



2022 Local Board of Appeal and Equalization

Petitioner # 99

Cheryl Macalus

Samuel Macalus

15939 72nd Pl N

29-119-22-41-0021



2022 Assessed Value: \$627,800

Recommendation: No Change

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



Petitioner # 99

Property Owner(s):	Samuel Macalus Cheryl Macalus
Property Address:	15939 72nd Pl N
PID #:	29-119-22-41-0021

		Market Value
Assessment Year	2022	\$627,800
Assessment Year	2021	\$542,600
Assessment Year	2020	\$508,700

Sale:	August 1, 1999	\$373,000
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Assessor Recommendation:

No Change

Appraiser:	Last Inspection Date:
Randy DeJong	August 16, 2019

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 the tax implications of the value increase.

DESCRIPTION OF THE SUBJECT

The subject property is a single-family home located in the Hills of Elm Creek development. The site is 0.38 acres in size. The structure is a 1999 two story with 2,757 sq. ft. above grade and a finished basement.

COMPARABLE SALES INFORMATION

The three comparable sales are all two story homes located in the southwest corner of Maple Grove in similar quality neighborhoods to the subject property. They are similar in size to the subject property. Comparable sales 1 and 3 have basement finish like the subject property, while comparable sale 2 has an upward adjustment for an unfinished basement. They are all 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 \$659,800. 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:

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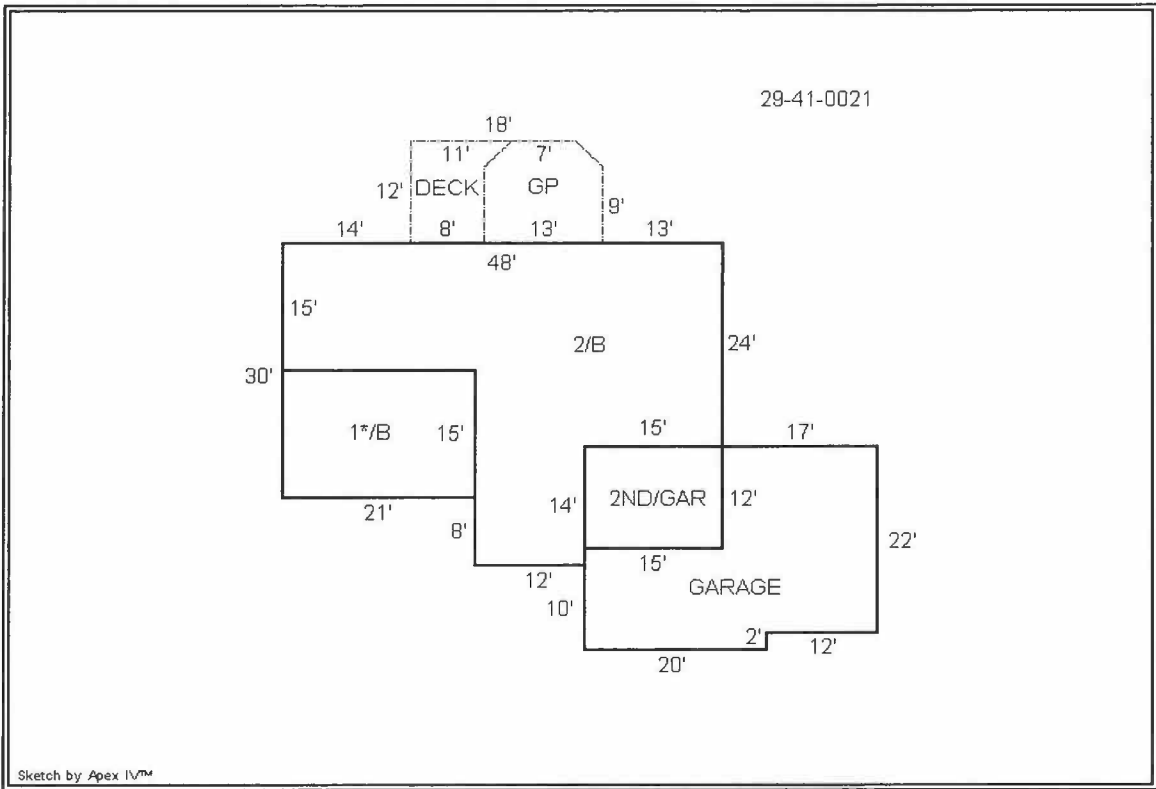
Subject Data Summary

PID #: 29-119-22-41-0021
Property Address: 15939 72nd Pl N
Maple Grove, MN 55311
Multiple Address: No
Lot/Block: 008/003
Addition: Hills of Elm Creek
Legal(120):
Owner(s): Samuel Macalus
Cheryl Macalus
Property Classification: Residential - Homestead
2022 EMV: 627,800
2021 EMV: 542,600
2020 EMV: 508,700
Last Sale: 8/1/1999 - 373,000 - Other - 11
Lot Size: 16,512 Sq.Ft. / .38 Acres
Zoning: R2
Dwelling Type: Single Family
Style: Two Story
Bedrooms: 4
Baths: 5
Actual Year Built: 1999
Gross Building Area: 2,757
Basement Area: 1,446
Bsmt Finished %: 75
Total Finished Sq Ft: 3,842
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	2911922410021	2811922330034	3111922220031	3011922110034
Address	15939 72nd Pl N	7027 Terraceview La N	6762 Yellowstone La N	17742 76th Ave N
Neighborhood	2941	2832	3122	3011
Sale Price	\$373,000	\$610,000	\$601,000	\$675,000
Sale Date	08/01/1999	06/09/2021	06/03/2021	08/09/2021
Cash Equivalent				\$670,000
Price Per Sq. Ft.	\$135.29	\$241.49	\$213.27	\$235.75
Dwelling Type	Single Family	Single Family	Single Family	Single Family
Style	Two Story	Two Story	Two Story	Two Story
Property Area	16,512	18,482	11,053	13,056
Actual Age	1999	2003	2003	2006
Effective Age	2001	2003	2003	2006
1st Floor Area	1,446	1,275	1,384	1,405
Total GBA	2,757	2,526	2,818	2,842
Finished Area	3,842	3,659	2,818	4,107
Basement Area	1,446	1,245	1,483	1,405
Basement Finished (%)	75%	91%		90%
Total Bedrooms	4	5	4	4
Total Bathrooms	5	4	3	4
Garage 1 Floor Area	744	710	625	744
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	Standard Walkout	
Air Conditioning	Central	Central	Central	Central
Pool Area-Total				
Fireplaces	1	1	1	1
Deck Area-Total	101	196		203
Porches	147	700	144	138
Lake				
Subject Value	\$659,800	34.0%	33.0%	33.0%

Information Provided by the Petitioner

April 12, 2022

To: Local Board of Appeal and Equalization

Regarding: Property 29 119 22 41 0021

Please reconsider our property's valuation for determining 2023 property taxes.

While we do not dispute the fact that the value of our property has increased over the years because we have invested in improvements and taken meticulous care of it, we do not agree with the dramatic estimated market value currently being considered.

Is the proposed spike in value an anomaly due to global, national and local economic and political conditions? We are concerned that our property taxes most likely will increase based on partial data which does not include a likely economic downturn for the remainder of 2022. Tax increases are something my family and others within the Maple Grove community should not have to face based on very fluid circumstances: COVID, inflation, global unrest, recession and even another Great Depression. Will these conditions change soon?

It is also difficult to understand how the value of an individual home can be determined by a very limited number of home sales in our immediate neighborhood over the last year.

Bottom line is the formula for determining valuations should be adjusted to reflect the extenuating circumstances all of us face. We also cannot ignore the fact Minnesotans are among the people who pay the highest taxes in the country.

We encourage our state, county and local officials to continue to examine viable solutions – property valuations among them – so that in fact, all of us are treated equitably.

Thank you for your hard work and consideration.

Sincerely,

SIGNED/Sam F. and Cheryl A. Macalus

15939 72nd Place N., Maple Grove, Minn. 55311

