



2022 Local Board of Appeal and Equalization

Petitioner # 85

Bradley Schammel

Lisa Schammel

8845 Queensland La N

18-119-22-42-0042



2022 Assessed Value: \$489,900

Recommendation: No Change

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



Petitioner # 85

Property Owner(s): Bradley Schammel
 Lisa Schammel

Property Address: 8845 Queensland La N

PID #: 18-119-22-42-0042

Market Value

Assessment Year 2022	\$489,900
Assessment Year 2021	\$401,200
Assessment Year 2020	\$357,100

Sale: April 1, 1995 \$172,850

Assessor Recommendation:

No Change

Appraiser:

Randy DeJong

Last Inspection Date:

April 11, 2022

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. Petitioner provided an email with a list of items that he believes should lower his value. This list includes windows (-40,000), sliding door (-3500), garage door (-1,000), patio settling (-3500), and an original furnace. Petitioner believes his estimated market value should be reduced by between \$50,000 to \$60,000.

DESCRIPTION OF THE SUBJECT

The subject property is a single-family home located in the Wicklow Meadows development. The site is 0.32 acres in size. The structure is a 1995 two story with 2,128 sq. ft. above grade and an unfinished basement. The structure has not been updated.

COMPARABLE SALES INFORMATION

All three comparable sales are two story homes built between 1989 and 1997. Comparable sales 1 and 2 have minimal updating while comparable 3 has an updated bathroom and windows. Comparable sale 1 is located in the subject's neighborhood, while comparable sale 2 and 3 are located in similar neighborhoods nearby the subject property. All comparable sales are adjusted for differences to the subject property.

RESPONSE TO PETITIONER'S CONCERNS

The subject property is currently receiving full depreciation for its age, which accounts for building components wearing out over time. The listed maintenance items are common for a properties of a similar age and any impact on value is accounted for in the estimated market value. When a property is updated the assessor's office adjusts the property record.

CONCLUSION

On April 11, 2022, an appraiser with City of Maple Grove Assessors Office did an interior inspection of the subject property. There were not any changes to our property records per that review. When adjusted for differences between the subject and comparable sales the market indicated value of the subject is \$504,100. 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

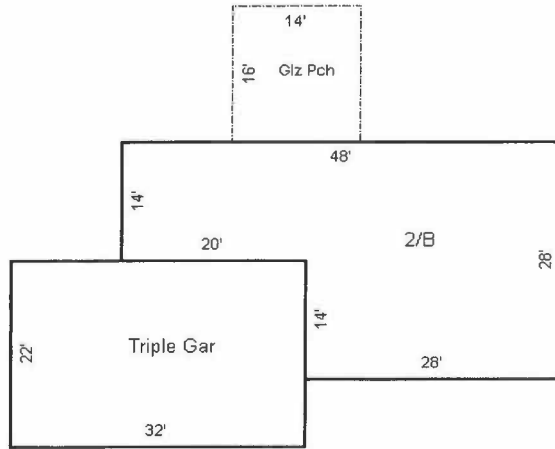
PID #: 18-119-22-42-0042
Property Address: 8845 Queensland La N
Maple Grove, MN 55311
Multiple Address: No
Lot/Block: 013/003
Addition: Wicklow Meadows
Legal(120):
Owner(s): Bradley Schammel
Lisa Schammel
Property Classification: Residential - Homestead
2022 EMV: 489,900
2021 EMV: 401,200
2020 EMV: 357,100
Last Sale: 4/1/1995 - 172,850 - Other - 11
Lot Size: 13,840 Sq.Ft. / Acres
Zoning: R2B
Dwelling Type: Single Family
Style: Two Story
Bedrooms: 4
Baths: 3
Actual Year Built: 1995
Gross Building Area: 2,128
Basement Area: 1,064
Bsmt Finished %:
Total Finished Sq Ft: 2,128
Garage #1: 3 Car Attached
Garage #2: None

Additional Subject Photos



Subject Sketch

18-42-42



Sketch by Apex IV™

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	1811922420042	1811922420093	1911922140027	2111922240021
Address	8845 Queensland La N	18263 88th Ave N	8133 Narcissus La N	8256 Niagara La N
Neighborhood	1842	1842	1914	2121
Sale Price	\$172,850	\$445,000	\$457,500	\$470,000
Sale Date	04/01/1995	12/29/2020	12/03/2021	08/19/2021
Cash Equivalent				
Price Per Sq. Ft.	\$81.23	\$209.12	\$232.71	\$204.35
Dwelling Type	Single Family	Single Family	Single Family	Single Family
Style	Two Story	Two Story	Two Story	Two Story
Property Area	13,840	12,968	22,496	12,833
Actual Age	1995	1997	1992	1989
Effective Age	1995	1997	1994	1997
1st Floor Area	1,064	1,064	1,302	1,127
Total GBA	2,128	2,128	1,966	2,300
Finished Area	2,128	2,128	1,966	2,627
Basement Area	1,064	1,064	1,276	1,127
Basement Finished (%)				29%
Total Bedrooms	4	4	4	4
Total Bathrooms	3	3	3	3
Garage 1 Floor Area	704	684	680	589
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	
Air Conditioning	Central	Central	Central	Central
Pool Area-Total				
Fireplaces	1	1	1	1
Deck Area-Total		411	554	208
Porches	224			180
Lake				
Subject Value	\$504,100	34.0%	33.0%	33.0%

Information Provided by the Petitioner

Randall DeJong

From: Brad Schammel <brads@natcam.com>
Sent: Tuesday, April 12, 2022 10:38 AM
To: Randall DeJong
Cc: Lisa Schammel
Subject: Valuation appeal for 8845 Queensland LN, Maple Grove

Randy,

Thanks for stopping out yesterday. Please forward the following information to the Board of Appeal and Equalization for their consideration.

The home has been assessed at \$489,900 for taxes payable in 2023. This represents a 39.2 % in crease in the assessed value over the past two years. I do not believe I could sell the house for that amount for the following reasons:

- The home has 22 windows that are original equipment (built in 1995). All of them need replacement. I believe this would reduce the value by approximately \$40,000.
- The sliding glass door off of the porch shows signs of dry rot and needs replacement. This could involve some floor restoration as well. I would estimate this to reduce the value by \$3,500.
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- A garage door needs replacement Valued at \$1,000.
- The patio needs to be redone due to uneven settling. Estimate value reduction is \$3,000.
- The furnace is original equipment (installed in 1995). Most likely would cause a value reduction that I can't quantify.
- Current interest rates on a thirty year mortgage are at approximately 4.75% This is a jump of over 2 points since this new valuation was released.
The rates will continue to rise for at least the next 2 years. This needs to be considered is this valuation as the number of qualified buyers has been reduced.

Taking into account the items noted I believe the house is overvalued in the range \$50,000 to \$60,000.

Thanks for your consideration of this issue.

Brad Schammel
National Camera Exchange & Video
763-591-5168

