



## 2022 Local Board of Appeal and Equalization

Petitioner # 109

David Looney

Linda Looney

16655 84th Pl N

20-119-22-12-0014



2022 Assessed Value: \$535,700  
Recommendation: Reduction to \$530,800

*This report is not an appraisal as defined in M.S. § 82B.02 (subd.3) nor does it comply with the Uniform Standards of Professional Appraisal Practice. It is intended to be used as a reference only and any use other than its intended use is prohibited and unlawful. The author does not represent this to be an appraisal and is not responsible for any inappropriate use. It is a report of public records using a mass appraisal technique.*



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



**Petitioner # 109**

<b>Property Owner(s):</b>	David Looney Linda Looney
<b>Property Address:</b>	16655 84th Pl N
<b>PID #:</b>	20-119-22-12-0014

	<b>Market Value</b>
Assessment Year 2022	\$535,700
Assessment Year 2021	\$409,200
Assessment Year 2020	\$409,200

**Sale:** July 1, 1989      \$204,900

**Assessor Recommendation:**  
 Reduction to \$530,800

<b>Appraiser:</b>	<b>Last Inspection Date:</b>
Markus Yager	April 1, 2022

**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. The petitioner is particularly concerned that their increase is above the average for Maple Grove single family homes. The petitioner is also concerned about the comparable sales differences from their home. In particular, size differences in the finished area of the home and garage, amount of basement finish, level of updating, and location. Their home backs up to Maple Grove Parkway that is very busy. The petitioner would appreciate a value closer to \$450,000.

**DESCRIPTION OF THE SUBJECT**

The subject property is a single-family home located in the Stonebridge development. The site is 0.51 acres in size, is on a cul-de-sac and backs up to Maple Grove Parkway. The structure is a 1989 two story with 2,815 sq.ft. above grade and an unfinished basement. It has not been updated beyond a re-roof.

**COMPARABLE SALES INFORMATION**

The three comparable sales are two story homes built in 1988 or 1989 similar to the subject, have basement finish, and are located in the Shadow Creek neighborhood across Weaver Lake Road from the subject neighborhood. Comparable sale 1 has had a kitchen and bath remodel, but other areas of the home are dated (i.e. teal colored carpet in the basement). Comparable sales 2 and 3

have had little or no updating. Comparable sale 1 and 2 are on a cul-de-sac that backs up to Weaver Lake Road. Comparable sale 1 backs directly up to Weaver Lake Road and comparable sale 2 is one site in from Weaver Lake Road. Comparable sale 3 is smaller above grade than the subject property and has a two-car garage.

The sale price of the comparable sales are adjusted to reflect differences between the subject property and the comparables. The differences in basement finish, finished sq. ft, garage size, age, location, etc. are accounted for in the indicated value of the sales comparable grid.

#### ADDITIONAL COMMENTS

The subject property's recommended 2022 estimated market value is an increase of 29.7% from the 2021 estimated market value. While this is greater than the 20.6% average increase for single family properties in the City of Maple Grove, it is similar to the 27.1% average increase in the subject property's neighborhood. Market value changes vary by property due to differences in the structure building characteristics. Building rates vary based on the style, size, and quality of the structure. In addition, structure amenities such as porches, decks, fireplaces, etc. have different building rates than the main structure.

The 14% average increase referenced by the petitioner is the 2022 assessment market condition adjustment for single family properties that we are required to use to adjust sales prices for changes in market conditions between the sale date and the assessment date.

#### CONCLUSION

The assessor's office conducted an interior inspection and corrected the property record, resulting in a recommendation to reduce the 2022 estimated market value to \$530,800. When adjusted for differences between the subject and comparable sales the market indicated value of the subject is \$540,300. Consequently, the sales support the recommended estimated market value of \$530,800.

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:**

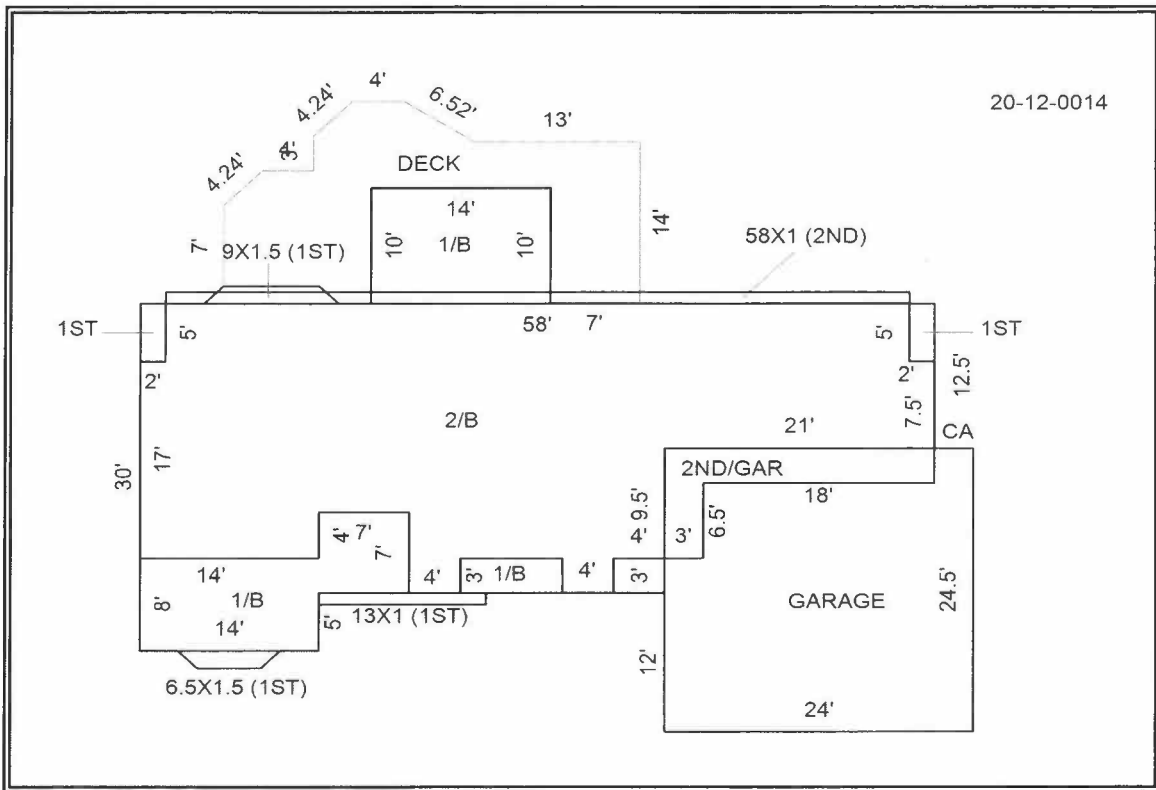
## Subject Data Summary

**PID #:** 20-119-22-12-0014  
**Property Address:** 16655 84th Pl N  
Maple Grove, MN 55311  
**Multiple Address:** No  
**Lot/Block:** 014/001  
**Addition:** The Stone Bridge  
**Legal(120):**  
**Owner(s):** David Looney  
Linda Looney  
**Property Classification:** Residential - Homestead  
**2022 EMV:** 535,700  
**2021 EMV:** 409,200  
**2020 EMV:** 409,200  
**Last Sale:** 7/1/1989 - 204,900 - Other - 11  
**Lot Size:** 22,362 Sq.Ft. / .51 Acres  
**Zoning:** R2B  
**Dwelling Type:** Single Family  
**Style:** Two Story  
**Bedrooms:** 4  
**Baths:** 3  
**Actual Year Built:** 1989  
**Gross Building Area:** 2,815  
**Basement Area:** 1,488  
**Bsmt Finished %:**  
**Total Finished Sq Ft:** 2,815  
**Garage #1:** 2 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	2011922120014	2111922230005	2111922240015	2111922210051
Address	16655 84th Pl N	8228 Revel Wood Pl N	8249 Revel Wood Pl N	15350 83rd High Rd N
Neighborhood	2012	2121	2121	2121
Sale Price	\$204,900	\$555,000	\$530,000	\$496,500
Sale Date	07/01/1989	09/28/2021	08/11/2021	09/22/2021
Cash Equivalent				
Price Per Sq. Ft.	\$72.79	\$199.14	\$218.65	\$196.56
Dwelling Type	Single Family	Single Family	Single Family	Single Family
Style	Two Story	Two Story	Two Story	Two Story
Property Area	22,362		10,026	
Actual Age	1989	1989	1989	1988
Effective Age	1989	1997	1989	1993
1st Floor Area	1,534	1,680	1,222	1,296
Total GBA	2,815	2,787	2,424	2,526
Finished Area	2,815	3,901	3,436	3,591
Basement Area	1,488	1,638	1,190	1,268
Basement Finished (%)		68%	85%	84%
Total Bedrooms	4	5	4	5
Total Bathrooms	3	4	4	4
Garage 1 Floor Area	588	855	814	600
Garage 1 # of Cars	2	3	3	2
Garage 1 Placement	Attached	Attached	Attached	Attached
Total # of Cars	2	3	3	2
Walkout Type		Standard Walkout	Standard Walkout	
Air Conditioning	Central	Central	Central	Central
Pool Area-Total				
Fireplaces	1	2	1	2
Deck Area-Total	310	257	250	476
Porches				380
Lake				
Subject Value	\$540,300	34.0%	33.0%	33.0%



# **Information Provided by the Petitioner**



## Markus Yager

---

**From:** dave@thewoodsgifts.com  
**Sent:** Thursday, April 14, 2022 12:31 PM  
**To:** Markus Yager  
**Cc:** 'Linda Looney'  
**Subject:** RE: Appeal Info Please pass along

Markus,

Can you please pass along the following comments from the comps and additional observations.

\*Note we have 18% less finished area.

\*The garage is at least 20% smaller and only holds 2 cars vs 3 in all the comps and our neighborhood.

\*We have an older home with no improvements in 33 years. Although well maintained.

\*Our home backs up to a busy and very noisy Maple Grove Parkway. The police have had to monitor the Weaver Lake Park entrance/exist during summer nights because of the excessive car noise from "sport cars" accelerating out of the park. Also, we have cars accelerating or racing from the stop lights at the intersection of Weaver Lake and MG Pkwy. It hard to have a conversation outside during many summer nights.

\*The biggest concerned is the 30% increase in assessed value on our property compared to the 14.6% MG average for single homes as noted at the meeting Tuesday night. I have somewhat of an understanding of the mil rate. All residents of MG taxes should rise equitably if our assessed values increase comparably. It is not fair for our home's assessed value % increase to be double Maple Grove's % average and therefore our taxes will increase proportionally more than the average.

\*We would appreciate re-evaluate our home value closer to \$450,000.

Thank You!

Dave Looney  
The Woods Gifts  
763-284-1885

---

**From:** Markus Yager <myager@maplegrovern.gov>  
**Sent:** Thursday, April 14, 2022 7:52 AM  
**To:** dave@thewoodsgifts.com  
**Subject:** RE: Appeal Info

Dave & Linda,

Here are some of the comparable sales we are looking at. Let me know if you have any questions. Also, if there is any documents or info you want to provide for the board please let me know and send it to me in the next day or so. Definitely not required, but I just want to make sure I don't miss anything you guys have.

Thanks,

Markus

**Markus Yager, SAMA**

Appraiser

763-494-6262

[myager@maplegrovern.gov](mailto:myager@maplegrovern.gov)



---

**From:** Markus Yager  
**Sent:** Friday, April 8, 2022 5:45 PM  
**To:** 'dave@thewoodsgifts.com' <[dave@thewoodsgifts.com](mailto:dave@thewoodsgifts.com)>  
**Subject:** RE: Appeal Info

Sounds good, thank you. Here is the link to our [Local Board](#) page. You will find more information on the appeals process as well as the link to fill out a Local Board application. Please fill out this application at your earliest convenience to be added to the agenda.

Just as a heads up, we currently have over 80 applicants, so the meeting is expected to be quite lengthy – didn't want this to be a surprise Tuesday evening.

Let me know if you have any questions.

Thanks!

Markus

## Markus Yager, SAMA

Appraiser

763-494-6262  
[myager@maplegrovern.gov](mailto:myager@maplegrovern.gov)



---

**From:** [dave@thewoodsgifts.com](mailto:dave@thewoodsgifts.com) <[dave@thewoodsgifts.com](mailto:dave@thewoodsgifts.com)>  
**Sent:** Friday, April 8, 2022 2:57 PM  
**To:** Markus Yager <[myager@maplegrovern.gov](mailto:myager@maplegrovern.gov)>  
**Subject:** RE: Appeal Info

Markus,  
We have decided to appeal and will be there on Tuesday.  
Thanks for your help.

Dave Looney  
The Woods Gifts  
763-284-1885