



2022 Local Board of Appeal and Equalization

Petitioner # 121

Bruce Tieszen

Vicki Tieszen

8676 Vagabond La N

18-119-22-34-0091



2022 Assessed Value: \$502,000

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 # 121

Property Owner(s):	Bruce Tieszen Vicki Tieszen
Property Address:	8676 Vagabond La N
PID #:	18-119-22-34-0091

	Market Value
Assessment Year 2022	\$502,000
Assessment Year 2021	\$396,800
Assessment Year 2020	\$376,800

Sale: October 1, 1993 \$125,000

Assessor Recommendation:

No Change

Appraiser: Markus Yager **Last Inspection Date:** July 15, 2020

Markus Yager July 15, 2020

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.

DESCRIPTION OF THE SUBJECT

The subject property is a single-family home located in the Cobblestone Hills development. The site is 0.35 acres in size. The structure is a 1994 two story with 2,032 sq. ft. above grade with basement finish.

COMPARABLE SALES INFORMATION

All of the comparable sales are two story homes of similar quality and workmanship, built in the mid-1990's in the subject neighborhood.

CONCLUSION

When adjusted for differences between the subject and comparable sales, the market indicated value of the subject is \$532,800. 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:

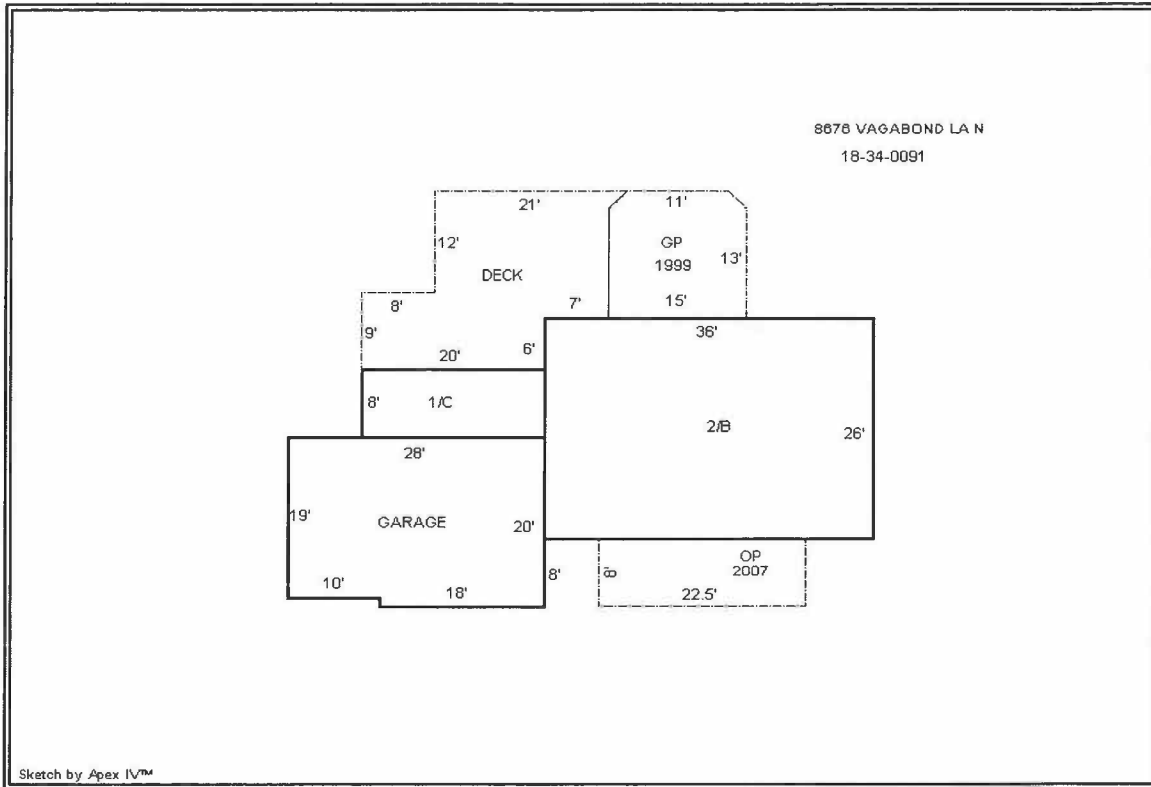
Subject Data Summary

PID #: 18-119-22-34-0091
Property Address: 8676 Vagabond La N
Maple Grove, MN 55311
Multiple Address: No
Lot/Block: 004/009
Addition: Cobblestone Hills
Legal(120):
Owner(s): Bruce Tieszen
Vicki Tieszen
Property Classification: Residential - Homestead
2022 EMV: 502,000
2021 EMV: 396,800
2020 EMV: 376,800
Last Sale: 10/1/1993 - 125,000 - Other - 11
Lot Size: 15,298 Sq.Ft. / .35 Acres
Zoning: R2B
Dwelling Type: Single Family
Style: Two Story
Bedrooms: 5
Baths: 4
Actual Year Built: 1994
Gross Building Area: 2,032
Basement Area: 936
Bsmt Finished %: 84
Total Finished Sq Ft: 2,818
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	1811922340091	1811922340026	1811922340035	1811922330011
Address	8676 Vagabond La N	8574 Vagabond La N	18590 85th Ave N	18815 85th Pl N
Neighborhood	1834	1834	1834	1834
Sale Price	\$125,000	\$515,000	\$505,000	\$475,000
Sale Date	10/01/1993	07/30/2021	06/16/2021	05/21/2021
Cash Equivalent				
Price Per Sq. Ft.	\$61.52	\$264.65	\$234.77	\$248.95
Dwelling Type	Single Family	Single Family	Single Family	Single Family
Style	Two Story	Two Story	Two Story	Two Story
Property Area	15,298	16,124	13,941	13,955
Actual Age	1994	1995	1996	1994
Effective Age	1996	1997	1996	1996
1st Floor Area	1,096	1,242	1,146	1,103
Total GBA	2,032	1,946	2,151	1,908
Finished Area	2,818	2,928	3,148	2,764
Basement Area	936	1,228	1,146	1,084
Basement Finished (%)	84%	80%	87%	79%
Total Bedrooms	5	5	5	4
Total Bathrooms	4	4	4	4
Garage 1 Floor Area	550	664	661	656
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	2
Deck Area-Total	431	866	246	64
Porches	401	144	130	144
Lake				
Subject Value	\$532,800	34.0%	33.0%	33.0%