



2022 Local Board of Appeal and Equalization

Petitioner # 70

Joanna C. Troy

Vincent P. Troy

7656 Shadyview La N

30-119-22-12-0021



2022 Assessed Value: \$668,100

Recommendation: No Change

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



Petitioner # 70

Property Owner(s):	Vincent P. Troy Joanna C. Troy
Property Address:	7656 Shadyview La N
PID #:	30-119-22-12-0021

Market Value

Assessment Year 2022	\$668,100
Assessment Year 2021	\$559,600
Assessment Year 2020	\$549,400

Sale: November 4, 2019 \$535,000 Good sale

Assessor Recommendation:

No Change

Appraiser:

Last Inspection Date:

Randy DeJong

March 30, 2022

Comments:

PETITIONER'S CONCERNS

The property owner has concerns about the large value increase in his 2022 estimated market value and would like to appeal the value to the Local Board of Appeal and Equalization. The property owner spoke about numerous property issues about why his value is too high including; landscaping wall is failing, deck footings exposed, heat damage from a BBQ grill to siding, moisture in the basement storage area, poor quality windows and plumbing fixtures, heating and cooling issues, and traffic noise.

DESCRIPTION OF THE SUBJECT

The subject property is a single-family home located in the Four Seasons at Rush Creek which is a 55+ development with a community clubhouse, pool, and other amenities. The site is 0.19 acres in size and backs up to a pond. The structure is a 2012 built two story home with 3,622 sq. ft. above grade and a finished basement. The main floor is 2,649 square feet in size with a second floor loft containing 973 square feet.

RESPONSE TO PETITIONER'S CONCERNS

Petitioner discussed and reviewed a number of issues and concerns he has with his property. The owner did not provide any written estimates to correct the issues. Based on our property inspection and discussions with the property owner, the appraiser did not feel that these issues rose to the level that would require a value adjustment for the 2022 assessed value of the property.

COMPARABLE SALES INFORMATION

The three comparable sales within this analysis are all two story homes that were built between the years of 2007 and 2013. Comparables 1 and 2 are sales that took place within the Four Seasons development, these comparables are very similar homes with similar materials and workmanship to the subject property. Comparables 1 and 2 are both two story homes with basement finish and received greater weight in our analysis, based on their location within the subject property neighborhood. Comparable 3 is a two story home built in 2013 that has basement finish.

CONCLUSION

When adjusted for differences between the subject and comparable sales the market indicated value of the subject is \$696,800. Consequently, the sales support the 2022 estimated market value.

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:

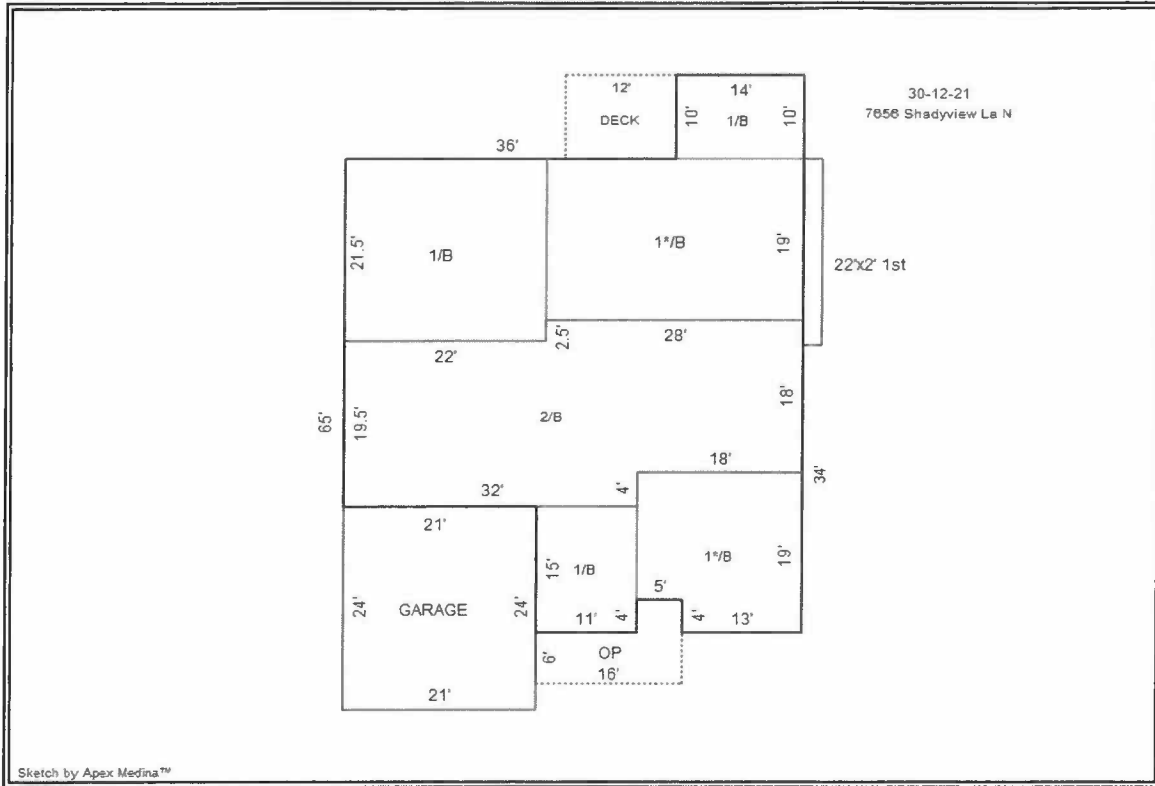
Subject Data Summary

PID #:	30-119-22-12-0021
Property Address:	7656 Shadyview La N Maple Grove, MN 55311
Multiple Address:	No
Lot/Block:	005/003
Addition:	Four Seasons at Rush Creek
Legal(120):	
Owner(s):	Vincent P Troy Joanna C Troy
Property Classification:	Residential - Homestead
2022 EMV:	668,100
2021 EMV:	559,600
2020 EMV:	549,400
Last Sale:	11/4/2019 - 535,000 - Warranty Deed - 01
Lot Size:	8,135 Sq.Ft. / .19 Acres
Zoning:	R2 PUD
Dwelling Type:	Single Family
Style:	Two Story
Bedrooms:	4
Baths:	4
Actual Year Built:	2012
Gross Building Area:	3,622
Basement Area:	2,605
Bsmt Finished %:	84
Total Finished Sq Ft:	5,810
Garage #1:	2 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	3011922120021	3011922120036	3011922120107	2311922110005
Address	7656 Shadyview La N	7678 Queensland La N	7490 Queensland La N	8300 Arrowwood La N
Neighborhood	3012	3012	3012	2310
Sale Price	\$535,000	\$630,000	\$612,500	\$535,000
Sale Date	11/04/2019	05/12/2021	03/18/2021	03/09/2021
Cash Equivalent				
Price Per Sq. Ft.	\$147.71	\$246.58	\$302.32	\$167.50
Dwelling Type	Single Family	Single Family	Single Family	Single Family
Style	Two Story	One Level/Rambler	One Level/Rambler	Two Story
Property Area	8,135	10,289	12,066	
Actual Age	2012	2007	2013	2013
Effective Age	2012	2009	2013	2013
1st Floor Area	2,649	2,555	2,026	1,507
Total GBA	3,622	2,555	2,026	3,194
Finished Area	5,810	4,604	3,708	4,249
Basement Area	2,605	2,469	2,026	1,507
Basement Finished (%)	84%	83%	83%	70%
Total Bedrooms	4	3	3	5
Total Bathrooms	4	3	3	4
Garage 1 Floor Area	504	492	598	581
Garage 1 # of Cars	2	2	2	2
Garage 1 Placement	Attached	Attached	Attached	Attached
Total # of Cars	2	2	2	2
Walkout Type		Standard Walkout		
Air Conditioning	Central	Central	Central	Central
Pool Area-Total				
Fireplaces	1	1	2	1
Deck Area-Total	120	140	95	
Porches	116	120		132
Lake				
Subject Value	\$696,800	35.0%	35.0%	30.0%