



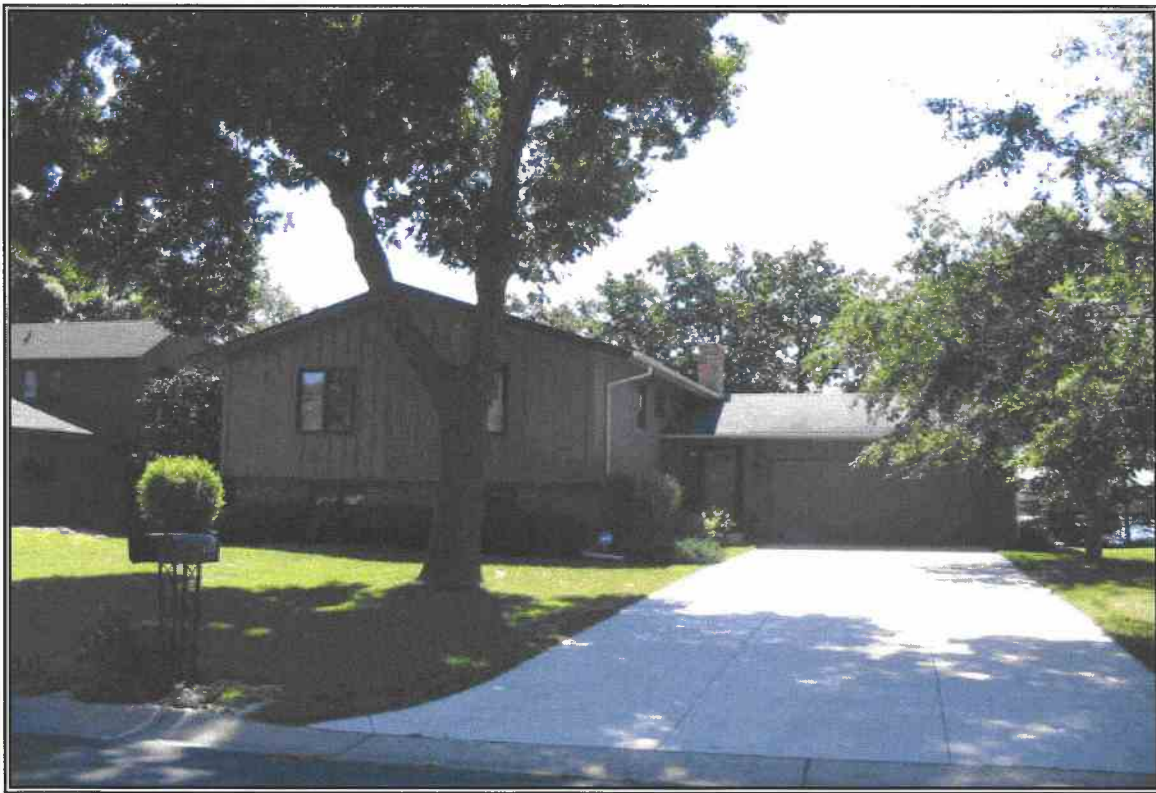
2022 Local Board of Appeal and Equalization

Petitioner # 96

Janet Jergenson

17651 Weaver Lake Dr N

18-119-22-41-0019



2022 Assessed Value: \$752,300

Recommendation: No change

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



Petitioner # 96

Property Owner(s):	Janet Jergenson
Property Address:	17651 Weaver Lake Dr N
PID #:	18-119-22-41-0019

		Market Value
Assessment Year	2022	\$752,300
Assessment Year	2021	\$581,900
Assessment Year	2020	\$542,100

Sale:	February 1, 1973	\$45,500
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Assessor Recommendation:

No change

Appraiser:	Last Inspection Date:
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Randy DeJong	April 23, 2019
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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 SUBJECT

The subject property is a single family home located on Weaver Lake. The site has 84 front feet of lake shore and is .44 acres. The site has 20' of elevation; a large level yard with a small slope to a large level area at the lake. The shoreline is naturally restored with native plants. The structure is a 1973 split entry with a finished basement and has 1,182 square feet of above grade sq. ft.

COMPARABLE SALES INFORMATION

Comparable sales 1 and 2 are Weaver Lake properties. Comparable sale 1 is larger than the subject property but has an inferior site on the south channel of Weaver Lake. Comparable 2 is also larger than the subject property but is located in a bay on Cedar Island Lake so it has a significant upward adjustment for the site. Comparable 3 on Weaver Lake has a similar age home but is a different style and larger in size. All comparable sales are adjusted for differences to the subject property.

CONCLUSION

When adjusted for differences between the subject and comparable sales, the market indicated value of the subject is \$803,600. 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:

Subject Data Summary

PID #:	18-119-22-41-0019
Property Address:	17651 Weaver Lake Dr N Maple Grove, MN 55311
Multiple Address:	No
Lot/Block:	024/003
Addition:	Weaver Estates 1st Addition
Legal(120):	
Owner(s):	Janet Jergenson
Property Classification:	Residential Lakeshore - Homestead
2022 EMV:	752,300
2021 EMV:	581,900
2020 EMV:	542,100
Last Sale:	2/1/1973 - 45,500 - Other - 11
Lot Size:	19,008 Sq.Ft. / .44 Acres
Zoning:	R2
Dwelling Type:	Single Family
Style:	Split Entry/Foyer
Bedrooms:	5
Baths:	3
Actual Year Built:	1973
Gross Building Area:	1,182
Basement Area:	1,071
Bsmt Finished %:	96
Total Finished Sq Ft:	2,210
Garage #1:	2 Car Attached
Garage #2:	None

Additional Subject Photos

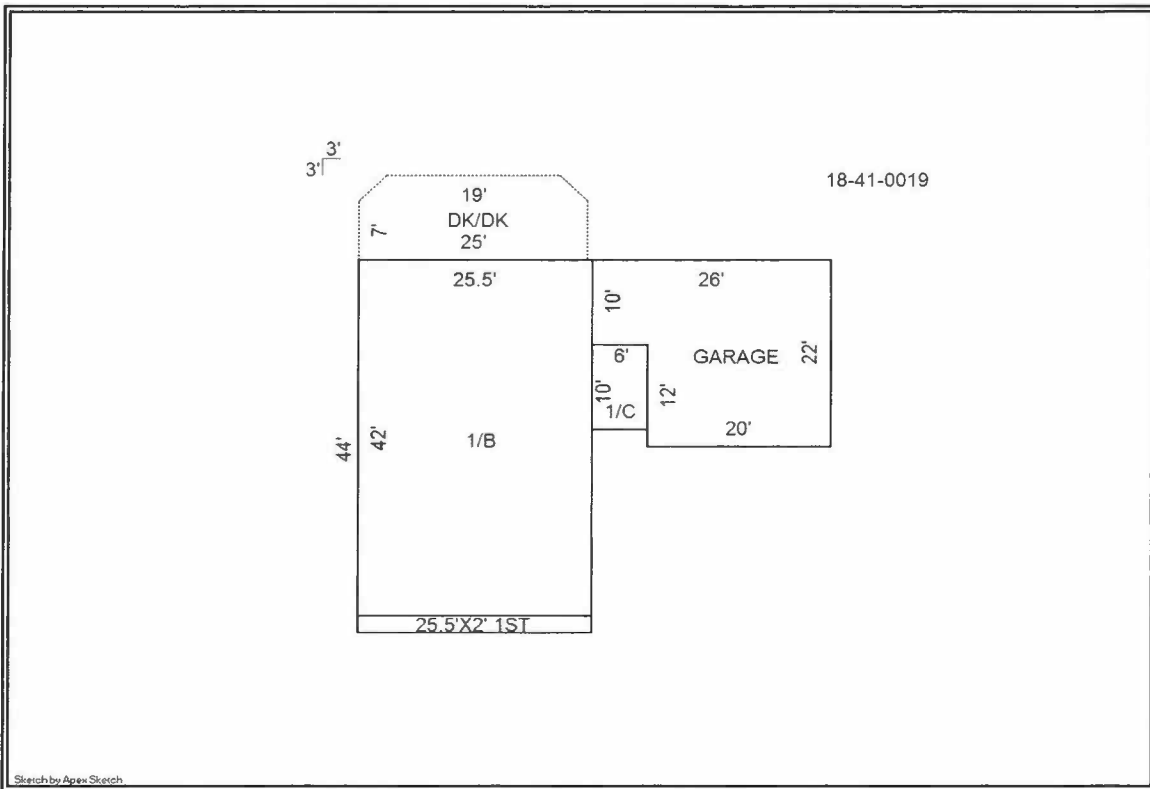


Front



Lake

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	1811922410019	1911922120016	2611922310009	1711922320006
Address	17651 Weaver Lake Dr N	8429 Shadyview La N	7119 Willow Rd N	17405 Weaver Lake Dr N
Neighborhood	4612	4612	4601	4612
Sale Price	\$45,500	\$650,000	\$592,900	\$800,000
Sale Date	02/01/1973	09/22/2021	07/27/2021	04/01/2021
Cash Equivalent				
Price Per Sq. Ft.	\$38.49	\$425.95	\$422.29	\$484.26
Dwelling Type	Single Family	Single Family	Single Family	Single Family
Style	Split Entry/Foyer	Split Entry/Foyer	Split Entry/Foyer	One Level/Rambler
Property Area	19,008	14,604	23,131	17,930
Actual Age	1973	1970	1968	1970
Effective Age	1983	1990	1982	1985
1st Floor Area	1,182	1,526	1,404	1,652
Total GBA	1,182	1,526	1,404	1,652
Finished Area	2,210	2,772	2,452	2,957
Basement Area	1,071	1,449	1,344	1,652
Basement Finished (%)	96%	86%	78%	79%
Total Bedrooms	5	4	3	4
Total Bathrooms	3	3	3	3
Garage 1 Floor Area	500	528	564	616
Garage 1 # of Cars	2	2	2	2
Garage 1 Placement	Attached	Attached	Attached	Attached
Total # of Cars	2	2	4	2
Walkout Type	Standard Walkout	Standard Walkout	Standard Walkout	Standard Walkout
Air Conditioning	Central	Central	Central	Central
Pool Area-Total				
Fireplaces	1	2	2	1
Deck Area-Total	482	743	224	288
Porches		114	224	
Lake	Weaver 27011700	Weaver 27011700	Cedar Island 27011900	Weaver 27011700
Subject Value	\$803,600	34.0%	33.0%	33.0%