



## 2022 Local Board of Appeal and Equalization

Petitioner # 118

Bruce Loch

Haley Loch

15642 Tarleton Crest N

21-119-22-22-0046



2022 Assessed Value: \$567,500

Recommendation: No Change

*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 # 118

<b>Property Owner(s):</b>	Bruce Loch Haley Loch
<b>Property Address:</b>	15642 Tarleton Crest N
<b>PID #:</b>	21-119-22-22-0046

	<b>Market Value</b>
Assessment Year 2022	\$567,500
Assessment Year 2021	\$464,400
Assessment Year 2020	\$455,600

**Sale:** December 1, 2001     \$390,000

**Assessor Recommendation:**

No Change

<b>Appraiser:</b>	<b>Last Inspection Date:</b>
Markus Yager	July 1, 2021

**Comments:**

**PETITIONER'S CONCERNS**

Petitioner dropped off an application at the 4/12/22 Local Board meeting. The application did not indicate the nature of their concern, and the applicant did not address the Board at the meeting. The Assessor's Office made multiple attempts to contact the petitioner regarding their concerns and to set up an interior inspection. The Assessor's Office did not receive a response.

**DESCRIPTION OF THE SUBJECT**

The subject property is a single-family home located in the Shadow Creek neighborhood. The site is 0.35 acre corner lot. The structure is a 1992 built two story home with 2,639 sq. ft. above grade with basement finish.

**COMPARABLE SALES INFORMATION**

The comparable sales are all located in the subject neighborhood. They all are two story homes built in 1992 like the subject property, are similar in size, and have varying degrees of basement finish.

**CONCLUSION**

When adjusted for differences between the subject and comparable sales the market indicated value of the subject is \$594,500. 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

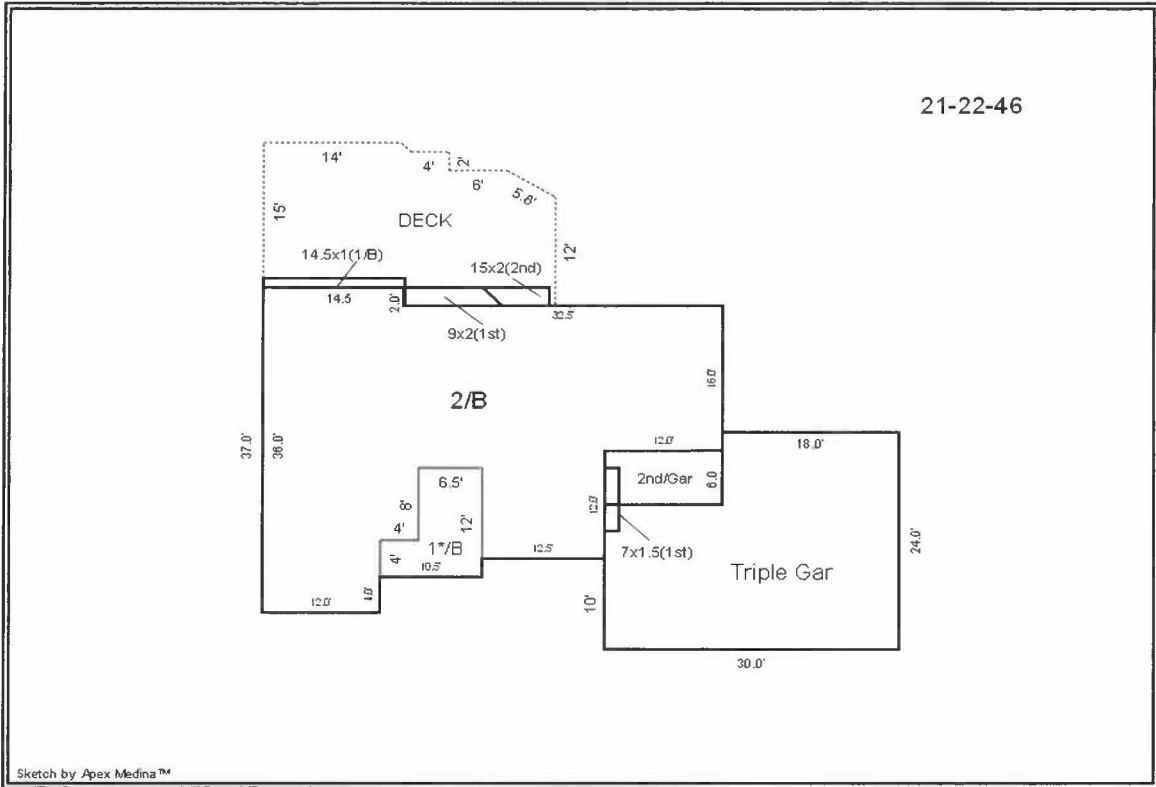
**PID #:** 21-119-22-22-0046  
**Property Address:** 15642 Tarleton Crest N  
Maple Grove, MN 55311  
**Multiple Address:** No  
**Lot/Block:** 005/004  
**Addition:** Shadow Creek 4th Addition  
**Legal(120):**  
**Owner(s):** Bruce Loch  
Haley Loch  
**Property Classification:** Residential - Homestead  
**2022 EMV:** 567,500  
**2021 EMV:** 464,400  
**2020 EMV:** 455,600  
**Last Sale:** 12/1/2001 - 390,000 - Other - 11  
**Lot Size:** 15,081 Sq.Ft. / .35 Acres  
**Zoning:** R2B  
**Dwelling Type:** Single Family  
**Style:** Two Story  
**Bedrooms:** 4  
**Baths:** 3  
**Actual Year Built:** 1992  
**Gross Building Area:** 2,639  
**Basement Area:** 1,309  
**Bsmt Finished %:** 93  
**Total Finished Sq Ft:** 3,856  
**Garage #1:** 3 Car Attached  
**Garage #2:** None

## Additional Subject Photos



# Subject Sketch

21-22-46



**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	2111922220046	2111922220035	2111922220057	1611922330024
Address	15642 Tarleton Crest N	8453 Shadow Creek Dr N	8458 Upland La N	8505 Upland La N
Neighborhood	2121	2121	2121	2121
Sale Price	\$390,000	\$520,000	\$535,000	\$500,000
Sale Date	12/01/2001	05/28/2021	08/20/2021	03/23/2021
Cash Equivalent				\$495,000
Price Per Sq. Ft.	\$147.78	\$200.85	\$207.04	\$198.80
Dwelling Type	Single Family	Single Family	Single Family	Single Family
Style	Two Story	Two Story	Two Story	Two Story
Property Area	15,081	15,049	15,097	13,513
Actual Age	1992	1992	1992	1992
Effective Age	1996	1996	1998	1996
1st Floor Area	1,337	1,745	1,591	1,226
Total GBA	2,639	2,589	2,584	2,490
Finished Area	3,856	2,986	3,462	3,382
Basement Area	1,309	902	905	1,205
Basement Finished (%)	93%	44%	97%	74%
Total Bedrooms	4	4	3	5
Total Bathrooms	3	4	3	4
Garage 1 Floor Area	686	684	709	666
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
Air Conditioning	Central	Central	Central	Central
Pool Area-Total				
Fireplaces	2	2	1	1
Deck Area-Total	434	168	212	288
Porches	96			162
Lake				
Subject Value	\$594,500	34.0%	33.0%	33.0%





City of  
Maple Grove

Local Board of Appeal & Equalization Application

Tuesday, April 12, 2022, 7:00 PM, Maple Grove Government Center

The purpose of the Local Board of Appeal and Equalization is to consider the estimated market value and classification of your property for the 2022 assessment for taxes payable in 2023.

Name: <u>Haley Loch</u>	Email: <u>haleyloch@comcast.net</u>
Property address: <u>15642 Tarkenton Crest N</u>	
Phone: <u>763-777-4777</u>	Alternate phone: _____
Property Identification Number (if known): _____	

I wish to address the Local Board of Appeal and Equalization regarding my:

- Estimated market value
- Property classification
- Other: \_\_\_\_\_

I understand the market value may be increased, decreased or remain the same. I also understand that the Board is not empowered to adjust property taxes.

Haley Loch  
Signature

4/12/22  
Date

Please sign and submit application via:

Email: [assessing@maplegrovern.gov](mailto:assessing@maplegrovern.gov)  
Fax: 763.494.6416  
Mailing address: City of Maple Grove Assessing Department  
12800 Arbor Lakes Parkway  
Maple Grove MN 55369

Please call 763.494.6250 with any questions.

