



2022 Local Board of Appeal and Equalization

Petitioner # 61

C Wayne Jacobson

Janice Jacobson

17875 Weaver Lake Dr N

18-119-22-44-0009



2022 Assessed Value: \$747,000
Recommendation: Reduction to \$712,000

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



Petitioner # 61

Property Owner(s): C Wayne Jacobson
 Janice Jacobson

Property Address: 17875 Weaver Lake Dr N

PID #: 18-119-22-44-0009

Market Value

Assessment Year 2022	\$747,000
Assessment Year 2021	\$576,400
Assessment Year 2020	\$536,700

Sale: May 1, 1973 \$46,900

Assessor Recommendation:

Reduction to \$712,000

Appraiser:

Randy DeJong

Last Inspection Date:

March 31, 2022

Comments:

PETITIONER'S CONCERN(S)

The property owner has concerns about the large value increase in the 2022 estimated market value and would like to appeal the value to the Local Board of Appeal and Equalization. The owner stated that the estimated market value is too high and is requesting a reasonable increase for the 2022 assessment.

DESCRIPTION OF SUBJECT

The subject property is a single family home located on Weaver Lake. The site has 75 front feet of lakeshore and is 17,458 square feet in size. The structure is a 1973 built split entry home with a large bonus room over the garage and a finished basement. The subject property has 1,578 square feet above grade.

COMPARABLE SALES INFORMATION

The comparable lakeshore sales were chosen due to similar style and actual age with the subject property. The comparable sales are all split entry homes, with walkout basements and basement finish. The comparable sales were built between the years of 1968 and 1979. All of the comparables have significant upwards adjustments due to inferior sites when compared to the subject site. Comparable 1 is a Weaver Lake sale and is similar in size to the subject property.

Comparable sales 2 and 3 are both located on Cedar Island Lake, and Comparable 2 is similar in size to the subject property.

CONCLUSION

An appraiser was out and reviewed the property. Based on updated property characteristics we are recommending a value reduction to \$712,000 for the 2022 assessment.

When adjusted for differences between the subject and comparable sales, the market indicated value of the subject is \$738,300. Consequently, the comparable sales support the 2022 recommended estimated market value reduction.

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 #: 18-119-22-44-0009
Property Address: 17875 Weaver Lake Dr N
Maple Grove, MN 55311
Multiple Address: No
Lot/Block: 012/003
Addition: Weaver Estates 1st Addition
Legal(120):
Owner(s): C Wayne Jacobson
Janice Jacobson
Property Classification: Residential Lakeshore - Homestead
2022 EMV: 747,000
2021 EMV: 576,400
2020 EMV: 536,700
Last Sale: 5/1/1973 - 46,900 - Other - 11
Lot Size: 17,458 Sq.Ft. / .4 Acres
Zoning: R2
Dwelling Type: Single Family
Style: Split Entry/Foyer
Bedrooms: 4
Baths: 2
Actual Year Built: 1973
Gross Building Area: 1,578
Basement Area: 1,021
Bsmt Finished %: 89
Total Finished Sq Ft: 2,487
Garage #1: 2 Car Attached
Garage #2: None

Additional Subject Photos

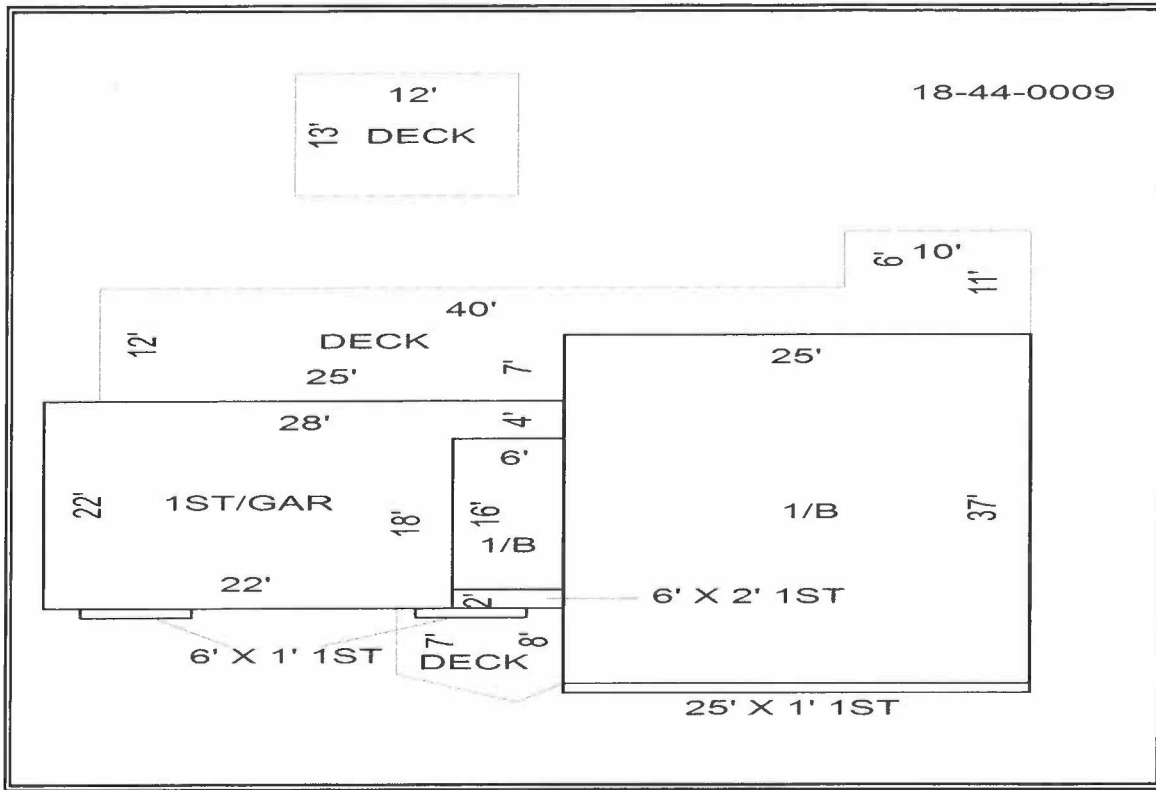


Front



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	1811922440009	1911922120016	2611922310009	2711922410011
Address	17875 Weaver Lake Dr N	8429 Shadyview La N	7119 Willow Rd N	7233 Pineview La N
Neighborhood	4612	4612	4601	4601
Sale Price	\$46,900	\$650,000	\$592,900	\$621,000
Sale Date	05/01/1973	09/22/2021	07/27/2021	11/12/2020
Cash Equivalent				\$615,000
Price Per Sq. Ft.	\$29.72	\$425.95	\$422.29	\$292.02
Dwelling Type	Single Family	Single Family	Single Family	Single Family
Style	Split Entry/Foyer	Split Entry/Foyer	Split Entry/Foyer	Split Level
Property Area	17,458	14,604	23,131	18,716
Actual Age	1973	1970	1968	1979
Effective Age	1973	1990	1982	1994
1st Floor Area	1,578	1,526	1,404	2,106
Total GBA	1,578	1,526	1,404	2,106
Finished Area	2,487	2,772	2,452	3,274
Basement Area	1,021	1,449	1,344	1,374
Basement Finished (%)	89%	86%	78%	85%
Total Bedrooms	4	4	3	4
Total Bathrooms	2	3	3	3
Garage 1 Floor Area	508	528	564	1200
Garage 1 # of Cars	2	2	2	3
Garage 1 Placement	Attached	Attached	Attached	Attached
Total # of Cars	2	2	4	3
Walkout Type	Standard Walkout	Standard Walkout	Standard Walkout	Standard Walkout
Air Conditioning	Central	Central	Central	Central
Pool Area-Total				
Fireplaces	1	2	2	3
Deck Area-Total	719	743	224	408
Porches		114	224	
Lake	Weaver 27011700	Weaver 27011700	Cedar Island 27011900	Cedar Island 27011900
Subject Value	\$738,300	34.0%	33.0%	33.0%

Information Provided by the Petitioner

To: RANDY DAWNS

MAPLE GROVE RESIDENTIAL APPRAISER

SUBJECT: 2022 PROPERTY VALUES

MY RECENT TAX VALUATION NOTICE

FOR ~~2022~~ 2022 WAS \$ 747,000.
2021 WAS \$ 576,400
INCREASE IS \$ 170,600
PERCENT INCREASE 30%

MOST OF THIS INCREASE IS LAND.
\$ 130,000

I'VE BEEN A HOME OWNER HERE FOR 50 YEARS.
THIS INCREASE WILL BE EXTREMELY HARD
FOR ME TO SATISFY.

I'M 88 YRS OLD, ON A FIXED INCOME.
CANT AFFORD NORMAL UPKEEP NOW.

C. WAYNE JACOBSON
17875 WEAVER LK DR
MAPLE GROVE

