



## 2022 Local Board of Appeal and Equalization

Petitioner # 93

Lorraine Lucas

Ronald Lucas

16923 Weaver Lake Dr N

17-119-22-34-0018



2022 Assessed Value: \$700,900

Recommendation: No change

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



**Petitioner # 93**

**Property Owner(s):** Ronald Lucas  
 Lorraine Lucas

**Property Address:** 16923 Weaver Lake Dr N

**PID #:** 17-119-22-34-0018

		<b>Market Value</b>
Assessment Year	2022	\$700,900
Assessment Year	2021	\$532,300
Assessment Year	2020	\$494,000

**Sale:** No current sales exist

**Assessor Recommendation:**

No change

**Appraiser:**

**Last Inspection Date:**

Randy DeJong

October 9, 2017

**Comments:**

**PETITIONER'S CONCERNS**

Petitioner believes his estimated market value increase is too high and would like to appeal the Local Board of Appeal and Equalization. He notes that his percent increase is larger than neighboring properties. He is requesting that his increase be 25%.

**DESCRIPTION OF SUBJECT**

The subject property is a single family home located on Weaver Lake. The site has 67 front feet of lake shore and is .43 acres. The site has a 14' elevation with a moderately steep slope from the back of the house with block steps to lake level. At lake level there is a large yard area and a large sand beach. The structure is a 1969 rambler with a finished basement and has 1,144 square feet of gross building area.

**COMPARABLE SALES INFORMATION**

Comparable sales 1 and 2 are both on Weaver Lake. The home on comparable sale 1 is superior to the subject property. Comparable 2 is also a larger site than the subject property but gets a significant adjustment upward due to its location on the south channel of Weaver Lake. Comparable 3 is located on Fish Lake and the lot is smaller in size and has a lower quality home. All three comparable sales are adjusted for differences to the subject property.

REVIEW OF PETITIONER'S CONCERNS

Petitioner is concerned that his increase is larger than neighboring properties. The increase to the Weaver Lake site values was approximately 40% and applied equally to all site values. The larger percent increase of the subject property value is due to the value of the site comprising roughly 68% of the subject's overall value. Whenever lake shore values are changed, there is a larger impact to the properties with more modest homes.

CONCLUSION

When adjusted for differences between the subject and comparable sales, the market indicated value of the subject is \$746,500. Consequently, the comparable sales support the 2022 estimated market value.

Minnesota Statute 270.12 requires that sale prices used to establish estimated market values 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 value growth between the 2021 and the 2022 assessment.

**Previous Value Adjustments/Board Appearance:**

- 2017 Local Board reduction \$12,700
- 2018 Local Board reduction \$14,200
- 2019 Local Board reduction \$20,200

## Subject Data Summary

<b>PID #:</b>	17-119-22-34-0018
<b>Property Address:</b>	16923 Weaver Lake Dr N Maple Grove, MN 55311
<b>Multiple Address:</b>	No
<b>Lot/Block:</b>	004/001
<b>Addition:</b>	Waldon Shores
<b>Legal(120):</b>	
<b>Owner(s):</b>	Ronald Lucas Lorraine Lucas
<b>Property Classification:</b>	Residential Lakeshore - Homestead
<b>2022 EMV:</b>	700,900
<b>2021 EMV:</b>	532,300
<b>2020 EMV:</b>	494,000
<b>Last Sale:</b>	No current sales exist.
<b>Lot Size:</b>	18,760 Sq.Ft. / .43 Acres
<b>Zoning:</b>	R2
<b>Dwelling Type:</b>	Single Family
<b>Style:</b>	One Level/Rambler
<b>Bedrooms:</b>	3
<b>Baths:</b>	2
<b>Actual Year Built:</b>	1969
<b>Gross Building Area:</b>	1,144
<b>Basement Area:</b>	1,232
<b>Bsmt Finished %:</b>	89
<b>Total Finished Sq Ft:</b>	2,240
<b>Garage #1:</b>	2 Car Attached
<b>Garage #2:</b>	None

**Additional Subject Photos**



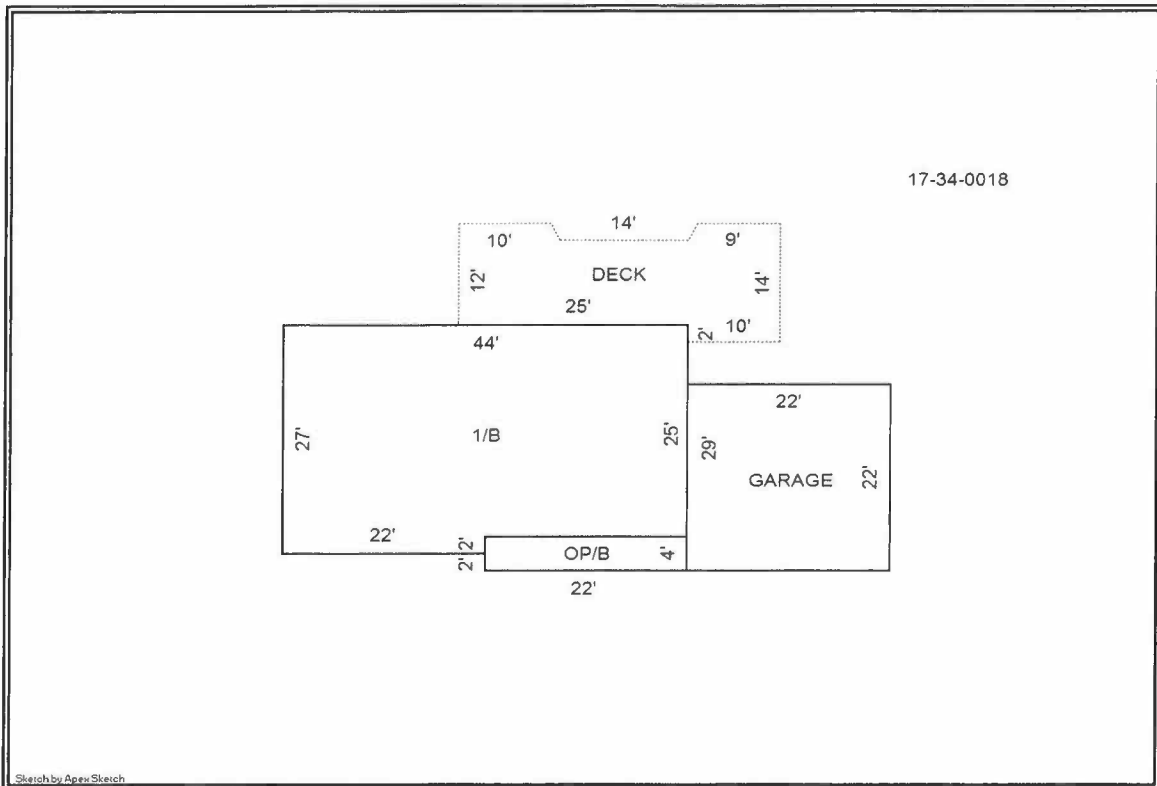
Front



View



# Subject Sketch



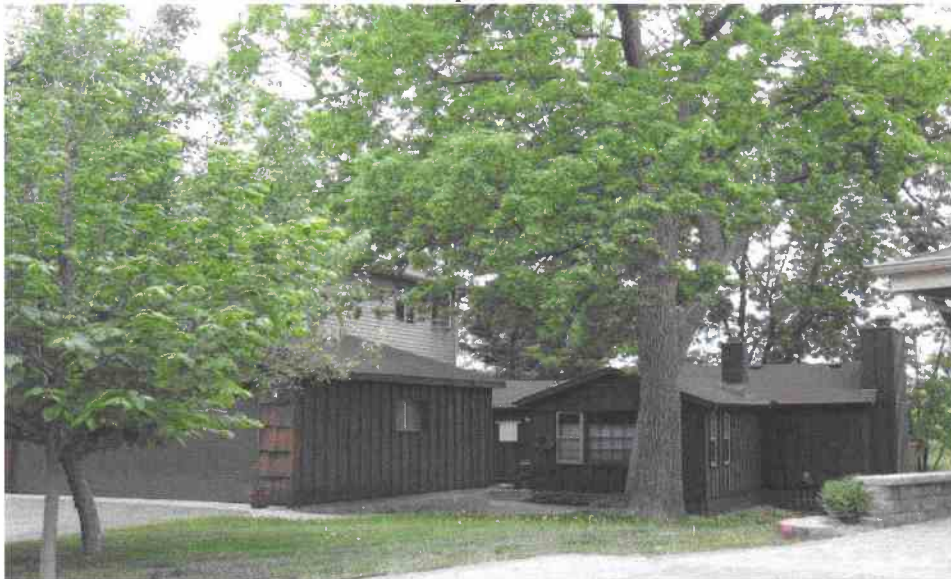
## Sales Comparables



**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	1711922340018	1711922320006	1911922120016	2811922140008
Address	16923 Weaver Lake Dr N	17405 Weaver Lake Dr N	8429 Shadyview La N	7433 Fernbrook La N
Neighborhood	4612	4612	4612	4604
Sale Price		\$800,000	\$650,000	\$597,000
Sale Date		04/01/2021	09/22/2021	06/01/2021
Cash Equivalent				
Price Per Sq. Ft.		\$484.26	\$425.95	\$681.51
Dwelling Type	Single Family	Single Family	Single Family	Single Family
Style	One Level/Rambler	One Level/Rambler	Split Entry/Foyer	One Level/Rambler
Property Area	18,760	17,930	14,604	9,133
Actual Age	1969	1970	1970	1940
Effective Age	1969	1985	1990	1960
1st Floor Area	1,144	1,652	1,526	876
Total GBA	1,144	1,652	1,526	876
Finished Area	2,240	2,957	2,772	1,239
Basement Area	1,232	1,652	1,449	672
Basement Finished (%)	89%	79%	86%	54%
Total Bedrooms	3	4	4	1
Total Bathrooms	2	3	3	2
Garage 1 Floor Area	484	616	528	440
Garage 1 # of Cars	2	2	2	2
Garage 1 Placement	Attached	Attached	Attached	Detached
Total # of Cars	2	2	2	2
Walkout Type	Standard Walkout	Standard Walkout	Standard Walkout	Standard Walkout
Air Conditioning	Central	Central	Central	Central
Pool Area-Total				
Fireplaces	2	1	2	1
Deck Area-Total	410	288	743	384
Porches	88		114	
Lake	Weaver 27011700	Weaver 27011700	Weaver 27011700	Fish 27011800
Subject Value	\$746,500	34.0%	33.0%	33.0%



## **Information Provided by the Petitioner**



## Randall DeJong

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**From:** Ron Lucas <ron.lucas7@gmail.com>  
**Sent:** Monday, April 11, 2022 2:01 PM  
**To:** Randall DeJong  
**Subject:** Board of appeals property values

Ronald Lucas 16923 Weaver Lk Dr Maple Grove Mn 55311 I am appealing my my taxable market value for 2023.

My market value went up from \$532,300 to \$700,900, 31.67387% There are 21 homes on east side of Weaver Lake. From

16901 weaver Lk dr to 17177 Weaver Lk Dr that the percent of increase was less than mine, many with increase of only 25,26, 27% increase. All of these homes are newer more square footage, larger Lots, all have more frontage on lake, most have been renovated, updated including additions. Many of these homes have better elevation. I'm sure if I checked all home value increases on Weaver Lk 95% would have a lower percent increase than mine , I just want to be treated fairly, I'm asking you reassess my increase at 25%.

The lower priced homes on the lake have been consistently assessed at a higher percent of increase year after year. If this continues my 1144 sq ft rambler will have the same market value as my neighbors 4000 sq ft Mega mansion in the not to distant future.

My Wife Lorraine & I have lived in our home on Weaver Lk for 53 years. And hope to stay here if we don't get taxed out of our home.

Respectfully yours

Ronald W Lucas

Sent from my iPhone

