



2022 Local Board of Appeal and Equalization

Petitioner # 80

David Judge

Lisa Judge

6336 Fountain La N

32-119-22-31-0013



2022 Assessed Value: \$683,300

Recommendation: No Change

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



Petitioner # 80

Property Owner(s):	David Judge Lisa Judge
Property Address:	6336 Fountain La N
PID #:	32-119-22-31-0013

		Market Value
Assessment Year	2022	\$683,300
Assessment Year	2021	\$550,100
Assessment Year	2020	\$536,200

Sale: May 27, 2010 \$523,631

Assessor Recommendation:

No Change

Appraiser:

Randy DeJong

Last Inspection Date:

August 14, 2019

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 Edgewater Estates development. The site is 0.35 acres in size. The property borders a wooded area to the rear of the site. The structure is a 2009 two story with 2,987 sq. ft. above grade and an unfinished basement.

COMPARABLE SALES INFORMATION

All three comparable sales are located in similiar neighborhoods near the the subject property. They are all two story homes built between 2010 and 2012 with similar quality construction and none have had any major updates. All three comparable sales are adjusted for differences to the subject property, including a negative adjustment for a finished basement.

CONCLUSION

When adjusted for differences between the subject and comparable sales, the market indicated value of the subject is \$709,500. 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:

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Subject Data Summary

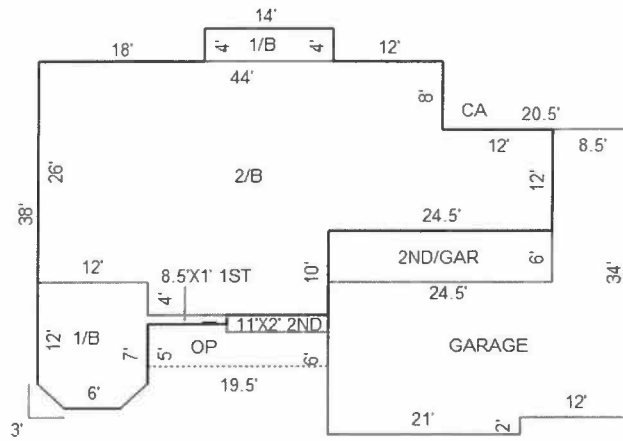
PID #:	32-119-22-31-0013
Property Address:	6336 Fountain La N Maple Grove, MN 55311
Multiple Address:	No
Lot/Block:	003/001
Addition:	Edgewater Estates
Legal(120):	
Owner(s):	David Judge Lisa Judge
Property Classification:	Residential - Homestead
2022 EMV:	683,300
2021 EMV:	550,100
2020 EMV:	536,200
Last Sale:	5/27/2010 - 523,631 - Warranty Deed - 01
Lot Size:	15,046 Sq.Ft. / .35 Acres
Zoning:	R2 PUD
Dwelling Type:	Single Family
Style:	Two Story
Bedrooms:	4
Baths:	3
Actual Year Built:	2009
Gross Building Area:	2,987
Basement Area:	1,527
Bsmt Finished %:	
Total Finished Sq Ft:	2,987
Garage #1:	3 Car Attached
Garage #2:	None

Additional Subject Photos



Subject Sketch

32-31-0013



Sketch by Apex Medina™

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	3211922310013	3211922330023	3111922440053	3111922440026
Address	6336 Fountain La N	6298 Fountain La N	17656 62nd Ct N	6268 Merrimac La N
Neighborhood	3232	3233	3134	3134
Sale Price	\$523,631	\$779,500	\$635,000	\$705,000
Sale Date	05/27/2010	07/12/2021	01/19/2021	09/03/2021
Cash Equivalent				\$704,000
Price Per Sq. Ft.	\$175.30	\$269.54	\$222.49	\$246.67
Dwelling Type	Single Family	Single Family	Single Family	Single Family
Style	Two Story	Two Story	Two Story	Two Story
Property Area	15,046	10,008	14,400	33,357
Actual Age	2009	2010	2012	2010
Effective Age	2009	2010	2012	2010
1st Floor Area	1,527	1,315	1,423	1,423
Total GBA	2,987	2,892	2,854	2,854
Finished Area	2,987	4,083	3,893	3,850
Basement Area	1,527	1,295	1,423	1,423
Basement Finished (%)		92%	73%	70%
Total Bedrooms	4	4	5	5
Total Bathrooms	3	4	4	4
Garage 1 Floor Area	870	946	640	640
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
Air Conditioning	Central	Central	Central	Central
Pool Area-Total				
Fireplaces	1	3	1	1
Deck Area-Total		270	260	384
Porches	109	335	126	126
Lake				
Subject Value	\$709,500			100.0%