



2022 Local Board of Appeal and Equalization

Petitioner # 79

John R. Profaizer

Melissa T. Profaizer

18448 98th Pl N

07-119-22-24-0008



2022 Assessed Value: \$664,500

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 # 79	
Property Owner(s):	John R. Profaizer Melissa T. Profaizer
Property Address:	18448 98th Pl N
PID #:	07-119-22-24-0008
	Market Value
Assessment Year 2022	\$664,500
Assessment Year 2021	\$527,200
Assessment Year 2020	\$516,800
Sale:	April 1, 2021 \$627,000
Assessor Recommendation:	
No Change	
Appraiser:	Last Inspection Date:
Cole Collins	June 23, 2020

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. The petitioner is also concerned about a discrepancy in the 2021 sale price of the subject property. The petitioner also requests that the city provide relief against increases in property taxes.

DESCRIPTION OF THE SUBJECT

The subject property is a single-family home located in the Delgany development. The site is 0.25 acres in size. The structure is a 2005 rambler with 2,174 sq. ft. above grade and a finished basement.

COMPARABLE SALES INFORMATION

All three comparable sales are one level rambler homes of similar quality and finish. The comparable sales were built between 2000 and 2004, have basement finish, and are similar in size. All comparable sales are adjusted for differences to the subject property.

POTENTIAL CHANGE TO THE 2021 SALE PRICE OF SUBJECT

Petitioner has provided documentation from the title company suggesting the reported sale price of \$627,000 on 4/1/2021 should be lower due to a seller credit in the amount of \$5,450 at the time of sale. Due to an omission by the title company, the CRV indicated the agreed upon sale price was \$627,000. City Assessor Tim Mitchell has researched this issue and feels it is possible to get the sale price corrected. Attempts to reach petitioner to discuss via email and phone have not been returned. Regardless of the outcome of potentially correcting the sale price, the 2022 estimated market value of the subject property is supported by the comparable sales and the subject's sale price when adjusted for market conditions.

CONCLUSION

When adjusted for differences between the subject and comparable sales the market indicated value of the subject is \$707,700. Consequently, the sales support the 2022 estimated market value.

The petitioner has requested property tax relief. The Local Board does not have the power to adjust property taxes.

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:

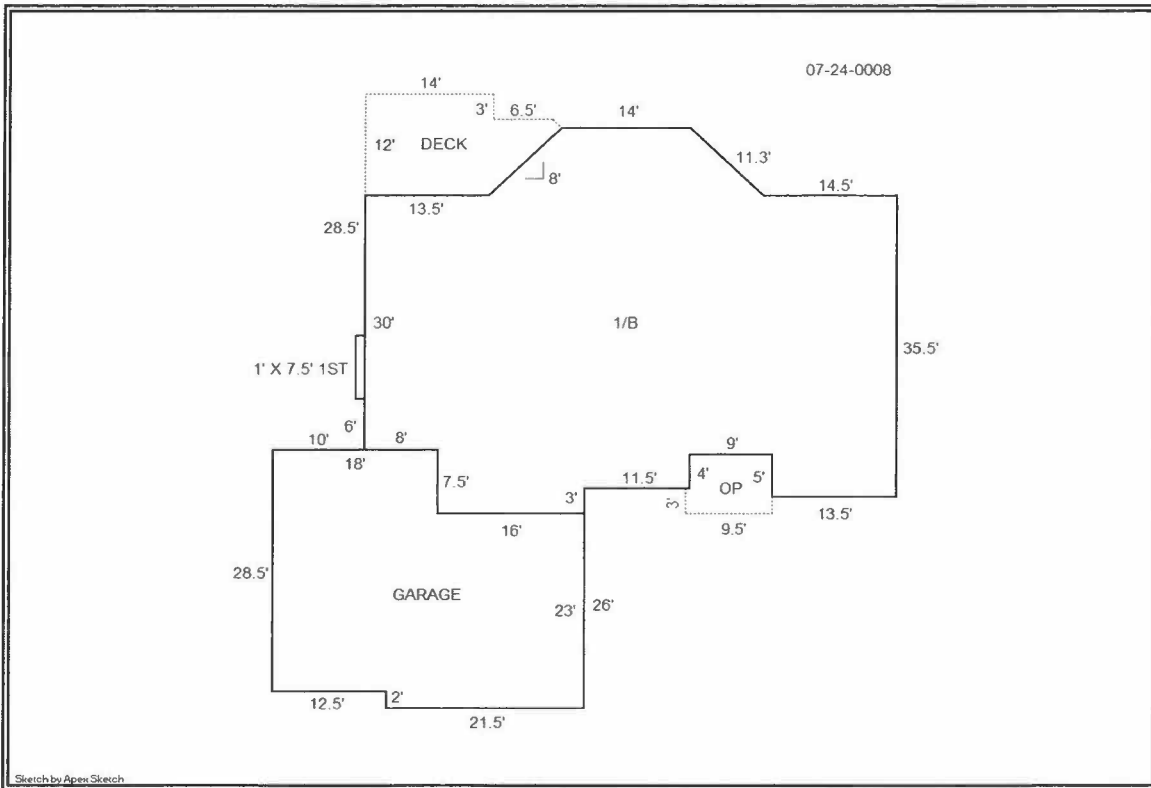
Subject Data Summary

PID #: 07-119-22-24-0008
Property Address: 18448 98th Pl N
Maple Grove, MN 55311
Multiple Address: No
Lot/Block: 007/001
Addition: Delgany
Legal(120):
Owner(s): John R Profaizer
Melissa T Profaizer
Property Classification: Residential - Homestead
2022 EMV: 664,500
2021 EMV: 527,200
2020 EMV: 516,800
Last Sale: 4/1/2021 - 627,000 - Warranty Deed - 01
Lot Size: 11,050 Sq.Ft. / .25 Acres
Zoning: R3 PUD
Dwelling Type: Single Family
Style: One Level/Rambler
Bedrooms: 5
Baths: 4
Actual Year Built: 2005
Gross Building Area: 2,174
Basement Area: 2,167
Bsmt Finished %: 86
Total Finished Sq Ft: 4,037
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	0711922240008	3111922140010	1811922320024	2111922330029
Address	18448 98th Pl N	17658 67th Ave N	18927 88th Ave N	7722 Shenandoah La N
Neighborhood	0724	3114	1832	2133
Sale Price	\$627,000	\$700,000	\$610,000	\$600,000
Sale Date	04/01/2021	08/06/2021	06/10/2021	06/10/2021
Cash Equivalent				
Price Per Sq. Ft.	\$288.41	\$325.88	\$314.92	\$277.01
Dwelling Type	Single Family	Single Family	Single Family	Single Family
Style	One Level/Rambler	One Level/Rambler	One Level/Rambler	One Level/Rambler
Property Area	11,050	11,894	4,620	22,810
Actual Age	2005	2004	2003	2000
Effective Age	2005	2004	2003	2000
1st Floor Area	2,174	2,148	1,937	2,166
Total GBA	2,174	2,148	1,937	2,166
Finished Area	4,038	4,060	3,260	3,805
Basement Area	2,167	2,148	1,764	2,157
Basement Finished (%)	86%	89%	75%	76%
Total Bedrooms	5	4	3	3
Total Bathrooms	4	4	3	3
Garage 1 Floor Area	892	896	696	735
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	2	2
Deck Area-Total	203	192	220	280
Porches	65	237		
Lake				
Subject Value	\$707,700	34.0%	33.0%	33.0%

Information Provided by the Petitioner

Coleman Collins

From: rmp2 <rmp2@att.net>
Sent: Tuesday, April 12, 2022 6:53 PM
To: Coleman Collins
Subject: RE: Sales Price Update On 18448 98th Place NComps and Additional Info

Coleman,

I have shown you clearly that you have the wrong sales price listed for my home. The fact that you are using the wrong sales price to identify the value of my property and using that error to elevate the amount of taxes collected; and knowingly refuse to correct the error: I do not agree is an ethical practice. I don't control where you get your information. I have informed you the agreed to sales price for my home is less than what you show, and I have given you documented proof of that.

Please provide me the name and title of your supervisor. Please include your refusal to correct the error and my email here reporting the situation with my appeal letter.

Sent from my Sprint Samsung Galaxy Phone.

----- Original message -----

From: Coleman Collins <ccollins@maplegrovern.gov>
Date: 4/12/22 8:13 AM (GMT-06:00)
To: Melissa Profaizer <rmp2@att.net>
Subject: RE: Sales Price Update On 18448 98th Place NComps and Additional Info

Good Morning Rich,

I have reviewed the value with my Supervisor and unfortunately we cannot offer a reduction in value for this year based on the sales data.

We received your appeal application for the meeting this evening. As discussed, you have the option to show up and speak or to appeal in writing. I will make sure the information below gets to the City Council for consideration either way.

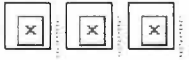
Best,

Cole Collins, CMA

Appraiser

763-494-6258

ccollins@maplegrovern.gov



From: Melissa Profaizer <rmp2@att.net>

Sent: Saturday, April 9, 2022 11:24 AM

To: Coleman Collins <ccollins@maplegrovern.gov>

Subject: Re: Sales Price Update On 18448 98th Place NComps and Additional Info

Cole,

Property ID# 071192240008

Thanks for speaking with me today. Attached is a closing document showing credits which were part of the sales agreement. Our home did not sell for \$627,000. It actually sold for \$620,815 which was in a auction type setting when you look at that particular point in time for home sales. Since then the market has changed and your seeing homes on the market longer, meaning offers on houses aren't so much filled with desperation which is an emotional component that drives sales prices higher than actual worth.

Similarly when your doing your comps your not looking at the condition of the home nor are you looking at its appointments. All your looking at is a casual comparison of square footage and home style. I don't see anything special

about our home that would put it on the high end of the home quality spectrum. I would argue its 2021 worth should have been \$600,000. If you start there and apply your state mandated inflation rate I could live with that.

Also; Please convey my request that the city provide some sort of relief against massive increases in actual taxes. Your raising the taxable value of my property from \$516,800 in 2021 to over \$600,000 now in 2022. That's more than a \$100,000 valuation increase in a year which I did not plan on when we planned out our finances. I would request tax increases above the CPI index be divided and applied over a two year period. In our case for example the home valuation be increased \$75k this year and the remaining \$50K added to next years evaluation. This based on the projection that home values will not see double digit increases but settled in on a more normal 5% valuation increase next year. I realize by pushing forward some of the valuation increase this year to next it may compound the problem. That's only if the same frenzied buying market persists in 2023 which I don't see happened with the threat of recession looming and prime rates being doubled.

Call me if you have questions. I submitted the form for making the appeal. As you alluded to there are 90 cases pending and its unclear how the Tuesday night meeting will go regarding being able to hear everyone. I am happy to discuss ideas/ thoughts on alleviating the tax pain for folks which I sense is the main driver for appeals. Let me know what your supervisor decides regarding the argument points we discussed.

Thanks again for your time.

-rich

On Friday, April 8, 2022, 07:13:00 AM CDT, Coleman Collins <ccollins@maplegrovern.gov> wrote:

Good Morning Melissa,

Please find the appeal application in the link below. I am doing field inspections all day today so I may away from my phone.

[Local Board of Appeal & Equalization | Maple Grove, MN \(maplegrovern.gov\)](#)

Best,

Cole Collins, CMA
Appraiser

763-494-6258

ccollins@maplegrovern.gov



From: rmp2 <rmp2@att.net>
Sent: Thursday, April 7, 2022 6:42 PM
To: Coleman Collins <ccollins@maplegrovern.gov>
Subject: RE: Comps and Additional Info

We would like to file an appeal please put us on the schedule my husband rich will call you tomorrow to discuss.

Thanks

Melissa

Sent from my T-Mobile 5G Device

----- Original message -----

From: Coleman Collins <ccollins@maplegrovern.gov>

Date: 4/5/22 5:11 PM (GMT-06:00)

To: rmp2@att.net

Subject: Comps and Additional Info