



2022 Local Board of Appeal and Equalization

Petitioner # 92

Elisabeth Wiese

Tracy Jacobson

6772 Everest La N

32-119-22-21-0022



2022 Assessed Value: \$789,300

Recommendation: No Change

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



Petitioner # 92

Property Owner(s): Tracy Jacobson
 Elisabeth Wiese

Property Address: 6772 Everest La N

PID #: 32-119-22-21-0022

		Market Value
	Assessment Year 2022	\$789,300
	Assessment Year 2021	\$624,600
	Assessment Year 2020	\$614,600

Sale: July 10, 2009 \$527,500

Assessor Recommendation:

No Change

Appraiser:

Randy DeJong

Last Inspection Date:

August 30, 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. Petitioner has stated that there have been no updates to the property.

DESCRIPTION OF THE SUBJECT

The subject property is a single family home located in the Creekside Estates of Maple Grove development. The site is 0.46 acres in size. The property borders a wooded area to the rear of the site. The structure is a 2006 two story home with 3,688 sq. ft. above grade and a finished basement. This home is the Pulte Homes Emerson model.

COMPARABLE SALES INFORMATION

Comparable sales include:

(1) A 2006 two story home built by the same builder and located in the same neighborhood as the subject property. The site is located west of the subject on Garland Lane and backs up to a wooded area. The structure is 453 sq. ft. smaller above grade than the subject, has basement finish, and is the Pulte Homes Buckingham model. It sold for \$664,000 on 10/30/2020.

(2) A 2006 two story home built by the same builder and located in the same neighborhood as the subject. The site is smaller than the subject and is located on a corner lot off of Garland Lane North and Fountain Lane North west of the subject. The structure is 453 sq. ft. smaller above grade than the subject, has basement finish, and is the Pulte Homes Buckingham model. It sold for \$658,900 (\$639,474 after seller contributions) on 11/17/2020.

(3) A 2006 two story home built by the same builder and located in the same neighborhood as the subject. The site is larger than the subject and is located one street west of the subject. The structure is 438 sq. ft. smaller above grade than the subject, is the Pulte Homes Buckingham model, but does not have basement finish. It sold for \$686,000 on 5/28/2021.

CONCLUSION

When adjusted for differences between the subject and comparable sales the market indicated value of the subject is \$830,000. 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:

2019 Local Board no change
2019 \$32,900 County Board reduction
2021 Local Board no change

Subject Data Summary

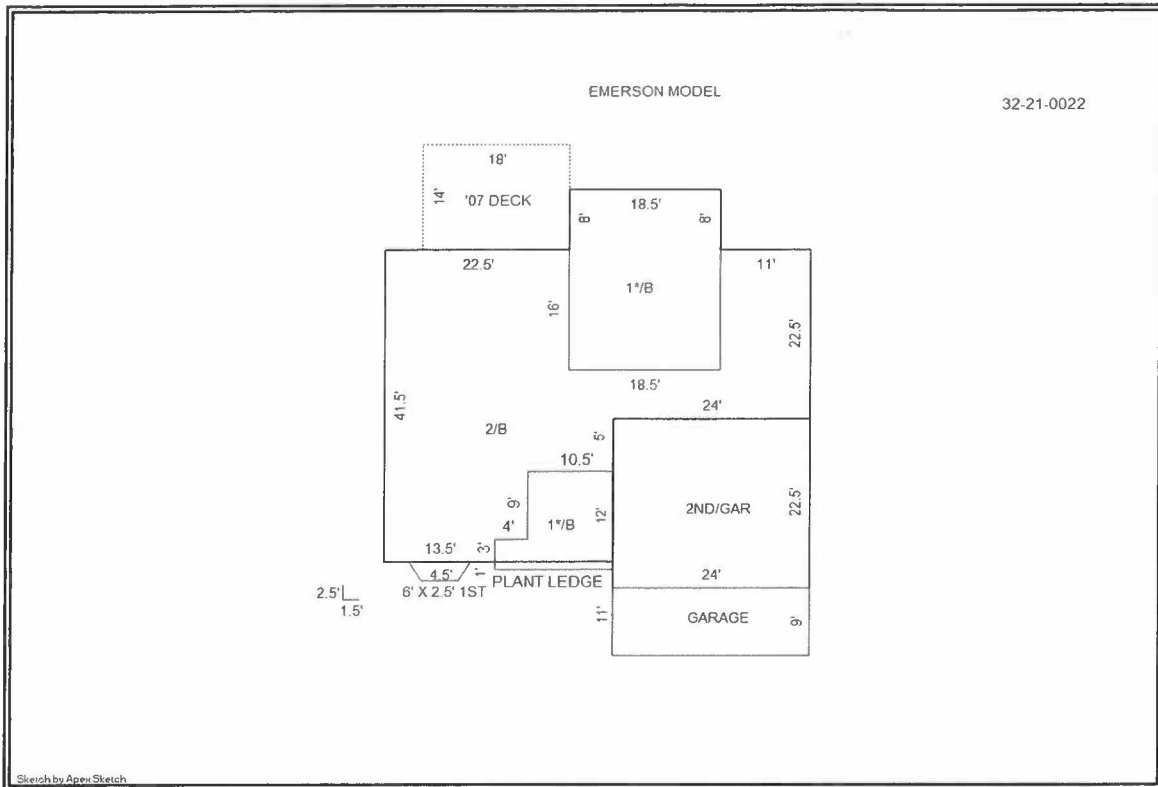
PID #: 32-119-22-21-0022
Property Address: 6772 Everest La N
Maple Grove, MN 55311
Multiple Address: No
Lot/Block: 003/003
Addition: Creekside Estates of Maple Grove
Legal(120):
Owner(s): Tracy Jacobson
Elisabeth Wiese
Property Classification: Residential - Homestead
2022 EMV: 789,300
2021 EMV: 624,600
2020 EMV: 614,600
Last Sale: 7/10/2009 - 527,500 - Warranty Deed - 01
Lot Size: 19,894 Sq.Ft. / .46 Acres
Zoning: R2PUD
Dwelling Type: Single Family
Style: Two Story
Bedrooms: 5
Baths: 4
Actual Year Built: 2006
Gross Building Area: 3,688
Basement Area: 1,821
Bsmt Finished %: 97
Total Finished Sq Ft: 5,454
Garage #1: 3 Car Attached
Garage #2: None

Additional Subject Photos



Front

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	3211922210022	3211922210018	3211922210016	3211922210037
Address	6772 Everest La N	6774 Garland La N	6727 Fountain La N	6754 Fountain La N
Neighborhood	3221	3221	3221	3221
Sale Price	\$527,500	\$664,000	\$658,900	\$686,000
Sale Date	07/10/2009	10/30/2020	11/17/2020	05/28/2021
Cash Equivalent			\$639,474	
Price Per Sq. Ft.	\$143.03	\$205.26	\$197.67	\$211.08
Dwelling Type	Single Family	Single Family	Single Family	Single Family
Style	Two Story	Two Story	Two Story	Two Story
Property Area	19,894	21,882	14,700	28,394
Actual Age	2006	2006	2006	2006
Effective Age	2006	2006	2006	2006
1st Floor Area	1,880	1,750	1,750	1,765
Total GBA	3,688	3,235	3,235	3,250
Finished Area	5,454	4,548	4,548	3,250
Basement Area	1,821	1,750	1,750	1,750
Basement Finished (%)	97%	75%	75%	
Total Bedrooms	5	5	5	4
Total Bathrooms	4	5	5	4
Garage 1 Floor Area	756	694	694	698
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	2	1	2	1
Deck Area-Total	252	338		398
Porches		163	164	168
Lake				
Subject Value	\$830,000	34.0%	33.0%	33.0%