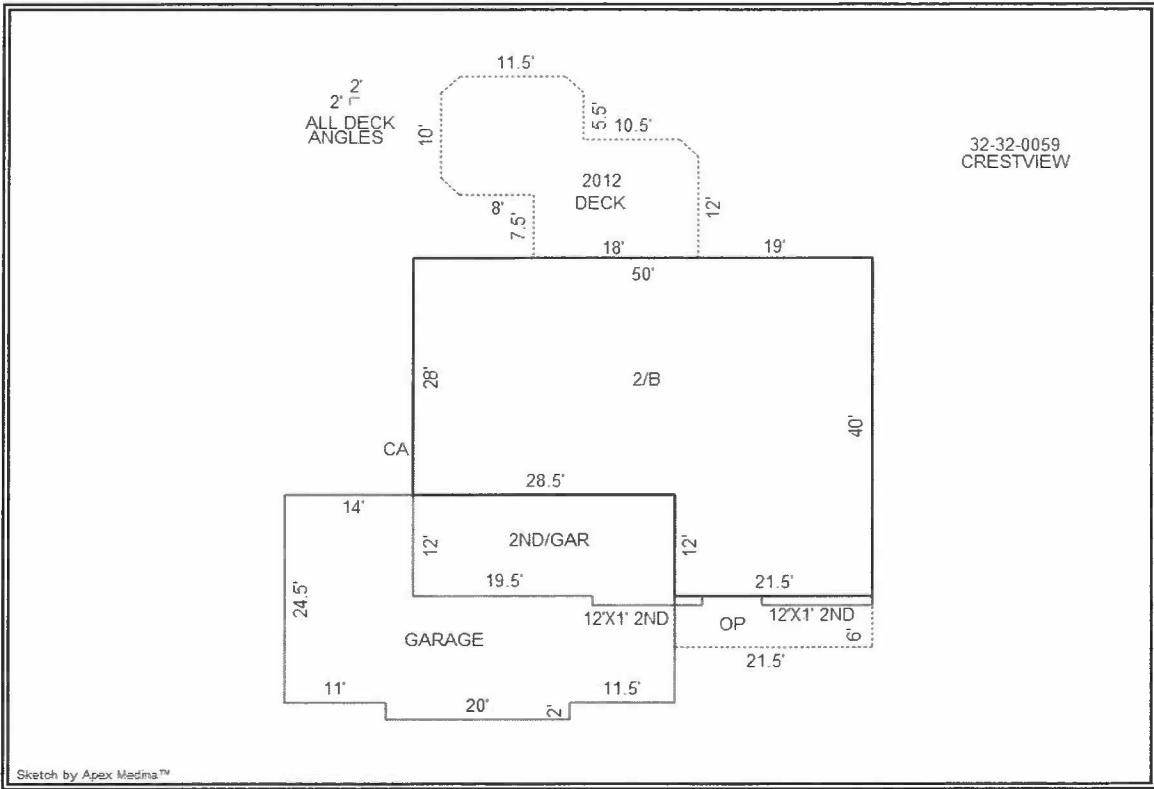
Subject Data Summary

PID #: 32-119-22-32-0059
Property Address: 6360 Jewel La N
Maple Grove, MN 55311
Multiple Address: No
Lot/Block: 001/006
Addition: Edgewater Estates
Legal(120):
Owner(s): Chad Fischer
Gina Fischer
Property Classification: Residential - Homestead
2022 EMV: 802,100
2021 EMV: 653,300
2020 EMV: 596,500
Last Sale: 8/19/2009 - 598,547 - Warranty Deed - 01
Lot Size: 14,953 Sq.Ft. / .34 Acres
Zoning: R2 PUD
Dwelling Type: Single Family
Style: Two Story
Bedrooms: 5
Baths: 4
Actual Year Built: 2008
Gross Building Area: 3,656
Basement Area: 1,634
Bsmt Finished %: 89
Total Finished Sq Ft: 5,110
Garage #1: 4 Car Attached
Garage #2: None

Additional Subject Photos



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	3211922320059	3211922320061	3111922240068	2911922240006
Address	6360 Jewel La N	6372 Jewel La N	6465 Shadyview La N	16968 73rd Pl N
Neighborhood	3232	3232	3123	2923
Sale Price	\$598,547	\$769,000	\$860,000	\$800,000
Sale Date	08/19/2009	07/01/2021	06/25/2021	05/28/2021
Cash Equivalent		\$768,870		\$796,800
Price Per Sq. Ft.	\$163.72	\$210.30	\$229.95	\$212.48
Dwelling Type	Single Family	Single Family	Single Family	Single Family
Style	Two Story	Two Story	Two Story	Two Story
Property Area	14,953	12,000	22,677	29,732
Actual Age	2008	2008	2006	2001
Effective Age	2008	2008	2006	2005
1st Floor Area	1,634	1,634	1,860	1,886
Total GBA	3,656	3,656	3,740	3,750
Finished Area	5,110	4,996	5,231	4,989
Basement Area	1,634	1,634	1,841	1,849
Basement Finished (%)	89%	82%	81%	67%
Total Bedrooms	5	5	5	5
Total Bathrooms	4	5	5	5
Garage 1 Floor Area	1081	709	816	698
Garage 1 # of Cars	4	3	3	3
Garage 1 Placement	Attached	Attached	Attached	Attached
Total # of Cars	4	3	3	3
Walkout Type		Standard Walkout	Standard Walkout	Standard Walkout
Air Conditioning	Central	Central	Central	Central
Pool Area-Total				
Fireplaces	2	2	2	1
Deck Area-Total	425	120	392	299
Porches	129	117	135	257
Lake				
Subject Value	\$855,200	34.0%	33.0%	33.0%