



## 2022 Local Board of Appeal and Equalization

Petitioner # 72

Debra Walsh

Timothy Walsh

14187 63rd Ave N

34-119-22-33-0065



2022 Assessed Value: \$528,100  
Recommendation: Reduction to \$523,100

*This report is not an appraisal as defined in M.S. § 82B.02 (subd.3) nor does it comply with the Uniform Standards of Professional Appraisal Practice. It is intended to be used as a reference only and any use other than its intended use is prohibited and unlawful. The author does not represent this to be an appraisal and is not responsible for any inappropriate use. It is a report of public records using a mass appraisal technique.*



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



Petitioner # 72

**Property Owner(s):** Timothy Walsh  
 Debra Walsh

**Property Address:** 14187 63rd Ave N

**PID #:** 34-119-22-33-0065

		<b>Market Value</b>
Assessment Year	2022	\$528,100
Assessment Year	2021	\$436,400
Assessment Year	2020	\$475,400

**Sale:** August 10, 2020      \$438,800

**Assessor Recommendation:**

Reduction to \$523,100

**Appraiser:**

Markus Yager

**Last Inspection Date:**

July 9, 2018

**Comments:**

**PETITIONER'S CONCERNS**

Petitioner has concerns regarding the increase in the estimated market value of the property and would like to appeal the value before the Local Board of Appeal and Equalization. Petitioner is concerned that comparable sales do not support the estimated market value of the property and is requesting the 2022 assessed valuation be reduced to \$490,000 to \$495,000. The property owner has provided a letter, a valuation letter from a realtor and a square foot analysis of the subject property and comparable sales. These items are 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 Rolling Prairie development. The site is 0.30 acres in size. The structure is a 1989 built split-level home with 1,827 sq. ft. above grade and a partially finished walkout basement.

**COMPARABLE SALES**

The three comparable sales are all in southeast Maple Grove. They are all single family split level homes built between 1985 and 1995 with similar above grade sq. ft. and all have finished basements. The three comparable sales are adjusted for differences to the subject property.

ADDITIONAL INFORMATION

The petitioner provided four comparable sales in his review of the 2022 assessed value. The assessor's office used the three most similar sales that were provided by the property owner in our valuation analysis of the subject property. The sales prices the petitioner provided were adjusted for market conditions (time). However, this square foot sales analysis lacked additional adjustments for physical differences that existed between the comparable properties and the subject property. Based on our total adjustments applied to the property owners 4 comparable sales; their average value for the subject property would be \$530,500 for the 2022 assessment.

CONCLUSION

When adjusted for differences between the subject and comparable sales the market indicated value of the subject is \$523,600. Consequently, the sales support the recommended value reduction to \$523,100 for the 2022 assessment.

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

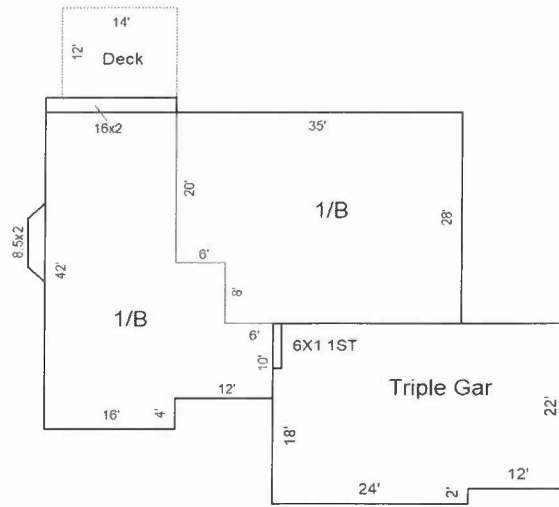
**PID #:** 34-119-22-33-0065  
**Property Address:** 14187 63rd Ave N  
Maple Grove, MN 55311  
**Multiple Address:** No  
**Lot/Block:** 010/003  
**Addition:** Rolling Prairie  
**Legal(120):**  
**Owner(s):** Timothy Walsh  
Debra Walsh  
**Property Classification:** Residential - Homestead  
**2022 EMV:** 528,100  
**2021 EMV:** 436,400  
**2020 EMV:** 475,400  
**Last Sale:** 8/10/2020 - 438,800 - Warranty Deed - 01  
**Lot Size:** 13,072 Sq.Ft. / Acres  
**Zoning:** R2B  
**Dwelling Type:** Single Family  
**Style:** Split Level  
**Bedrooms:** 4  
**Baths:** 4  
**Actual Year Built:** 1989  
**Gross Building Area:** 1,827  
**Basement Area:** 1,772  
**Bsmt Finished %:** 53  
**Total Finished Sq Ft:** 2,766  
**Garage #1:** 3 Car Attached  
**Garage #2:** None

## Additional Subject Photos



# Subject Sketch

14187 63rd Ave N  
34-33-65



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	3411922330065	2811922240071	3511922420061	2511922340012
Address	14187 63rd Ave N	15173 74th Ave N	11870 63rd Pl N	7078 Union Terrace La N
Neighborhood	3433	2821	3542	2531
Sale Price	\$438,800	\$465,000	\$420,000	\$411,000
Sale Date	08/10/2020	03/30/2021	06/14/2021	09/30/2021
Cash Equivalent		\$455,000		
Price Per Sq. Ft.	\$240.18	\$263.16	\$230.77	\$252.77
Dwelling Type	Single Family	Single Family	Single Family	Single Family
Style	Split Level	Split Level	Split Level	Split Level
Property Area	13,072	16,361	19,103	11,779
Actual Age	1989	1995	1985	1993
Effective Age	1994	1997	1987	1993
1st Floor Area	1,827	1,729	1,820	1,626
Total GBA	1,827	1,729	1,820	1,626
Finished Area	2,766	3,236	2,937	2,231
Basement Area	1,772	1,656	1,773	624
Basement Finished (%)	53%	91%	63%	97%
Total Bedrooms	4	4	4	4
Total Bathrooms	4	3	4	2
Garage 1 Floor Area	834	792	576	477
Garage 1 # of Cars	3	3	2	2
Garage 1 Placement	Attached	Attached	Attached	Attached
Total # of Cars	3	3	2	2
Walkout Type	Standard Walkout	Standard Walkout		Standard Walkout
Air Conditioning	Central	Central	Central	Central
Pool Area-Total				
Fireplaces	1	1	1	2
Deck Area-Total	168	168		252
Porches			140	
Lake				
Subject Value	\$523,600	34.0%	33.0%	33.0%



## **Information Provided by the Petitioner**



April 12, 2022

Local Board of Appeal and Equalization  
12800 Arbor Lakes Parkway  
Maple Grove, MN 55369-7064

Timothy and Debra Walsh  
14187 63<sup>rd</sup> Ave. N.  
Maple Grove, MN 55311  
Property ID: 34-119-22-33-0065

To Whom It May Concern:

First, thanks to Tim Mitchell for patiently walking me through the process of valuation. We have never been compelled to challenge a valuation, so we needed a bit of tutoring.

My understanding is the 2022 value for taxes payable in 2023 represents the potential sales price of the property as of January 2, 2022. The notice we received for 14187 63<sup>rd</sup> Ave N Maple Grove ID 34-119-22-33-0065, suggests a market value of \$528,100, or a 21% increase over the 2022 assessment.

We disagree with that value. We have included supporting documentation to establish a more representative current value of our home.

I have attached three exhibits which we believe support a value in the \$490,000-\$495,000 range.

The first attachment is from Jacob and George Stickney, a realty team with extensive experience in marketing homes and in real estate development in the northwest suburbs. We have worked with them in selling and purchasing five homes over the past two decades and have found them very astute in establishing current market prices. They estimate the property value to be in the \$469,000-\$479,000 range.

The second attachment is a spreadsheet analyzing the price per square foot of comparable home sales sent to us by Tim, to assist us in understanding the assessment of our property. To summarize, I took the sales price per square foot at time of sale, then prorated from date of sale at a 1.2% a month rate to make them current with January 2, 2022, as per Tim's suggestion. The calculation brings the average price per square foot for comparable home sales to \$178. This comparison would bring our home value into in the \$490,000 - \$495,000 range noted in our above recommendation.

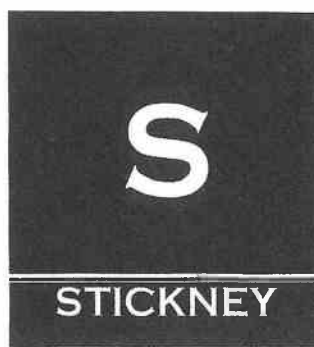
Our proposed 2022 value for taxes payable in 2023 recommendation represents a 13% increase over the 2021 assessed value. This value is consistent with the 14% increase Tim noted in our conversation as a benchmark for the 2022 value for taxes payable in 2023. To reiterate, as it

stands, the 2022 value for taxes payable in 2023 for our home is a 21% increase over last years numbers.

The third attachment, the 2022 valuation shows a consistent overvaluation of our property. The 2021 value was noted at \$475,000. The home was purchased in a bid style situation for \$438,000 in August 2021, or 9% less than the home's assessed value. Tim mentioned neighborhood algorithms as part of the program used to assess valuations. Our home is a smaller multi-level home in comparison to most of our neighbors' homes. We are most likely not appreciating at the same rate, which is noted in the Stickney Team letter.

Thank you for your time and consideration of this proposal. Please do not hesitate to contact us with any questions or concerns.

Sincerely,  
Timothy and Debra Walsh  
763-226-4183



To whom it may concern,

After thorough research of recently sold comparable properties near the subject property at **14187 63<sup>rd</sup> Avenue N in Maple Grove**; Licensed Minnesota realtors Jacob and George Stickney of Coldwell Banker Realty have determined the market assessment of the property to be around \$469,900-\$479,900. The majority of recent sales in the Rolling Prairie neighborhood are mainly two-story homes and not 4 level split entries. We also attached 5 of the most recent split entry sales in Maple Grove that would be helpful. Please feel free to reach out to us with any questions.

Authentisign  
*Jacob Stickney*      04/08/22

Jacob Stickney  
Stickney Real Estate | [GWStickney.com](http://GWStickney.com)  
Coldwell Banker Realty | [952.250.1267](tel:952.250.1267)  
235 Lake Street E, Suite #100 | Wayzata, MN 55391

Authentisign  
*George Stickney*      04/08/22

George Stickney  
Stickney Real Estate | [GWStickney.com](http://GWStickney.com)  
Coldwell Banker Realty | [952.250.1075](tel:952.250.1075)  
235 Lake Street E, Suite #100 | Wayzata, MN 55391

14187 63rd Ave N Spreadsheet	Sq Ft	Sales Price	Cost per Sq	Closed	Months to 12/31/2021*	Pro-rated cost
<b>Priors</b>						
7078 Union Terrace Lane N.	2231	\$411,000	\$184	9/30/21	3	\$191
11870 63 <sup>rd</sup> Place N	2937	\$420,000	\$143	6/14/21	5.5	\$153
15173 74 <sup>th</sup> Ave N	3236	\$465,000	\$144	3/30/21	8	\$158
8010 Chesshire	2264	\$454,000	\$201	9/9/21	4	\$210
Average Cost per sq			\$168			\$178

**Current - 20% increase over 2021 tax base**

2022 proposed appraisal (Tim's modified proposal)

\$523,000      \$189

**Proposal - 13% increase over 2021 over 2021 tax base**

14187 63rd Ave N 12/31/21 value at average pro rate sq ft

\$493,000      \$178

**History**

2020 sale price

\$438,000

2020 tax base

\$475,000

2020 was valued 9% over sales price, consistent with 2022 over value of 7%

**\*Pro rate at  
1.2% per  
month**

## Your Property's Classification(s) and Values

Taxes Payable in 2021      Taxes Payable in 2022  
(2020 Assessment)      (2021 Assessment)

*The Assessor has determined your property's classification(s) to be:*

RESIDENTIAL	RESIDENTIAL
HOMESTEAD	HOMESTEAD

**If this box is checked, your classification has changed from last year's assessment.**

The Assessor has estimated your property's market value to be:

<b>Estimated Market Value (EMV)</b>	\$475,400	\$436,400
-------------------------------------	-----------	-----------

Several factors can reduce the amount that is subject to tax:

Green Acres Value Deferral:  
 Rural Preserve Value Deferral:  
 Open Space Deferral:  
 Platted Vacant Land Deferral:  
 Exclusion for Veterans With Disabilities:  
 Mold Damage Exclusion:  
 Homestead Market Value Exclusion:

<b>Taxable Market Value (TMV):</b>	\$475,400	\$436,400
------------------------------------	-----------	-----------

The following values (if any) are reflected in your estimated and taxable market values:

New Improvement Value:	\$0	\$0
------------------------	-----	-----

The Classification(s) of your property affect the rate at which your value is taxed.

### How to Respond

If you believe your valuation and property class are correct, it is not necessary to contact your assessor or attend any listed meetings.

If the property information is not correct, you disagree with the values, or have other questions about this notice, **please contact your assessor first to discuss any questions or concerns.** Often your issues can be resolved at this level. If your questions or concerns are not resolved, more formal appeal options are available.

**Please read the back of this notice** for important information about the formal appeal process.

### The following meetings are available to discuss or appeal your value and classification:

#### Local Board of Appeal and Equalization

7:00 PM on Thursday, April 8, 2021

City Council Chambers, Maple Grove Government Center  
 12800 Arbor Lakes Parkway  
 Maple Grove, MN 55369-7064

Appointments are **requested** no later than Friday, April 2, 2021

To make an appointment, call (763) 494-6265

#### County Board of Appeal and Equalization

Monday, June 14, 2021

Hennepin County Government Center  
 300 South 6<sup>th</sup> Street, Minneapolis MN 55487

Appointments are **requested** and available through 7:00 p.m.  
 To make an appointment, call (612) 348-7050 by May 21, 2021

