



2022 Local Board of Appeal and Equalization

Petitioner # 98

Danielle Peterson

Jeffrey D. Peterson

19010 63rd Pl N

31-119-22-32-0060



2022 Assessed Value: \$542,300

Recommendation: No Change

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



Petitioner # 98

Property Owner(s):	Danielle Peterson Jeffrey D. Peterson
Property Address:	19010 63rd Pl N
PID #:	31-119-22-32-0060

	Market Value
Assessment Year 2022	\$542,300
Assessment Year 2021	\$438,000
Assessment Year 2020	\$434,900

Sale:	November 15, 2019	\$430,999
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Assessor Recommendation:

No Change

Appraiser:	Last Inspection Date:
Randy DeJong	July 19, 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 is concerned about differences between their home and homes that have sold. Petitioner states that their increase from their 2021 estimated market value should be 10%.

DESCRIPTION OF THE SUBJECT

The subject property is a single-family home located in the Fieldstone Meadows development. The site is 0.28 acres in size. The structure is a 2008 two story home with 2,001 sq. ft. above grade and an unfinished basement.

COMPARABLE SALES INFORMATION

The three comparables sales are all two story homes built between 1996 and 2009. Comparable sale 1 is in a neighborhood near the subject property, while comparable sales 2 & 3 are in the subject property's neighborhood. Comparable sales 1 and 2 do not have basement finish like the subject, while comparable sale 3 is adjusted downward for having basement finish. The three comparable sales are adjusted for other differences to the subject property.

CONCLUSION

When adjusted for differences between the subject and comparable sales, the market indicated value of the subject is \$585,400. 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:

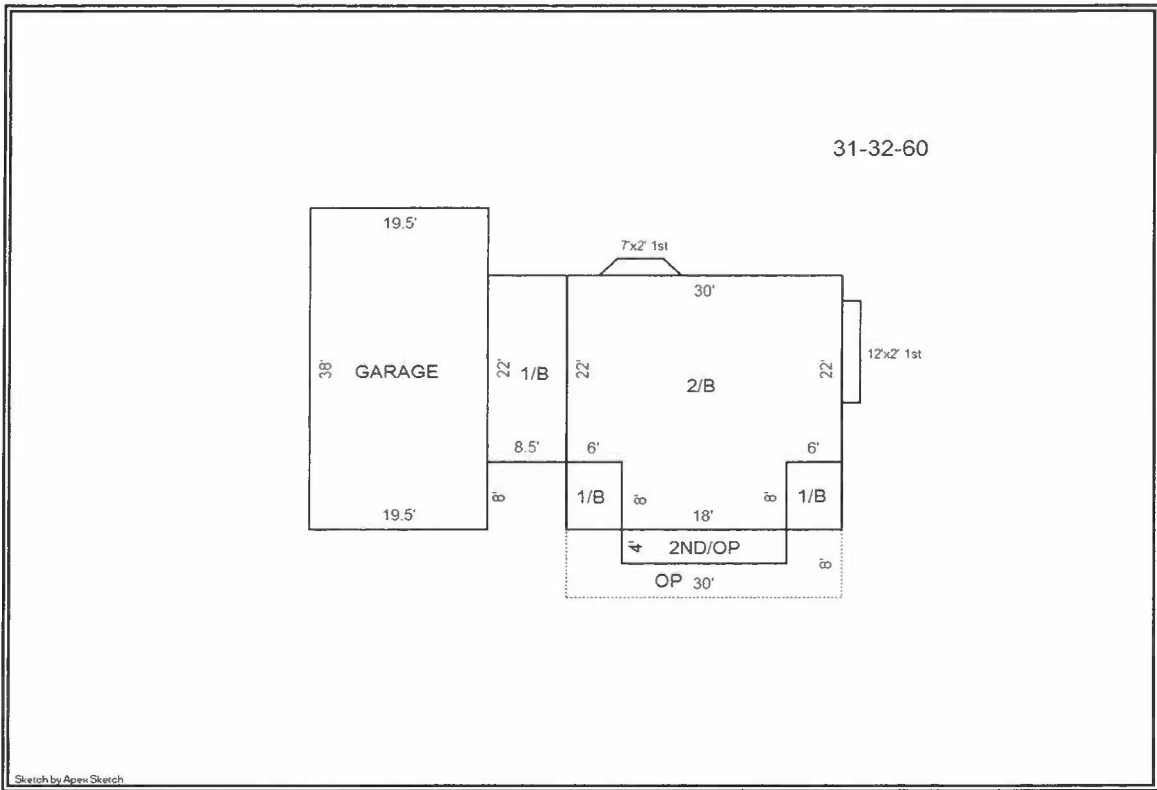
Subject Data Summary

PID #: 31-119-22-32-0060
Property Address: 19010 63rd Pl N
Maple Grove, MN 55311
Multiple Address: No
Lot/Block: 021/002
Addition: Fieldstone Meadows
Legal(120):
Owner(s): Danielle Peterson
Jeffrey D Peterson
Property Classification: Residential - Homestead
2022 EMV: 542,300
2021 EMV: 438,000
2020 EMV: 434,900
Last Sale: 11/15/2019 - 430,999 - Warranty Deed - 01
Lot Size: 21,066 Sq.Ft. / .48 Acres
Zoning: R4 PUD
Dwelling Type: Single Family
Style: Two Story
Bedrooms: 3
Baths: 3
Actual Year Built: 2008
Gross Building Area: 2,001
Basement Area: 1,087
Bsmt Finished %:
Total Finished Sq Ft: 2,001
Garage #1: 3 Car Attached
Garage #2: None

Additional Subject Photos



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	3111922320060	3311922310064	3111922330022	3111922320041
Address	19010 63rd Pl N	6400 Ranchview La N	6285 Zircon La N	18861 64th Ave N
Neighborhood	3132	3331	3132	3132
Sale Price	\$430,999	\$535,000	\$552,000	\$607,000
Sale Date	11/15/2019	09/16/2021	03/22/2021	10/23/2020
Cash Equivalent				\$595,000
Price Per Sq. Ft.	\$215.39	\$241.10	\$203.92	\$239.34
Dwelling Type	Single Family	Single Family	Single Family	Single Family
Style	Two Story	Two Story	Two Story	Two Story
Property Area	21,066	9,915	12,035	21,066
Actual Age	2008	1996	2009	2008
Effective Age	2008	2004	2009	2008
1st Floor Area	1,125	1,128	1,347	1,368
Total GBA	2,001	2,219	2,707	2,486
Finished Area	2,001	2,219	2,707	3,481
Basement Area	1,087	1,128	1,336	1,326
Basement Finished (%)				75%
Total Bedrooms	3	4	4	3
Total Bathrooms	3	3	3	4
Garage 1 Floor Area	741	638	674	680
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
Pool Area-Total				
Fireplaces	1	1	1	1
Deck Area-Total		168	296	227
Porches	240		144	160
Lake				
Subject Value	\$585,400	34.0%	33.0%	33.0%

Information Provided by the Petitioner

Randall DeJong

From: Jeff Peterson <jeff.peterson789@gmail.com>
Sent: Monday, April 11, 2022 5:42 PM
To: Randall DeJong
Subject: Re: board application link

Randy,

I've submitted the electronic form asking that the market value of my home be re-visited. I am asking that the Board consider the following:

From the valuation I received I was notified that my home's value would be going up by 23.8%. I understand this was calculated by assessing the movement in value of other homes in my neighborhood. The primary difference in my home vs. the other homes in my neighborhood is that my home does not yet have a back porch, while all of the other homes do. Further, the basement in my home is unfinished whereas the other homes in my neighborhood all have finished basements. These facts make it impossible for me to sell my home at the elevated rate of the other homes in my neighborhood. Further, if my home's valuation goes up by 23.8% in the city records now it will be "double-dipping" when I pull a permit to add those improvements to my home as that will also be an event that will cause an increase in my home's value.

In light of these facts, I would ask the Board to increase my home's value by 10% as opposed to 23.8%. I appreciate your consideration in this matter.

Sincerely,

Jeff Peterson

cell: 712.339.0209

home address: 19010 63rd Pl N, Maple Grove, MN 55311

On Mon, Apr 11, 2022 at 4:18 PM Randall DeJong <rdejong@maplegrovern.gov> wrote:

Link to the online board application: <https://www.maplegrovern.gov/FormCenter/Assessing-16/Local-Board-of-Appeal-Equalization-appli-85>

Please email me a paragraph or two explaining where you believe your value should be.

Sincerely,

Randy DeJong, AMA

Residential Appraiser

763-494-6260

rdejong@maplegrovern.gov

