



## 2022 Local Board of Appeal and Equalization

Petitioner # 119  
Lee Bushmaker  
Lisa Bushmaker  
18560 82nd Pl N  
19-119-22-24-0034



2022 Assessed Value: \$415,400  
Recommendation: Reduction to \$390,000

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



Petitioner # 119

<b>Property Owner(s):</b>	Lee Bushmaker Lisa Bushmaker
<b>Property Address:</b>	18560 82nd Pl N
<b>PID #:</b>	19-119-22-24-0034

		<b>Market Value</b>
Assessment Year	2022	\$415,400
Assessment Year	2021	\$343,100
Assessment Year	2020	\$330,300

**Sale:** October 30, 2018      \$321,500

**Assessor Recommendation:**

Reduction to \$390,000

**Appraiser:**

Markus Yager

**Last Inspection Date:**

April 7, 2022

**Comments:**

**PETITIONER'S CONCERNS**

Petitioner has concerns regarding their estimated market value and would like to appeal their value before the Local Board of Appeal & Equalization. Petitioner is particularly concerned about damage to their basement caused by ongoing drainage issues on their property. Water from two properties located to the west of the subject property drains and pools on the subject property.

**DESCRIPTION OF THE SUBJECT**

The subject property is a single-family home located in the Appaloosa Woods neighborhood. The site was originally 1.52 acres in size, but due to a division in 2019 creating two extra sites for development, the subject site is now 0.51 acres in size. The original site was fairly flat. However, the elevation of the two new sites increased when they were improved with structures. Due to the raised elevation of these sites, water drains from them on to the subject site. There was significant precipitation on the day of our recent inspection. Standing water was observed in the back yard and side yard of the subject site.

The structure is a 1972 split entry with 1,144 sq. ft. above grade with basement finish, and the kitchen and baths have been remodeled. During our recent inspection, a significant portion of the basement finish had been removed due to extensive water damage caused by water drainage issues while the property owners were out of town. Standing water in the basement had absorbed 2/3 of the way up the the sheet rock in the basement walls. Consequently, we removed the basement finish from their property record.

## COMPARABLE SALES INFORMATION

All three comparable sales are split entry homes built in the 1970's with finished basements and some remodeling. Comparable sale # 1 is in the subject's neighborhood and is consequently weighted higher than the other two comparable sales. It is smaller above grade than the subject property, but has more finished square feet due to having basement finish. Comparable #2 is larger above grade and has more finished square feet. Comparable #3 is smaller above grade, but has more finished square feet due to having basement finish.

## CONCLUSION

When adjusted for differences between the subject and comparable sales, the market indicated value of the subject property without basement finish is \$435,000. Consequently, the sales support the current estimated market value for the property. Because the comparable sale's sale dates were early in 2021, the adjustment for market conditions between the sale date and assessment date was significant.

Due to the water drainage issues on the property, the Assessor's Office recommends an estimated market value reduction to \$390,000 for the 2022 assessment. Although the source of the water problems has been identified, the property owner's do not have any information regarding the cost of mitigation. Further reduction would require documentation of the cost to cure the drainage issues from an appropriate professional.

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

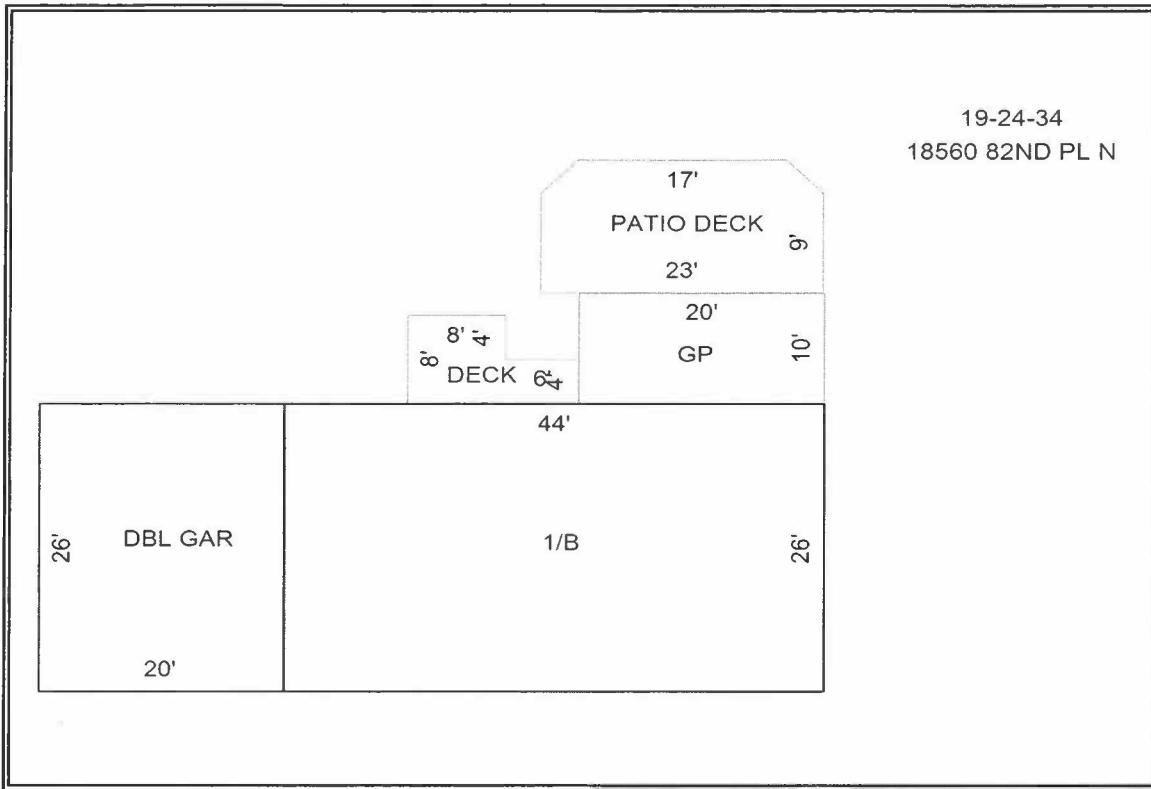
**PID #:** 19-119-22-24-0034  
**Property Address:** 18560 82nd Pl N  
Maple Grove, MN 55311  
**Multiple Address:** No  
**Lot/Block:** 003/001  
**Addition:** Tomville  
**Legal(120):**  
**Owner(s):** Lee Bushmaker  
Lisa Bushmaker  
**Property Classification:** Residential - Non-Homestead  
**2022 EMV:** 415,400  
**2021 EMV:** 343,100  
**2020 EMV:** 330,300  
**Last Sale:** 10/30/2018 - 321,500 - Trustee Deed - 10  
**Lot Size:** 22,061 Sq.Ft. / .51 Acres  
**Zoning:** R1  
**Dwelling Type:** Single Family  
**Style:** Split Entry/Foyer  
**Bedrooms:** 4  
**Baths:** 1  
**Actual Year Built:** 1972  
**Gross Building Area:** 1,144  
**Basement Area:** 1,144  
**Bsmt Finished %:**  
**Total Finished Sq Ft:** 1,144  
**Garage #1:** 2 Car Attached  
**Garage #2:** None

## Additional Subject Photos



Front

# 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	1911922240034	1911922220020	2711922340068	0111922240029
Address	18560 82nd Pl N	8220 Yellowstone La N	13880 Sunnyslope Dr N	10514 106th Pl N
Neighborhood	1923	1923	2731	0111
Sale Price	\$321,500	\$380,000	\$401,500	\$345,000
Sale Date	10/30/2018	02/08/2021	02/26/2021	03/26/2021
Cash Equivalent				
Price Per Sq. Ft.	\$281.03	\$403.40	\$319.67	\$314.21
Dwelling Type	Single Family	Single Family	Single Family	Single Family
Style	Split Entry/Foyer	Split Entry/Foyer	Split Entry/Foyer	Split Entry/Foyer
Property Area	22,061	32,931	13,752	15,483
Actual Age	1972	1975	1977	1976
Effective Age	1983	1980	1981	1980
1st Floor Area	1,144	942	1,256	1,098
Total GBA	1,144	942	1,256	1,098
Finished Area	1,144	1,666	2,205	1,844
Basement Area	1,144	832	1,157	1,008
Basement Finished (%)		87%	82%	74%
Total Bedrooms	4	3	4	4
Total Bathrooms	1	2	1	2
Garage 1 Floor Area	520	484	546	473
Garage 1 # of Cars	2	2	2	2
Garage 1 Placement	Attached	Attached	Attached	Attached
Total # of Cars	2	2	2	2
Walkout Type				Standard Walkout
Air Conditioning	Central	Central	Central	Central
Pool Area-Total				
Fireplaces	1	1	2	1
Deck Area-Total	355	256	270	240
Porches	200	248		
Lake				
Subject Value	\$435,000	40.0%	30.0%	30.0%