



2022 Local Board of Appeal and Equalization

Petitioner # 75

Francis Kettler

Marlene Kettler

16949 Weaver Lake Dr N

17-119-22-34-0033



2022 Assessed Value: \$816,500

Recommendation: No change

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



Petitioner # 75

Property Owner(s):	Francis Kettler Marlene Kettler
Property Address:	16949 Weaver Lake Dr N
PID #:	17-119-22-34-0033

	Market Value
Assessment Year 2022	\$816,500
Assessment Year 2021	\$617,900
Assessment Year 2020	\$576,800

Sale: No current sales exist

Assessor Recommendation:

No change

Appraiser:	Last Inspection Date:
Randy DeJong	March 2, 2021

Comments:

PETITIONER'S CONCERNS

Petitioner is concerned regarding the increase in their estimated market value and they would like to appeal their value before the Local Board of Appeal & Equalization. Petitioner received offers to purchase her property last year which were below the 2022 estimated market value.

DESCRIPTION OF SUBJECT

The subject property is a single family home located on Weaver Lake. The site is 18,232 sq. ft. in size and has 100 front feet of lake shore. The site has 23 feet of elevation from the house to the lake shore. The yard gently slopes to a steeper incline with stairs, and there is a large flat area at lake level with a sand beach the full width of the property. The structure is a 1969 rambler with two updated bathrooms. The home has an area of 1,574 sq. ft. above grade and has a finished basement.

COMPARABLE SALES INFORMATION

The best available rambler sales on lake shore in Maple Grove are comparable sales 1 and 3. Comparable sale 1 is located on Weaver Lake but has more updates than the subject property. Comparable sale 2 is a different style but is of similar age and size; it is located on the south channel of Weaver Lake on an inferior site. Comparable sale 3 is located on Cedar Island Lake but is of similar size and quality but less updating; it also needs a significant upward adjustment for site differences.

ADDITIONAL COMMENTS

Petitioner stated that she received offers to purchase her property last year which were below the 2022 estimated market value. The petitioner did not provide any documentation of these offers for the assessor's office to analyze.

CONCLUSION

When adjusted for differences between the subject and comparable sales, the market indicated value of the subject is \$882,100. 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:

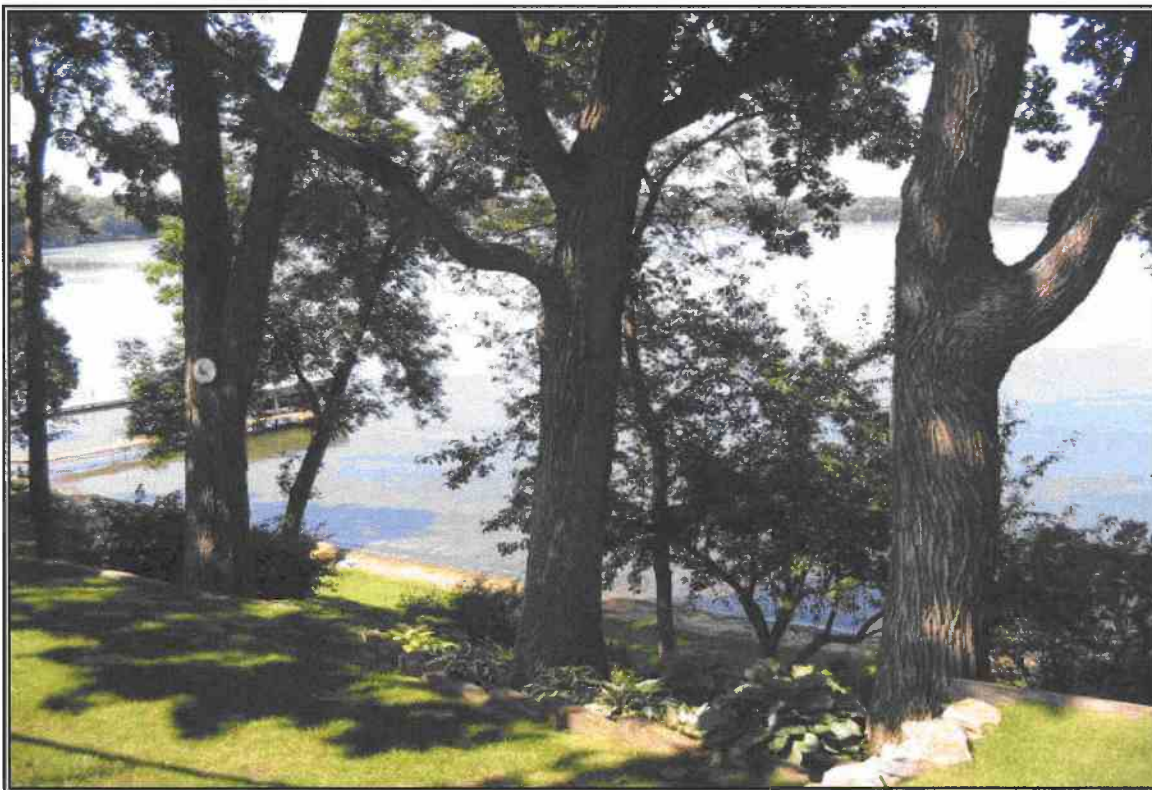
Subject Data Summary

PID #: 17-119-22-34-0033
Property Address: 16949 Weaver Lake Dr N
Maple Grove, MN 55311
Multiple Address: No
Lot/Block: 028/001
Addition: Waldon Shores 2nd
Legal(120):
Owner(s): Francis Kettler
Marlene Kettler
Property Classification: Residential Lakeshore - Homestead
2022 EMV: 816,500 Excl
2021 EMV: 617,900 Excl
2020 EMV: 576,800 Excl
Last Sale: No current sales exist.
Lot Size: 18,232 Sq.Ft. / .42 Acres
Zoning: R2
Dwelling Type: Single Family
Style: One Level/Rambler
Bedrooms: 3
Baths: 3
Actual Year Built: 1969
Gross Building Area: 1,574
Basement Area: 1,574
Bsmt Finished %: 78
Total Finished Sq Ft: 2,802
Garage #1: 2 Car Attached
Garage #2: None

Additional Subject Photos

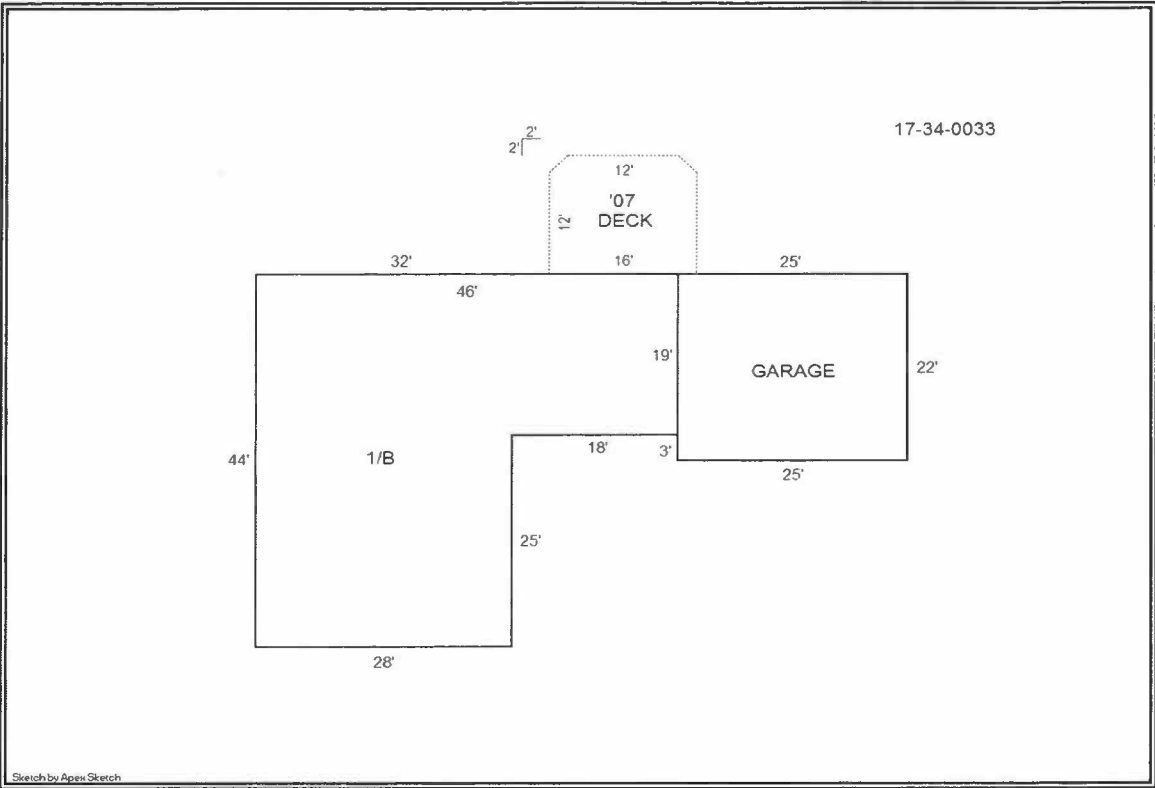


Front



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	1711922340033	1711922320006	1911922120016	2711922440011
Address	16949 Weaver Lake Dr N	17405 Weaver Lake Dr N	8429 Shadyview La N	7086 Teakwood Cir N
Neighborhood	4612	4612	4612	4601
Sale Price		\$800,000	\$650,000	\$575,000
Sale Date		04/01/2021	09/22/2021	02/12/2021
Cash Equivalent				\$573,250
Price Per Sq. Ft.		\$484.26	\$425.95	\$365.59
Dwelling Type	Single Family	Single Family	Single Family	Single Family
Style	One Level/Rambler	One Level/Rambler	Split Entry/Foyer	One Level/Rambler
Property Area	18,232	17,930	14,604	22,391
Actual Age	1969	1970	1970	1970
Effective Age	1977	1985	1990	1972
1st Floor Area	1,574	1,652	1,526	1,568
Total GBA	1,574	1,652	1,526	1,568
Finished Area	2,802	2,957	2,772	2,916
Basement Area	1,574	1,652	1,449	1,568
Basement Finished (%)	78%	79%	86%	86%
Total Bedrooms	3	4	4	4
Total Bathrooms	3	3	3	3
Garage 1 Floor Area	550	616	528	596
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	Standard Walkout	Standard Walkout	Standard Walkout
Air Conditioning	Central	Central	Central	Central
Pool Area-Total				
Fireplaces	2	1	2	2
Deck Area-Total	220	288	743	344
Porches			114	
Lake	Weaver 27011700	Weaver 27011700	Weaver 27011700	Cedar Island 27011900
Subject Value	\$882,100	34.0%	33.0%	33.0%