



2022 Local Board of Appeal and Equalization

Petitioner # 78

Anthony Rivera

Sheri L. Rivera

6319 Ranchview La N

33-119-22-33-0010



2022 Assessed Value: \$727,100

Recommendation: No Change

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 # 78

Property Owner(s):	Anthony Rivera Sheri L. Rivera
Property Address:	6319 Ranchview La N
PID #:	33-119-22-33-0010

	Market Value
Assessment Year 2022	\$727,100
Assessment Year 2021	\$576,000
Assessment Year 2020	\$568,900

Sale:	September 8, 2014	\$535,000
--------------	-------------------	-----------

Assessor Recommendation:

No Change

Appraiser:	Last Inspection Date:
-------------------	------------------------------

Cole Collins	September 2, 2021
--------------	-------------------

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 & Equalization.

DESCRIPTION OF THE SUBJECT

The subject property is a single-family home located in the Rosemary Woods development. The site is 0.51 acres in size and backs to a marshy wetland area. The structure is a 1997 two story with an above grade area of 3,031 sq.ft. and a finished basement.

COMPARABLE SALES INFORMATION

All three comparable sales are two story homes in the subject property's neighborhood. They are built between 1993 and 2000 and have finished basements. All comparable sales are adjusted for differences to the subject property.

ADDITIONAL COMMENTS

The petitioner provided three comparable sales to the assessor's office. The three sales provided were smaller than the subject and of inferior quality. When adjusted for differences to the subject property, these sales support the 2022 estimated market value. All three sales took place outside of the 2022 sales study period. Sales that take place after 9/30/2021 will be considered when establishing values for the 2023 assessment.

An appraiser from the assessor's office requested to do an interior of the property to verify the information on the property record, but the petitioner declined due to a busy work schedule. The last time the assessor's office has viewed the interior of the property was in 2011, which is before the petitioner bought the property in 2014.

CONCLUSION

When adjusted for differences between the subject and comparable sales, the market indicated value of the subject is \$773,000. 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:

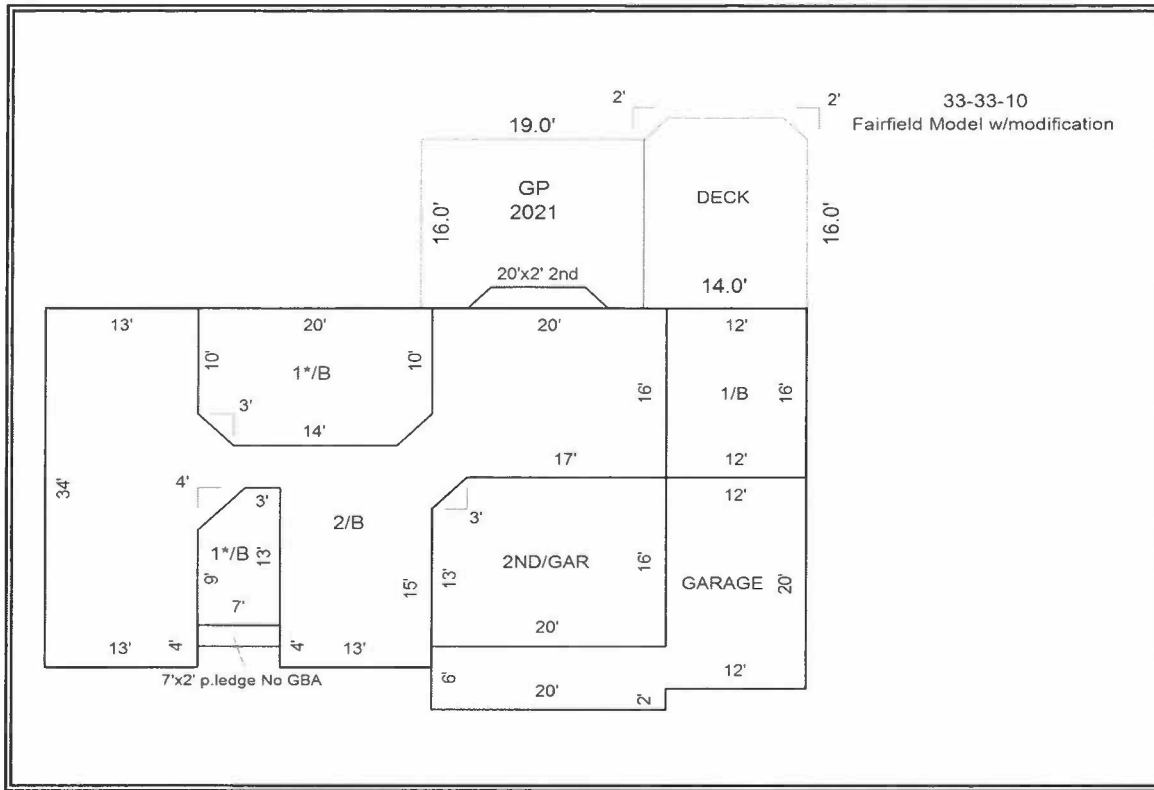
Subject Data Summary

PID #: 33-119-22-33-0010
Property Address: 6319 Ranchview La N
Maple Grove, MN 55311
Multiple Address: No
Lot/Block: 007/003
Addition: Rosemary Woods
Legal(120):
Owner(s): Anthony Rivera
Sheri L Rivera
Property Classification: Residential - Homestead
2022 EMV: 727,100
2021 EMV: 576,000
2020 EMV: 568,900
Last Sale: 9/8/2014 - 535,000 - Warranty Deed - 01
Lot Size: 22,212 Sq.Ft. / .51 Acres
Zoning: R2PUD
Dwelling Type: Single Family
Style: Two Story
Bedrooms: 5
Baths: 5
Actual Year Built: 1997
Gross Building Area: 3,031
Basement Area: 1,610
Bsmt Finished %: 74
Total Finished Sq Ft: 4,222
Garage #1: 3 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	3311922330010	3311922430035	3311922340041	3311922340045
Address	6319 Ranchview La N	15063 62nd Ave N	6338 Ranchview La N	15468 62nd Ave N
Neighborhood	3334	3334	3334	3334
Sale Price	\$535,000	\$625,000	\$660,000	\$685,000
Sale Date	09/08/2014	06/29/2021	05/07/2021	04/16/2021
Cash Equivalent				
Price Per Sq. Ft.	\$176.51	\$213.09	\$198.86	\$247.65
Dwelling Type	Single Family	Single Family	Single Family	Single Family
Style	Two Story	Two Story	Two Story	Two Story
Property Area	22,212	13,051	12,004	29,788
Actual Age	1997	1993	2000	1998
Effective Age	1997	1997	2000	2000
1st Floor Area	1,611	1,556	1,901	1,506
Total GBA	3,031	2,933	3,319	2,766
Finished Area	4,222	4,302	4,783	3,928
Basement Area	1,610	1,556	1,807	1,490
Basement Finished (%)	74%	88%	81%	78%
Total Bedrooms	5	5	4	5
Total Bathrooms	5	4	3	4
Garage 1 Floor Area	676	744	840	716
Garage 1 # of Cars	3	3	3	3
Garage 1 Placement	Attached	Attached	Attached	Attached
Total # of Cars	3	3	3	3
Walkout Type	Standard Walkout	Standard Walkout	Standard Walkout	Standard Walkout
Air Conditioning	Central	Central	Central	Central
Pool Area-Total				
Fireplaces	2	2	1	2
Deck Area-Total	248	306		210
Porches	284		88	
Lake				
Subject Value	\$773,000	34.0%	33.0%	33.0%

Information Provided by the Petitioner

Coleman Collins

From: Tony Rivera <Tony@accountingresourcegrp.com>
Sent: Saturday, April 9, 2022 10:24 AM
To: Coleman Collins
Subject: RE: Comps and Additional Info

Thanks Cole. I just tried to call you at the number in your signature line and got VM for a Tanner.

I wanted to ask a couple of questions. How are my property taxes effected by the proposed valuation? For example, if my valuation goes up 20%, do my taxes increase 20%?

Also, can you explain how the meeting works (date, time, etc.). Am I going to have to sit there for 4 hours and listen to all residents that show up?

Tony

Tony Rivera, CPA, JD
President

Accounting Resource Group, Inc.
601 Carlson Parkway, Suite 1120
Minnetonka, MN 55305
Office: 952-593-1356
Fax: 952-593-5849
Mobile: 612-295-8200
Email: Tony@accountingresourcegrp.com

www.accountingresourcegrp.com

From: Coleman Collins <ccollins@maplegrovern.gov>
Sent: Saturday, April 9, 2022 9:59 AM
To: Tony Rivera <Tony@accountingresourcegrp.com>
Subject: RE: Comps and Additional Info

Good Morning Tony,

I apologize for the delayed response.

I had my supervisor take a close look at the value and unfortunately we still do not see room to offer a reduction in value for this year. The next step is to submit the appeal form which can be found below. As long as we receive the application before end of business day on Tuesday we will make sure you get on the agenda.

You can show up in person to the meeting and speak or submit any information in writing you wish to be considered by the local board. The board will make final value determinations at the 4/26 reconvene meeting.

[Local Board of Appeal & Equalization | Maple Grove, MN \(maplegrovern.gov\)](http://www.maplegrovern.gov)

Best,

Cole Collins, CMA

Appraiser

763-494-6258

ccollins@maplegrovern.gov



From: Tony Rivera <Tony@accountingresourcegrp.com>

Sent: Friday, April 8, 2022 7:48 PM

To: Coleman Collins <ccollins@maplegrovern.gov>

Cc: Sheri Rivera <sheri@accountingresourcegrp.com>

Subject: RE: Comps and Additional Info

Cole,

Following up with you.

Tony

Tony Rivera, CPA, JD
President

Accounting Resource Group, Inc.
601 Carlson Parkway, Suite 1120
Minnetonka, MN 55305
Office: 952-593-1356
Fax: 952-593-5849
Mobile: 612-295-8200
Email: Tony@accountingresourcegrp.com

www.accountingresourcegrp.com

From: Coleman Collins <ccollins@maplegrovern.gov>

Sent: Friday, April 1, 2022 4:01 PM

To: Tony Rivera <Tony@accountingresourcegrp.com>

Subject: RE: Comps and Additional Info

Hello Tony,

Understood, please allow me a few days to do some further research. I will most likely also have my supervisor do some analysis. If we see room to offer a reduction, I will let you know.

If we feel our value is supported by comparable sales, the next course of action would be to file the formal appeal. If we do wind up in an appeal situation, we would need to view the interior of the home.

In terms of the square footage of the structure, our office measures from the exterior of the building (rounding to the nearest half foot). If measurements are taken from the interior and/or rounded differently, it certainly is possible to have some variance.

Best,

Cole Collins, CMA

Appraiser

763-494-6258

ccollins@maplegrovern.gov



From: Tony Rivera <Tony@accountingresourcegrp.com>

Sent: Friday, April 1, 2022 1:32 PM

To: Coleman Collins <ccollins@maplegrovern.gov>

Cc: Sheri Rivera <asrivera30@gmail.com>; Anthony Rivera <riveragroup@comcast.net>

Subject: RE: Comps and Additional Info

Cole, here is another very recent more accurate comp. Basically, if you look at sales in the last 6 months around our house, the comps are in the 153-165 per square foot price range.

<Tony@accountingresourcegrp.com>

Subject: RE: Comps and Additional Info

Hi Cole,

You and my wife (Sheri) have been discussing our assessed value (6319 Ranchview Ln N). Thank you for working with us. I would like to point out a few things with your comps (attached).

Comp 3 is 4.1 miles away so that one should not be considered at all.

Comp 2 is in our neighborhood but had special circumstances. There was a higher price but the Sellers had to do substantial work before close including new windows. I know the sellers and just spoke to them on the phone. Also, that was a year ago and there was a bidding war.

I think the most accurate comp (not in your group) is 15463 Elm Rd which is a few houses down from us. It sold November 1, 2021 (so much more relevant time period) for \$620,000 / 4044 sq feet / \$153 per foot.

The next most recent comp (not in your group) is 14878 64th Ave N which is around the corner. It sold February 1, 2022 (again, much more relevant time period) for \$570,000 / 3,558 sq feet / \$160 per foot.

I think that these two comps are the most recent and accurate.

Cole, unfortunately, Sheri and I own a Tax and Accounting business and we are working 7 days a week 10+ hours a day until the tax deadline which is April 18th this year. So, we really don't have time to meet until after that. I understand that there is 4/12 timing deadline. So, hopefully, you can look at the comps I provided above and we can come to a consensus. Thanks again for working with us.

Tony

Tony Rivera, CPA, JD
President

Accounting Resource Group, Inc.
601 Carlson Parkway, Suite 1120
Minnetonka, MN 55305
Office: 952-593-1356
Fax: 952-593-5849
Mobile: 612-295-8200
Email: Tony@accountingresourcegrp.com

www.accountingresourcegrp.com

From: Sheri Rivera <asrivera30@gmail.com>

Sent: Friday, April 1, 2022 11:00 AM

To: Tony Rivera <Tony@accountingresourcegrp.com>

Subject: Fwd: Comps and Additional Info

Sheri Rivera
Sent from my iPhone
612.757.2700

Begin forwarded message:

From: Coleman Collins <ccollins@maplegrovern.gov>

Date: April 1, 2022 at 7:54:49 AM CDT

To: Sheri Rivera <asrivera30@gmail.com>

Subject: RE: Comps and Additional Info

Good Morning Sheri,

I would like to set up a time to view the interior of the property as a next step. I will walk through the home to verify that all of our info is accurate. After I have done so, I will revisit my original comps to evaluate if they are the best available. I am also more than willing to consider any comps you feel might be the best and take into consideration any additional info you would like to provide.

If we cannot agree on a value at that point, the next course of action would be to file a formal appeal for the 4/12/22 meeting.

I have full availability next Thursday, 4/6 if you have time on that day. Please let me know.

Best,

Cole Collins, CMA

Appraiser

763-494-6258

ccollins@maplegrovern.gov



From: Sheri Rivera <asrivera30@gmail.com>

Sent: Friday, April 1, 2022 6:58 AM

To: Coleman Collins <ccollins@maplegrovern.gov>

Subject: Re: Comps and Additional Info

Cole,

Thank you for the information. I still do not agree with you. You used homes that mostly sold a year ago. There is a house right by me that sold in the Fall and you did not include it in your comps.

Please let me know the next step in fighting this \$151k increase you put on my home.

Sheri. Rivera

6319 Ranchview Ln N

MG

On Mar 26, 2022, at 12:57 PM, Coleman Collins <ccollins@maplegrovern.gov> wrote:

5 bd | 4 ba | 4,011 sqft

14928 62nd Ave N, Maple Grove, MN 55311

● **Sold: \$595,000** | Sold on 10/15/21 | Zestimate®: **\$624,800**

Est. refi payment: \$3,248/mo  Refinance your loan

[Home value](#) | [Owner tools](#) | [Home details](#) | [Neighborhood details](#)

Home value



Zestimate

\$624,800



Zestimate range

\$575,000 - \$675,000



Last 30-day change

+ \$14,384 (+2.4%)



Zestimate per sqft

\$156

Tony

Tony Rivera, CPA, JD
President

Accounting Resource Group, Inc.
601 Carlson Parkway, Suite 1120
Minnetonka, MN 55305
Office: 952-593-1356
Fax: 952-593-5849
Mobile: 612-295-8200
Email: Tony@accountingresourcegrp.com

www.accountingresourcegrp.com

From: Tony Rivera

Sent: Friday, April 1, 2022 11:33 AM

To: Coleman Collins <ccollins@maplegrovern.gov>

Cc: Sheri Rivera <asrivera30@gmail.com>; Anthony Rivera <riveragroup@comcast.net>; Tony Rivera

Good Afternoon Sheri,

I am writing to follow up on our recent phone conversation regarding the estimated market value of your property. Please find attached comparable sales. Based on the sales that I am seeing, they do support our 2022 estimated market value.

Please be aware that the sale prices are not adjusted for market conditions. The MN Department of Revenue requires us to adjust sale prices to the assessment date, which results in a higher adjusted sale price in an appreciating market. For more info on this, [see our website](#).

Our website also has additional information that you may find useful. We have [more detail](#) on how we arrive at our estimated market value and how that relates to property taxes. We also have an [interactive sales map](#) where you can view recent property sales in the city.

If you would like any additional info or have additional questions or concerns don't hesitate to reach out. If I am away or busy I will call you back as soon as possible.

Best,

Cole Collins, CMA

Appraiser

763-494-6258

ccollins@maplegrovern.gov

<image006.png>

<image003.png> <image004.png> <image005.png>

<Rivera Comps.pdf>

Warning: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

