

Agenda

City of Plymouth Board of Appeal and Equalization Reconvened from April 15, 2008

**Tuesday, April 29, 2008
7:00 p.m.**

Council Chambers

1. Call to Order
2. Council Action on Recommendations
3. Adjourn

2008 Local Board of Appeal & Equalization
Staff Recommendations

Reports	PID Number	2008 Estimated Market Value	Staff Recommendation
1. Nancy Crouse	36-118-22-31-0043	\$140,300	No Change
2. Kameswar Jayanti	07-118-22-41-0025	\$338,600	\$380,500
3. Paul Anderson	13-118-22-24-0033	\$264,900	\$260,000
4. Ronald Miller	05-118-22-14-0006	\$441,000	No Change
5. Don Keefe	16-118-22-21-0039	\$428,400	Appeal Cancelled
6. Pierre LaFrance	11-118-22-33-0066	\$509,600	Appeal Cancelled
7. Denis & Janice Lawless	29-118-22-31-0058	\$499,800	\$471,300
8. Ron Prokosch	10-118-22-42-0137	\$227,600 - Unit I	\$205,200
	10-118-22-42-0138	\$248,400 - Unit J	\$205,200

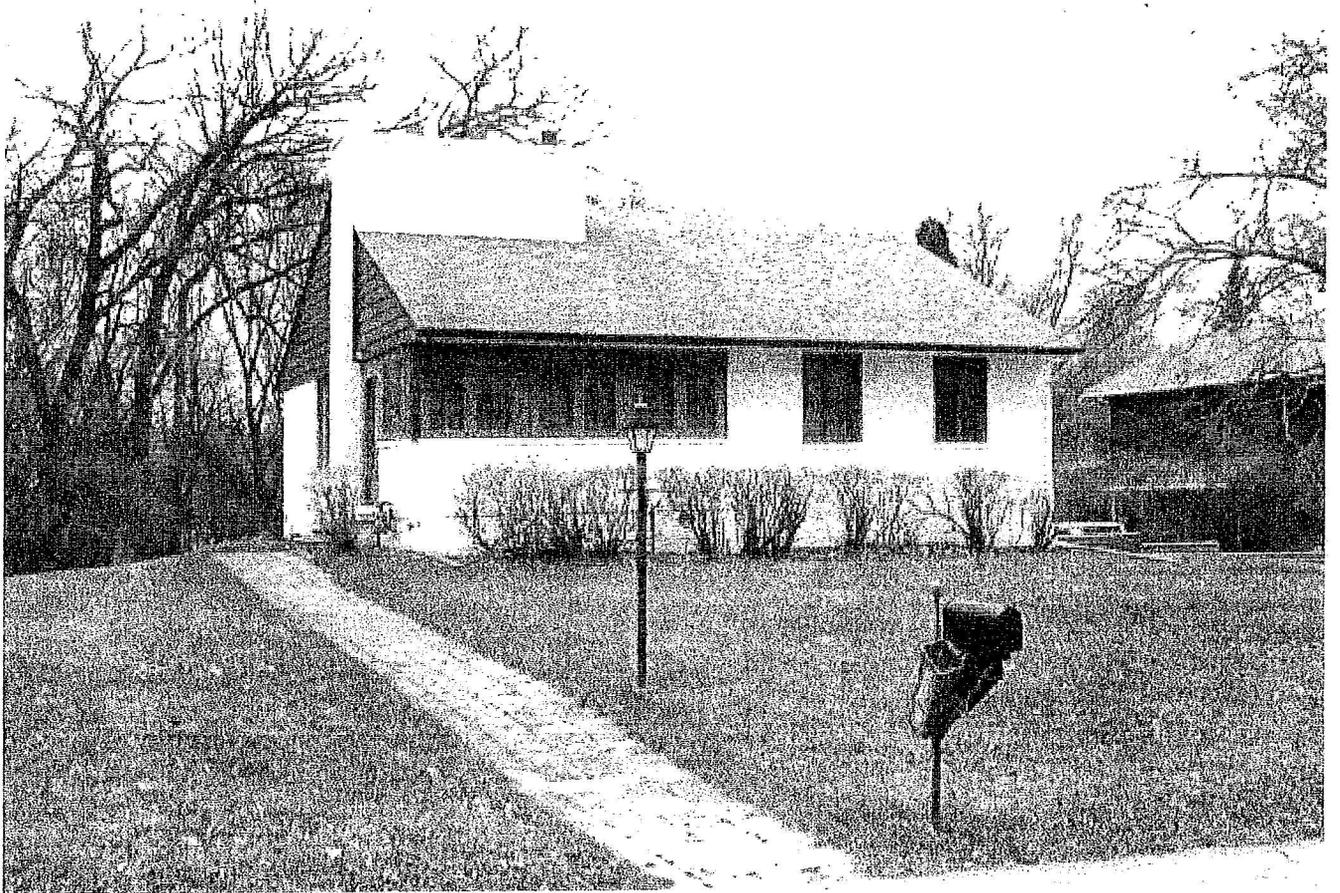
**2008 BOARD OF APPEAL & EQUALIZATION
STAFF REPORT AND RECOMMENDATION**

PROPERTY OWNERS NAME: Nancy Crouse
 PROPERTY ADDRESS: 311 Union Terrace Lane North
 PID #: 36-118-22-31-0043
 LEGAL DESCRIPTION: Lot 8 Block 4 Ivanhoe Woods
 PROPERTY TYPE: Residential Homestead

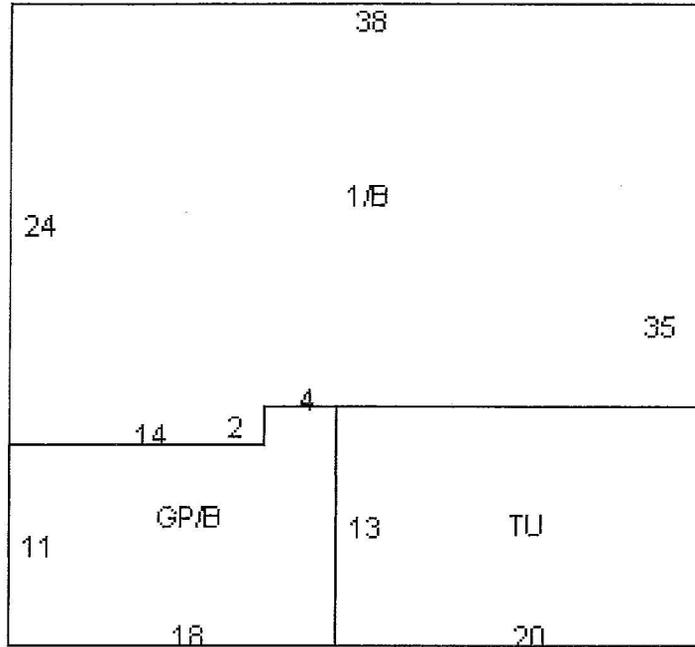
2008 MARKET VALUE	<u>VALUE PRIOR TO LOCAL BOARD</u>	<u>ASSESSOR'S RECOMMENDATION</u>
LAND MARKET VALUE	\$105,000	
STRUCTURE MARKET VALUE	\$ 35,300	
TOTAL MARKET VALUE	\$140,300	No Change

ASSESSMENT HISTORY	2006	2007	2008
Total Market Value	\$116,200	\$128,400	\$140,300
Limited Market Value			
Improvement			

SUBJECT PROPERTY



DIAGRAM

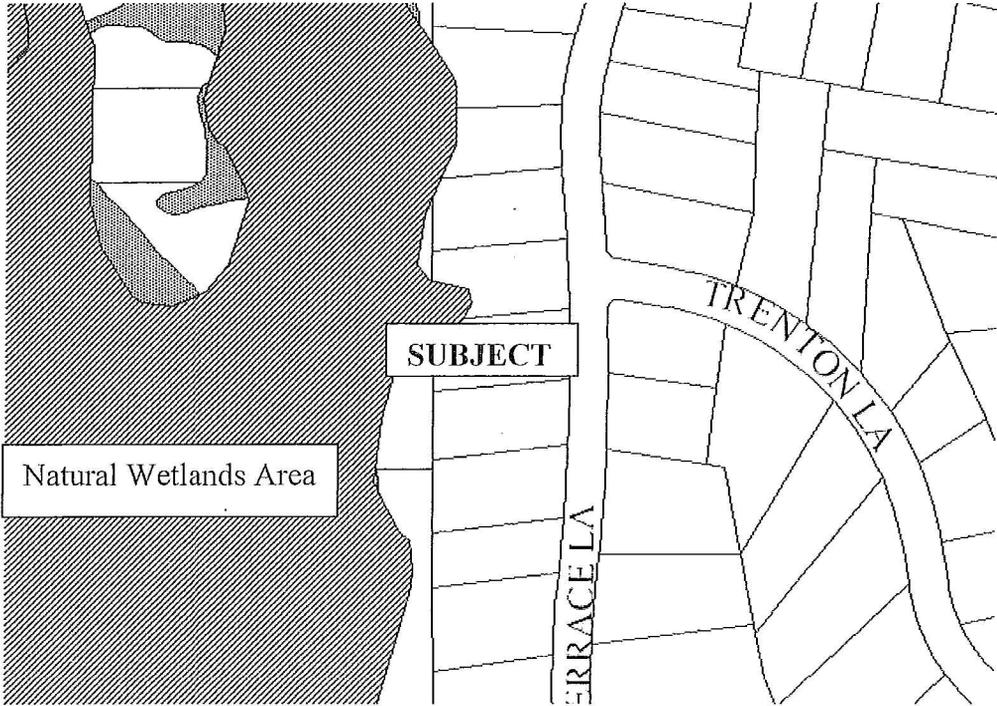


Sty Ht		Dimensions			Sq.Ft.
1/B	2	x	14	=	28
	22	x	38	=	836
	13	x	20	=	260
Ground Floor Area		=	1124		
Gross Building Area		=	1124		
Porches/Decks					
Glazed Porch/Bsmt	2	x	4	=	8
	11	x	18	=	198
Total		=	206		
Garages					
Tuck Under	13	x	20	=	260
Total		=	260		

ADDITIONAL SUBJECT PHOTOS



Subject Location Map



SALES COMPARISON ADJUSTMENT GRID

	Subject	Comparable #1		Comparable #2		Comparable #3	
ADDRESS:	311 Union Terrace Lane North	12010 Sunset Trail		202 Forestview Lane North		1605 Dunkirk Lane North	
PID#	36-118-22-31-0043	35-118-22-31-0006		35-118-22-43-0025		29-118-22-31-0015	
SALE DATE:	NA	12/2006		12/2007		7/2007	
SALE PRICE:		\$190,000		\$198,500		\$162,000	
TIME ADJUSTMENT:		(8%)		0		(4%)	
ADJ.SALE PRICE:		\$174,800		\$198,500		\$155,520	
TYPE OF BLDG:	Rambler/Basement	Rambler/ Basement		Rambler/ Basement		Rambler/ Crawl	+7000
ABOVE GRADE FINISH (\$45 sq.ft.)	1,124	805	+14355	1,064		968	+7020
QUALITY:	Below Average	Below Average		Average	(10000)	Below Average	
AGE:	1954	1953		1958		1952	
CONDITION:	Poor	Below Average	(7500)	Below Average	(7500)	Poor	
BEDROOMS:	3	2	+3000	3		2	+3000
# OF BATHS	1 3/4	1	+500	1+shower		1	+500
FIN. BSMT. AREA:	NA	-		414	(4700)	-	
WALKOUT:	NA	Lookout	(4000)	-		-	
FIREPLACES:	2	1	+5000	-		-	
GARAGE:	Tuckunder- 1 Car	Tuckunder- 2 Car	(9000)	Detached- 2 Car	(9000)	Detached- 2 Car	(9000)
DECK:	NA	Yes	(6000)	-		-	
PORCHES:	Enclosed- 206	-	+2060	-	+2060	Enclosed- 90	+1160
CENTRAL AIR:	NA	Yes	(1600)	Yes	(1600)	-	
LOCATION:	Good	Fair	+10000	Good		Fair	+10000
HEAT SOURCE:	Poor	Average	(15000)	Average	(15000)	Average	(15000)
NET ADJUSTMENT:		(8,185)		(45,740)		+4680	
ADJ SALE PRICE:		\$166,615		\$152,760		\$160,200	
RANGE		\$153,000-167,000					

COMPARABLE SALES



COMPARABLE #1
12010 Sunset Trail

COMPARABLE #2
202 Forestview Lane North



COMPARABLE #3
1605 Dunkirk Lane North

VALUE CONCLUSION

LOCATION: The subject property is located in the Ivanhoe Woods Subdivision in south-east Plymouth. The neighborhood consists of homes built mainly in the 1950's and 1960's, with a few newer homes scattered within the area. The neighborhood has easy access to Highways 55 and 169 and is conveniently located near grocery stores, theaters, and strip centers offering a variety of services. Ridgedale Mall is located minutes away off Interstate 394.

The subject neighborhood was reviewed in the Quintile for the 2008 assessment. All properties were inspected and the values equalized.

SITE: The site is a half acre lot that slopes from the street to the back of the site. The back half of the site is heavily wooded and abuts a natural wetland area.

IMPROVEMENTS and FEATURES: The site is improved with a rambler built in 1954. It is constructed of cinder blocks and is heated by a gas boiler which in turn heats copper tubing running throughout the structure with antifreeze. The tubing in the basement does not work and the space is heated with a mounted blower. The basement is unfinished with storage area, a workshop, laundry facility and a substandard $\frac{3}{4}$ bath area. The tuckunder garage is accessible through the basement.

The main floor consists of a living room, eat-in kitchen, three bedrooms and a bath. The condition of the main living area is below average. Water damage is evident from before the home was re-roofed twelve years ago. An enclosed porch area over the basement completes the main floor area.

OWNERS CONCERNS: The owner spoke at the Local Board of Review and Equalization and stated that her home was old and not worth the current assessment valuation. The father of the current owner designed and built this unique home. The owner is also concerned that Social Security benefits will end and the current housing market will only get worse.

COMPARABLE #1

Built in 1953, this Plymouth Rambler has 805 square feet of living space. It is located on Sunset Trail, a fairly busy street winding its way through numerous residential neighborhoods. The quality of the construction is below average and sold AS IS. The lot is slightly under an acre in size and sits on a steep incline above the street. There is no basement finish but does have a 2 car tuckunder garage with a deck above. The basement has lookout windows and there is central air.

COMPARABLE #2

Located in the southern portion of Plymouth, this 1958 built Rambler has 1,064 square feet of living area. The quality of the construction is average and the property sold AS IS. Forestview Lane is a quiet residential street with little through traffic. The lot is just over half an acre and the topography is flat. There is approximately 400 square feet of basement finish and central air. A one car detached garage is located on the property.

COMPARABLE #3

Since the date of purchase, the comparable has been torn down and replaced with a large two-story home. The original structure was a Rambler built over crawl, constructed in 1952, situated on a lot just over a half acre in size. The home was marketed as a "handyman special". Dunkirk Lane is a busy through street connecting County Road 6 to Plymouth Station, a neighborhood strip center off of County Road 24.

RECONCILIATION OF VALUE:

The subject home was inspected Thursday, April 17 at 8:00 a.m. The comparisons chosen are all located in similar mature neighborhoods and were all sold in "As Is" condition. One of the comparables was razed and a new home has been built on the site.

The subject home is in poor condition. The home has not undergone any interior upgrades. The kitchen and bath on the main floor are below average. The bath in the basement is substandard. There is water damage evident from a roof leak prior to the replacement of the roof twelve years ago. The unique heating system is not operable in the basement so a blower has been installed to heat the area.

The time adjustment for "As Is" properties was approximately .7% a month from 2006 to 2007. Properties not in move-in ready condition took a slightly larger amount of depreciation in the volatile real estate market of the past year due to competition.

It is unknown what it would cost to replace the current heating system with a more conventional method. The placement of the blower is an example of a quick fix to a system that no one knows how to repair. The house being made of cinder block, versus wood and sheetrock, also hinders the replacement of the heating system.

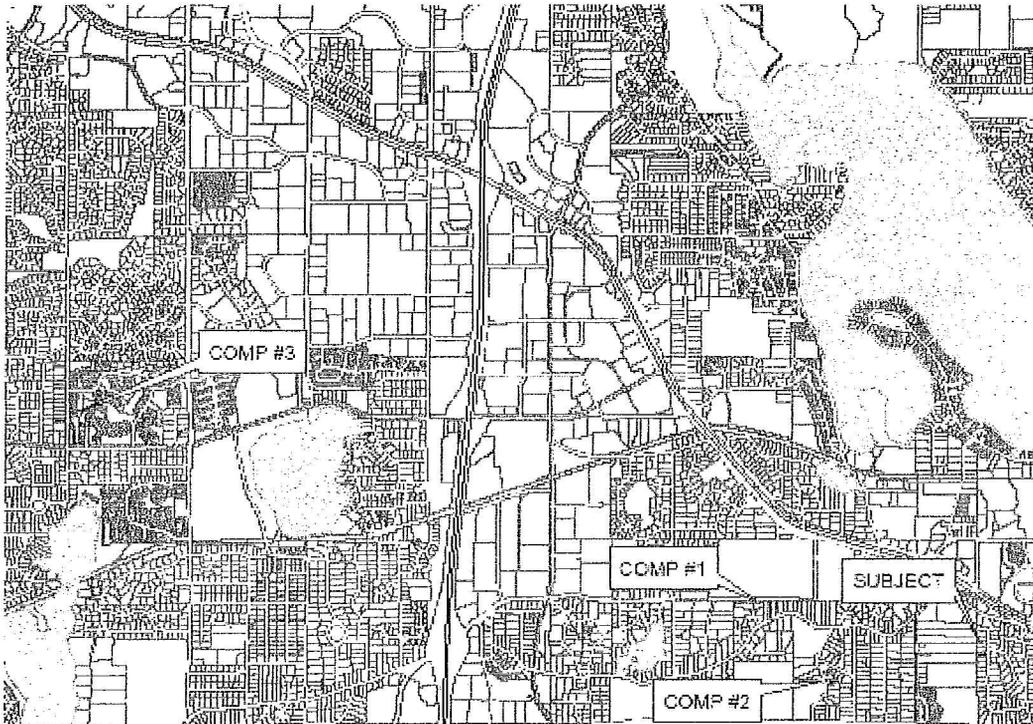
The value of the property rests on the site. The site backs to woods and a natural wetland area where there is no chance of development. Vacant lots in newer developments in Plymouth range from 163,000 to 279,900 for ½ acre lots. It is the opinion of this appraiser that the value remains unchanged at:

\$140,300



Janice Olsson AMA, RES
Appraiser Supervisor
763-509-5355
jolsson@ci.plymouth.mn.us

Subject
311 Union Terrace Lane North



City of
Plymouth, MN

Comparable Sales Map

This represents a compilation of information and data from city, county, state and other sources that has not been field verified. Information should be field verified and compared with original source documents.



7

CITY OF PLYMOUTH
LOCAL BOARD OF APPEAL AND EQUALIZATION
April 15, 2008 @ 7:00 PM

The primary focus of the Local Board of Appeal and Equalization is to consider the estimated market value and/or classification for the 2008 assessment for taxes payable in 2009. The Board is not empowered to adjust taxes.

Name Nancy E. Crouse

Address: 311 Union for Law N

How can we reach you: Please list your telephone number:
Home 763-515-9550 Work _____ Cell _____

Purchase Price: None Purchase Date: _____

Is the property currently for sale? No If yes, what is the asking price? _____

Please list any improvements made to your property since your purchase:
N/A

2008 Estimated Market Value (from your valuation notice) \$ 140,300
2007 Estimated Market Value (from your valuation notice) \$ 128,400
Owner's opinion of value \$ 128,400

Your appeal must be based on evidence that the 2008 estimated market value exceeds the true market value of your property. Please list the reasons why you believe that you could not sell your property for the value stated on your 2008 valuation notice. Please attach any documentation to support your opinion. To reserve your right to appeal, **please speak to a staff appraiser as soon as possible** and then return this form to the Plymouth Assessor's office no later than **Friday, April 11.**

my place is old and not worth that.

Do you wish to verbally address the Board? Yes No

Plymouth Assessing Division
3400 Plymouth Blvd.
Plymouth, MN 55447
763-509-5360

The following documentation was given to Nancy Crouse to review. The sales in the Ivanhoe Woods neighborhood occurring from October 1, 2006 through the end of September 2007 are listed. The estimated market values for the 2008 assessment for each property in the subject neighborhood are also included.



City of Plymouth
Assessing Division
Neighborhood Sales Study

Year: 2008; Property Type: ALL; Neighborhood: 3606

#	PIN#	PT	Inst.	Address	Building				Sales Date	Appraised Value	Adjusted Sales Value	Ratio	Land Value	
					Style	Grade	Age	Sq. Ft.						
vanhoe Woods-3606														
1	36-118-22-31-0034	R	CV	310 UNION TERRACE LN N	20	5	1964	1,308	1/19/2007	306800	345000	0.889	105000	
2	36-118-22-34-0002	R	CV	220 SARATOGA LN N	20	4	1971	1,040	9/7/2007	250900	274000	0.916	105000	
3	36-118-22-34-0039	R	CV	215 UNION TERRACE LN N	20	5	1964	1,327	1/26/2007	300400	330000	0.910	105000	
										858100	949000		315000	
										COD:	0.967	Mean:	0.905	
												Median:	0.910	

3606	36-118-22-31-0010	320 SARATOGA LN N	289,200	R
3606	36-118-22-31-0011	310 SARATOGA LN N	287,500	R
3606	36-118-22-31-0012	300 SARATOGA LN N	257,400	R
3606	36-118-22-31-0013	10405 OLD COUNTY RD 15	258,200	R
3606	36-118-22-31-0014	411 SARATOGA LN N	298,100	R
3606	36-118-22-31-0015	403 SARATOGA LN N	281,700	R
3606	36-118-22-31-0016	321 SARATOGA LN N	230,600	R
3606	36-118-22-31-0018	309 SARATOGA LN N	218,900	R
3606	36-118-22-31-0019	225 SARATOGA LN N	224,100	R
3606	36-118-22-31-0020	304 TRENTON LN N	240,500	R
3606	36-118-22-31-0021	310 TRENTON LN N	249,500	R
3606	36-118-22-31-0022	316 TRENTON LN N	311,000	R
3606	36-118-22-31-0023	320 TRENTON LN N	286,300	R
3606	36-118-22-31-0024	324 TRENTON LN N	210,300	R
3606	36-118-22-31-0025	404 UNION TERRACE LN N	238,900	R
3606	36-118-22-31-0026	410 UNION TERRACE LN N	258,600	R
3606	36-118-22-31-0027	418 UNION TERRACE LN N	254,200	R
3606	36-118-22-31-0028	420 UNION TERRACE LN N	263,700	R
3606	36-118-22-31-0029	424 UNION TERRACE LN N	234,600	R
3606	36-118-22-31-0030	10515 OLD COUNTY RD 15	344,600	R
3606	36-118-22-31-0031	10505 OLD COUNTY RD 15	298,800	R
3606	36-118-22-31-0032	10411 OLD COUNTY RD 15	230,000	R
3606	36-118-22-31-0033	323 TRENTON LN N	216,400	R
3606	36-118-22-31-0034	310 UNION TERRACE LN N	306,800	R
3606	36-118-22-31-0035	317 TRENTON LN N	263,700	R
3606	36-118-22-31-0036	425 UNION TERRACE LN N	294,100	R
3606	36-118-22-31-0037	10635 OLD COUNTY RD 15	273,200	R
3606	36-118-22-31-0038	417 UNION TERRACE LN N	199,500	R
3606	36-118-22-31-0039	411 UNION TERRACE LN N	286,100	R
3606	36-118-22-31-0040	405 UNION TERRACE LN N	280,400	R
3606	36-118-22-31-0041	323 UNION TERRACE LN N	332,800	R
3606	36-118-22-31-0042	317 UNION TERRACE LN N	343,200	R
3606	36-118-22-31-0043	311 UNION TERRACE LN N	140,300	R
3606	36-118-22-31-0044	305 UNION TERRACE LN N	252,400	R
3606	36-118-22-31-0046	400 SARATOGA LN N	354,200	R
3606	36-118-22-31-0047	330 SARATOGA LN N	357,700	R
3606	36-118-22-34-0001	230 SARATOGA LN N	254,900	R
3606	36-118-22-34-0002	220 SARATOGA LN N	250,900	R
3606	36-118-22-34-0003	212 SARATOGA LN N	230,800	R
3606	36-118-22-34-0004	206 SARATOGA LN N	249,100	R
3606	36-118-22-34-0005	124 SARATOGA LN N	193,400	R
3606	36-118-22-34-0006	118 SARATOGA LN N	284,300	R
3606	36-118-22-34-0007	112 SARATOGA LN N	254,300	R
3606	36-118-22-34-0008	110 SARATOGA LN N	265,600	R
3606	36-118-22-34-0009	40 SARATOGA LN N	251,700	R
3606	36-118-22-34-0010	30 SARATOGA LN N	265,700	R
3606	36-118-22-34-0011	20 SARATOGA LN N	266,700	R
3606	36-118-22-34-0012	6 SARATOGA LN N	253,800	R
3606	36-118-22-34-0013	221 SARATOGA LN N	242,400	R
3606	36-118-22-34-0014	211 SARATOGA LN N	331,600	R
3606	36-118-22-34-0015	218 TRENTON LN N	292,100	R
3606	36-118-22-34-0016	305 TRENTON LN N	307,200	R
3606	36-118-22-34-0017	217 TRENTON LN N	263,200	R
3606	36-118-22-34-0018	211 TRENTON LN N	285,400	R
3606	36-118-22-34-0019	205 TRENTON LN N	306,400	R
3606	36-118-22-34-0020	125 TRENTON LN N	263,100	R
3606	36-118-22-34-0021	121 TRENTON LN N	333,000	R
3606	36-118-22-34-0022	111 SARATOGA LN N	266,100	R
3606	36-118-22-34-0023	105 SARATOGA LN N	229,600	R
3606	36-118-22-34-0024	8 UNION TERRACE LN N	253,000	R
3606	36-118-22-34-0025	12 UNION TERRACE LN N	243,100	R

3606	36-118-22-34-0026	14 UNION TERRACE LN N	229,100	R
3606	36-118-22-34-0027	16 UNION TERRACE LN N	217,100	R
3606	36-118-22-34-0028	18 UNION TERRACE LN N	240,400	R
3606	36-118-22-34-0029	20 UNION TERRACE LN N	324,500	R
3606	36-118-22-34-0030	26 UNION TERRACE LN N	336,800	R
3606	36-118-22-34-0031	114 UNION TERRACE LN N	350,000	R
3606	36-118-22-34-0032	122 UNION TERRACE LN N	296,100	R
3606	36-118-22-34-0033	118 UNION TERRACE LN N	324,300	R
3606	36-118-22-34-0034	130 UNION TERRACE LN N	300,400	R
3606	36-118-22-34-0035	206 UNION TERRACE LN N	251,100	R
3606	36-118-22-34-0036	212 UNION TERRACE LN N	244,800	R
3606	36-118-22-34-0037	218 UNION TERRACE LN N	242,800	R
3606	36-118-22-34-0038	219 UNION TERRACE LN N	308,800	R
3606	36-118-22-34-0039	215 UNION TERRACE LN N	300,400	R
3606	36-118-22-34-0042	205 UNION TERRACE LN N	264,000	R
3606	36-118-22-34-0043	129 UNION TERRACE LN N	236,700	R
3606	36-118-22-34-0044	123 UNION TERRACE LN N	325,900	R
3606	36-118-22-34-0045	117 UNION TERRACE LN N	341,100	R
3606	36-118-22-34-0046	111 UNION TERRACE LN N	194,000	R
3606	36-118-22-34-0047	105 UNION TERRACE LN N	198,000	R
3606	36-118-22-34-0048	33 UNION TERRACE LN N	263,500	R
3606	36-118-22-34-0049	29 UNION TERRACE LN N	250,500	R
3606	36-118-22-34-0050	25 UNION TERRACE LN N	291,200	R
3606	36-118-22-34-0051	21 UNION TERRACE LN N	272,800	R
3606	36-118-22-34-0052	19 UNION TERRACE LN N	222,100	R
3606	36-118-22-34-0053	17 UNION TERRACE LN N	237,400	R
3606	36-118-22-34-0054	15 UNION TERRACE LN N	277,200	R
3606	36-118-22-34-0055	13 UNION TERRACE LN N	223,600	R
3606	36-118-22-34-0056	11 UNION TERRACE LN N	299,200	R
3606	36-118-22-34-0057	9 UNION TERRACE LN N	283,700	R
3606	36-118-22-34-0059	5 SARATOGA LN N	306,400	R
3606	36-118-22-34-0060	211 UNION TERRACE LN	251,800	R

REPORT #2

**2008 BOARD OF APPEAL & EQUALIZATION
STAFF REPORT AND RECOMMENDATION**

PROPERTY OWNERS NAME: Kameswar Jayanti
 PROPERTY ADDRESS: 17635 48th Place N
 PID #: 07-118-22-41-0025
 LEGAL DESCRIPTION: Lot 21 Block 1 Conor Meadows
 PROPERTY TYPE: Residential Homestead

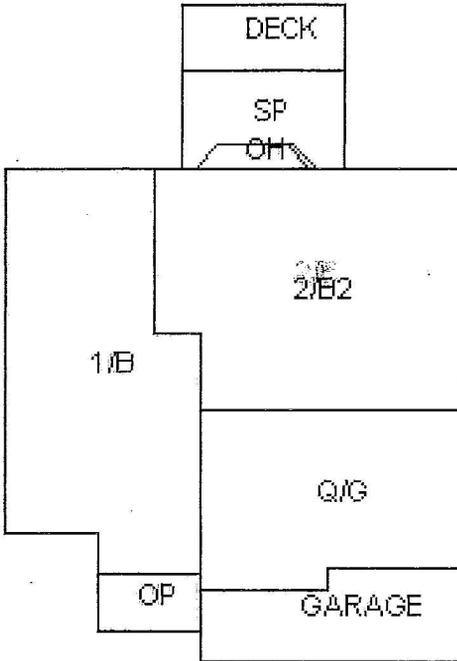
2008 MARKET VALUE	<u>VALUE PRIOR TO LOCAL BOARD</u>	<u>ASSESSOR'S RECOMMENDATION</u>
LAND MARKET VALUE	\$ 85,000	\$ 85,000
STRUCTURE MARKET VALUE	\$ 253,600	\$ 295,500
TOTAL MARKET VALUE	\$ 338,600	\$ 380,500

ASSESSMENT HISTORY	2006	2007	2008
Total Market Value	\$ 317,900	\$ 317,900	\$ 338,600
Limited Market Value			
Improvement			\$ 18,700

SUBJECT PROPERTY

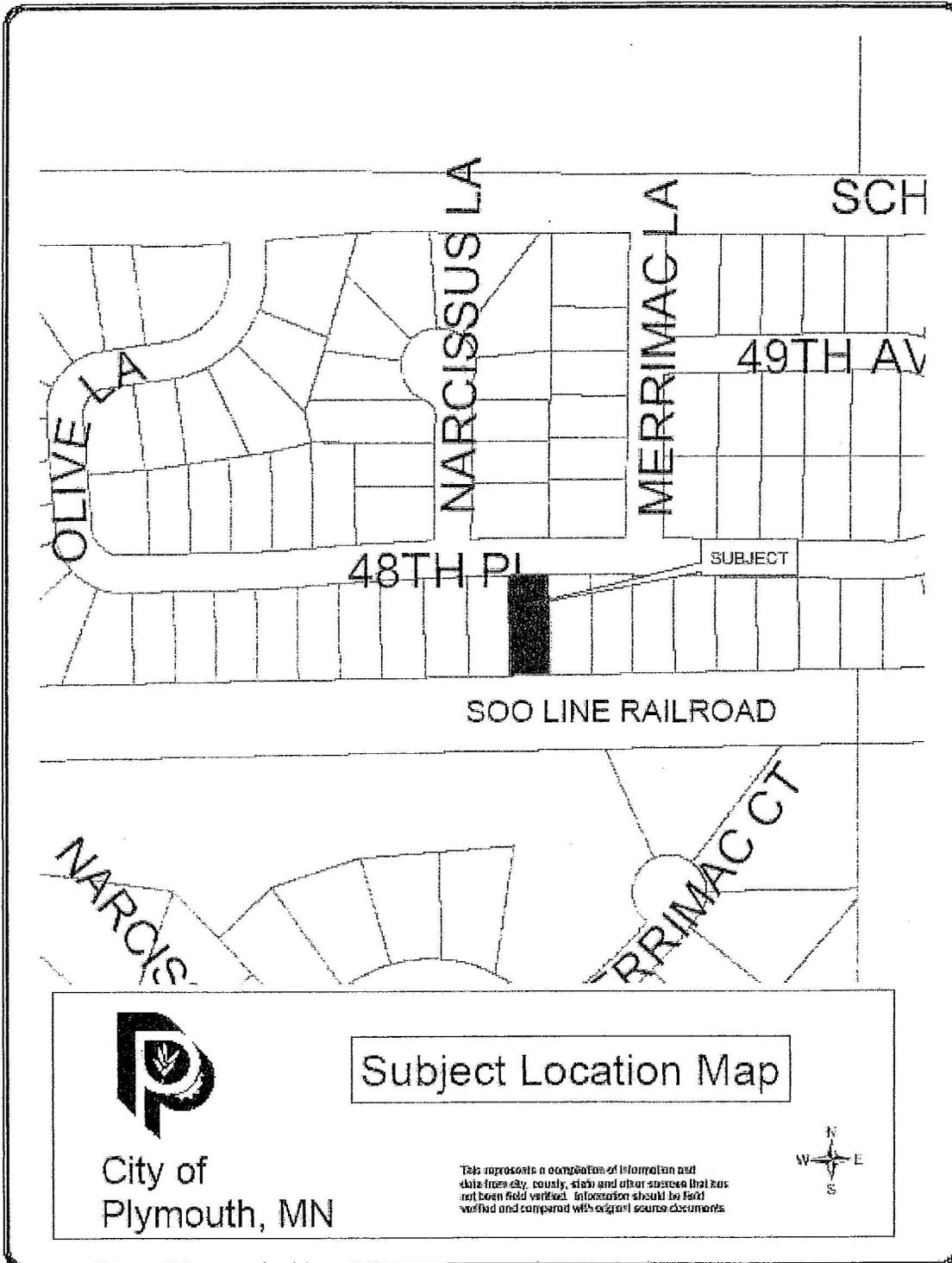


DIAGRAM



Sty Ht.	Dimensions				Sq.Ft.
1/B	12.5	x	14	=	175
1/B	16.5	x	17	=	280
1/B	8.5	x	3.5	=	30
2/B	26.5	x	14	=	371
2/B	22.5	x	6.5	=	146
OH	8.5	x	2	=	17
Q/G	22.5	x	13.5	=	303
Q/G	11	x	2	=	22
Ground Floor Area	=		1019		
2 nd Floor Area	=		842		
Gross Building Area	=		1861		
Porches/Decks					
DECK	14	x	5.5	=	77
SCREEN PORCH	14	x	6.5	=	102
	2	x	5.5	=	
Garages					
GARAGE	22.5	X	21.5	=	483

Subject Location Map



City of
Plymouth, MN

Subject Location Map

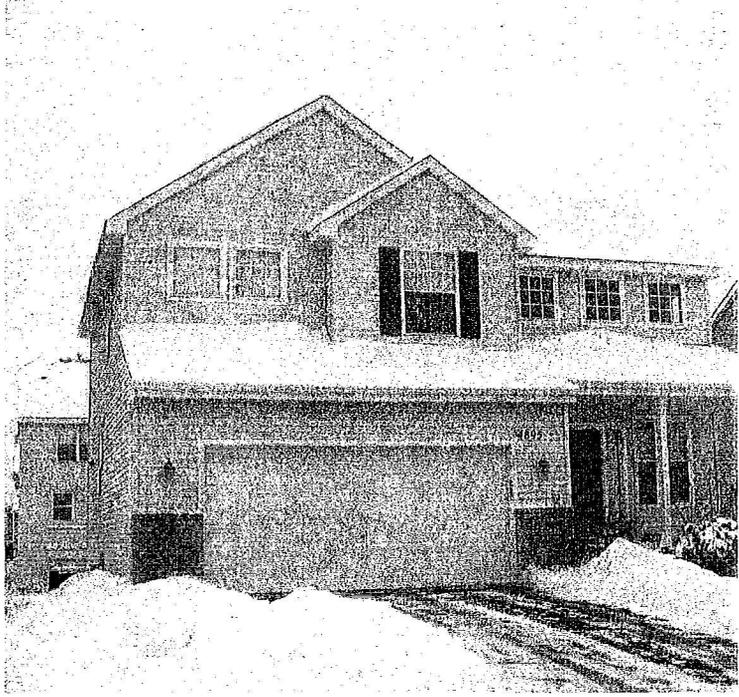
This represents a compilation of information and data from city, county, state and other sources that has not been field verified. Information should be field verified and compared with original source documents.



COMPARABLE SALES



COMPARABLE #1
4855 Olive Lane



COMPARABLE #2
4895 Merrimac Lane



COMPARABLE #3
4890 Narcissus Lane

SALES COMPARISON ADJUSTMENT GRID

	Subject	Comparable #1		Comparable #2		Comparable #3	
ADDRESS:	17635 48 th Place	4855 Olive Ln.		4895 Merrimac Ln.		4890 Narcissus La.	
PID#	07-118-22-41-0025	07-118-22-41-0013		07-118-22-41-0055		07-118-22-41-0050	
SALE DATE:		4/2/07		1/24/08		7/31/07	
SALE PRICE:		\$375,000		\$377,000		\$400,000	
TIME ADJUSTMENT:		(2%)				(2%)	
ADJ.SALE PRICE:		\$367,500		\$377,000		\$392,000	
TYPE OF BLDG:	2 Story	2 Story		2 Story		2 Story	
ABOVE GRADE FINISH	1,861	1,844		1,844		1,958	
QUALITY:	Avg	Avg		Avg		Avg	
AGE:	1999	1999		1998		1998	
CONDITION:	Ab. Avg.	Ab. Avg		Ab. Avg		Ab. Avg, Kitchen upgrades	(10000)
BEDROOMS:	4	4		4		5	(3000)
# OF BATHS	3.5	3.5		3.5		2.5	+4500
FIN. BSMT. AREA:	920	700	+5500	700	+5500	860	
WALKOUT:	Yes	Yes		Yes		Yes	
FIREPLACES:	1	1		1		1	
GARAGE:	2 Car Att	2 Car Att		2 Car Att		2 Car Att	
DECK:	Small	Large	(4000)	Large	(4000)	Large	(4000)
PORCHES:	Screen Porch	None	+10000	None	+10000	None	+10000
LOCATION:	Backs to RR tracks	Backs to Peony, Close to RR tracks		Backs to Housing	(8000)	Backs to Housing	(8000)
NET ADJUSTMENT:		+11500		+3500		(10500)	
ADJ SALE PRICE:		\$379,000		\$380,500		\$381,500	
INDICATED VALUE JAN 2, 2008		\$ 380,500					

VALUE CONCLUSION

LOCATION:

The parcel is located in the northwest quadrant of Plymouth in the Conor Meadows Subdivision.

SITE:

The parcel is .17 acres in size and backs to railroad tracks. The railroad tracks are located approximately 120 feet from the back of his home.

IMPROVEMENTS and FEATURES:

The home was built in 1999. It is a two story home with 1861 square feet finished above grade. In 2007, 920 square feet was finished in the basement. The home features a fireplace, 2 car attached garage, small deck and screened porch.

OWNERS CONCERNS:

Mr. Jayanti feels the 2008 market value of his house is too low based on sales in his neighborhood. He provided documentation of two sales in his neighborhood that he feels supports his opinion.

COMPARABLE #1

This home has 1844 square feet above grade and 700 square feet finished basement area. It features a large deck, no screened porch. It is located in the Conor Meadows subdivision. It is approximately 200' from the railroad tracks and backs to Peony Lane.

COMPARABLE #2

This home has 1844 square feet above grade with 700 square feet finished basement area. It features a large deck, no screened porch. It is located in the Conor Meadows subdivision, backing to another single family home in the neighborhood.

COMPARABLE #3

This home has 1958 square feet above grade with 860 square feet finished in the basement. It features a large deck, no screened porch. It includes kitchen upgrades of maple cabinets and granite countertops. It is located in the Conor Meadows subdivision, backing to another single family home in the neighborhood.

RECONCILIATION OF VALUE:

On April 21, 2008 I viewed the interior of Mr. Jayanti's home. I have used the two sales provided by Mr. Jayanti as two of my comparable sales. His home is similar to the Comparable #1 and #2 because the subject as well as both comparable properties have similar above grade size, all feature one fireplace, 3½ baths, 4 bedrooms, a walk-out elevation, and two car attached garage. The subject has more finished basement square footage than comparables #1 and #2. Comparable #3 has slightly more above grade square feet, however the subject has slightly more square feet of basement finish. Comparable #3 features an upgraded kitchen, has one additional bedroom, but lacks the additional bathroom in the basement. The subject offers a screened porch, but has a smaller deck than all of the comparables.

An adjustment was made to Comparable #2 and #3 because they are located further from the railroad tracks.

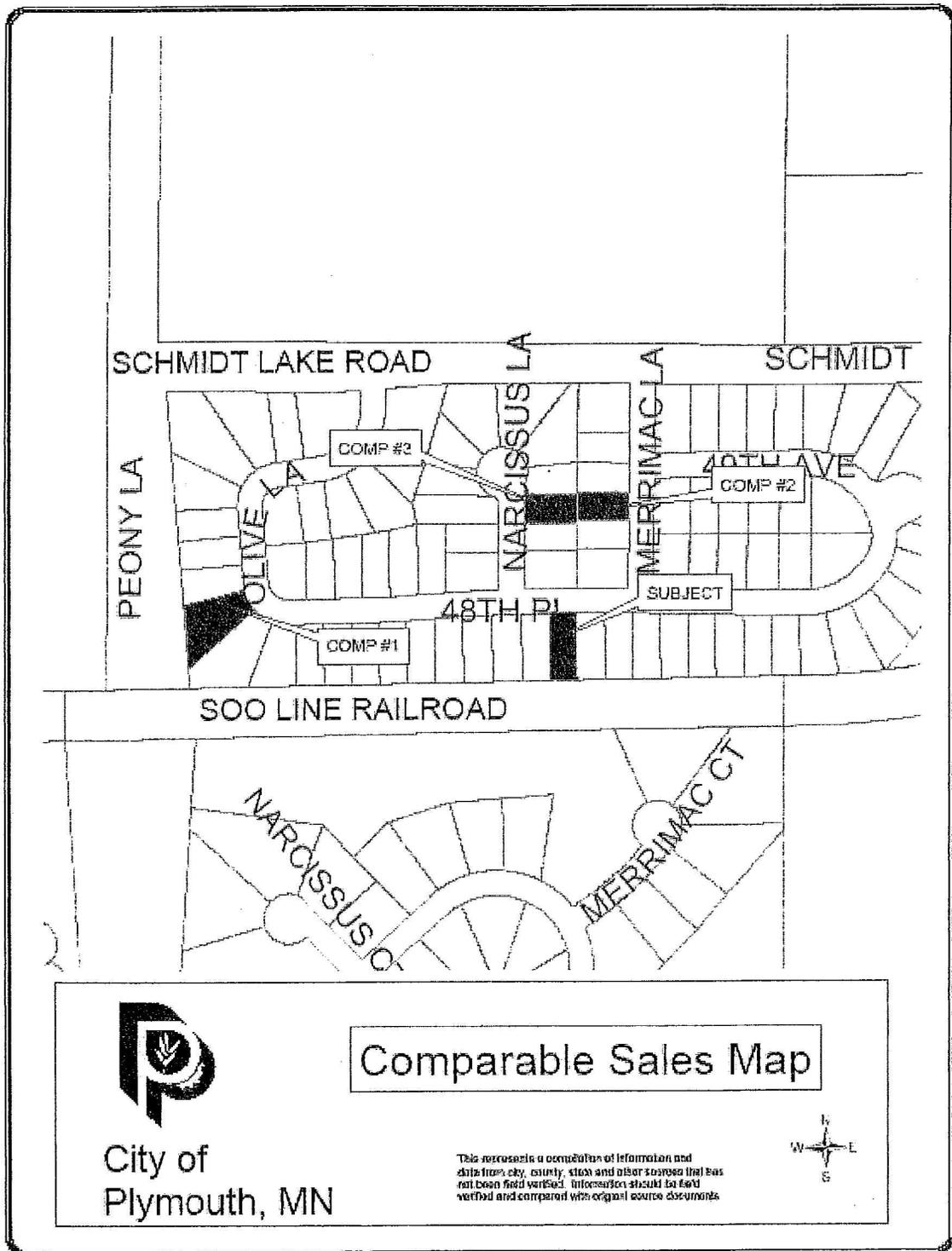
The second half of 2007 brought market value decreases to most residential properties in the City of Plymouth. Based on the average market adjustment for the 2008 assessment of negative 2%, I have made a negative time adjustment of .33 % each month starting in July. There was no time adjustment needed for Comparable #2 because of the date of sale. Because of the many similarities of Comparable #2 to the subject and because no time adjustment was required I recommend the 2008 market value of the subject property be increased to the adjusted sale price of Comparable #2 of:

\$ 380,500



Cindy Bowman, CMA
Residential Appraiser
763-509-5353
cbowman@ci.plymouth.mn.us

MAP OF COMPARABLES



City of
Plymouth, MN

Comparable Sales Map

This represents a compilation of information and data from city, county, state and other sources that has not been field verified. Information should be field verified and compared with original source documents.



7-4-25

2

CITY OF PLYMOUTH
LOCAL BOARD OF APPEAL AND EQUALIZATION
April 15, 2008 @ 7:00 PM

The primary focus of the Local Board of Appeal and Equalization is to consider the estimated market value and/or classification for the 2008 assessment for taxes payable in 2009. The Board is not empowered to adjust taxes.

Name KAMESWAR RAO JAYANTI

Address: 17635 48th PL N PLYMOUTH MN 55446

How can we reach you: Please list your telephone number:
Home 763 557 8012 Work 763 765 1020 Cell 763 772 3612

Purchase Price: 329,500 Purchase Date: 10 JUNE 2004

Is the property currently for sale? N If yes, what is the asking price? _____

Please list any improvements made to your property since your purchase:
BAS FINISHED BASEMENT WITH
A ROOM & FULL BATH

2008 Estimated Market Value (from your valuation notice) 338,600
2007 Estimated Market Value (from your valuation notice) _____
Owner's opinion of value \$390,000

Your appeal must be based on evidence that the 2008 estimated market value exceeds the true market value of your property. Please list the reasons why you believe that you could not sell your property for the value stated on your 2008 valuation notice. Please attach any documentation to support your opinion. To reserve your right to appeal, **please speak to a staff appraiser as soon as possible** and then return this form to the Plymouth Assessor's office no later than **Friday, April 11.**

Do you wish to verbally address the Board? Yes No

Plymouth Assessing Division
3400 Plymouth Blvd.
Plymouth, MN 55447
763-509-5360



Hennepin County, MN

Property Information Search

The Hennepin County Property Tax web data daily (Monday - Friday) at approximately 9:00 AM.

Search By:

PROPERTY ID
ADDRESS
ADDITION NAME
INTERACTIVE MAP

HOUSE or BUILDING #:

4890

STREET NAME:
(at least first 3 characters)

NARI

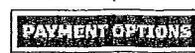
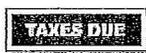
UNIT # (if applicable)

Search Clear

20 records per page

Parcel Data for Taxes Payable

[Click Here for the 2008 State Copy to be used when filing for](#)



Property ID: 07-118-22-41-0050
 Address: 4890 NARCISSUS LA N
 Municipality: PLYMOUTH
 School Dist: 284
 Watershed: 0
 Sewer Dist: 03
 Owner Name: MURUGESAN MANOKARAN
 Taxpayer Name & Address: MURUGESAN MANOKARAN
 4890 NARCISSUS LA N
 PLYMOUTH MN 55446

Constru
Approx. 1

Most Current Sales Informa

Sales prices are reported as listed on the Certificate of Real Estate Value arms-length transactions.

Sale Date: July, 2007
 Sale Price: \$405,000
 Transaction Type: Warranty Deed

Tax Parcel Description

Addition Name: CONOR MEADOWS
 Lot: 022
 Block: 002
 Metes & Bounds:
 Abstract or Torrens: ABSTRACT

Value and Tax Summary for Taxes P Values Established by Assessor as of J

Estimated Market Value: \$358,200
 Limited Market Value: \$358,200
 Taxable Market Value: \$358,200
 Total Improvement Amount: \$11,500
 Total Net Tax: \$3,690.03
 Total Special Assessments:
 Solid Waste Fee: \$56.73
 Total Tax: \$3,746.76



**Property Information Detail for Taxes
Values Established by Assessor as of J:**

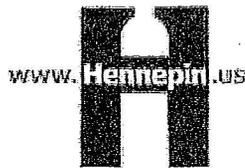
	Values:	
Land Market		\$85,500
Building Market		\$272,700
Machinery Market		
	Total Market:	\$358,200
Land Limited		\$85,500
Building Limited		\$272,700
	Total Limited:	\$358,200
Qualifying Improvements		
	Classifications:	
Property Type		RESIDENTIAL
Homestead Status		HOMESTEAD
Relative Homestead		
Agricultural		
Exempt Status		

Hennepin County is providing this information as a public service.
Tax related questions: taxinfo@co.hennepin.mn.us

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[Home](#) | [Your County Government](#) | [Licenses, Certificates, & Registration](#) | [Employment](#)
[Social Services](#) | [Law, Public Safety, & Courts](#) | [Environment, Property, & Transportation](#)

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Hennepin County, MN

Property Information Search

The Hennepin County Property Tax web data daily (Monday - Friday) at approximately 9:

Search By:

Parcel Data for Taxes Payable

[Click Here for the 2008 State Copy to be used when filing for](#)

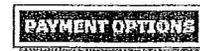
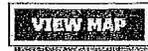
PROPERTY ID

ADDRESS

ADDITION NAME

INTERACTIVE MAP

Print



Property ID: 07-118-22-41-0055

Address: 4895 MERRIMAC LA N

Municipality: PLYMOUTH

School Dist: 284

Watershed: 0

Sewer Dist: 03

Owner Name: P B CHITTINENI/S CHITTINENI

Taxpayer Name & Address: PRATAP & SRIDEVI CHITTINENI
4895 MERRIMAC LA N
PLYMOUTH MN 55446

Constr:
Approx. I:

HOUSE or BUILDING

#:

4895

STREET NAME:

(at least first 3 characters)

MERRI

UNIT # (if applicable)

Search

Clear

20

records per page

Most Current Sales Informa

Sales prices are reported as listed on the Certificate of Real Estate Value arms-length transactions.

Sale Date: January, 2008

Sale Price: \$377,000

Transaction Type: Warranty Deed

Tax Parcel Description

Addition Name: CONOR MEADOWS

Lot: 027

Block: 002

Metes & Bounds:

Abstract or Torrens: ABSTRACT

Value and Tax Summary for Taxes P Values Established by Assessor as of J

Estimated Market Value: \$332,600

Limited Market Value: \$332,600

Taxable Market Value: \$332,600

Total Improvement Amount:

Total Net Tax: \$3,399.72

Total Special Assessments:

Solid Waste Fee: \$52.68

Total Tax: \$3,452.40



**Property Information Detail for Taxes
Values Established by Assessor as of J**

	Values:	
Land Market		\$85,500
Building Market		\$247,100
Machinery Market		
	Total Market:	\$332,600
Land Limited		\$85,500
Building Limited		\$247,100
	Total Limited:	\$332,600
Qualifying Improvements		
	Classifications:	
Property Type		RESIDENTIAL
Homestead Status		HOMESTEAD
Relative Homestead		
Agricultural		
Exempt Status		

Hennepin County is providing this information as a public service.
Tax related questions: taxinfo@co.hennepin.mn.us

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[Social Services](#) | [Law, Public Safety, & Courts](#) | [Environment, Property, & Transportation](#)

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kjayant

**2008 BOARD OF APPEAL & EQUALIZATION
STAFF REPORT AND RECOMMENDATION**

PROPERTY OWNERS NAME: Paul Anderson
 PROPERTY ADDRESS: 4225 Revere Lane North
 PID #: 13-118-22-24-0033
 LEGAL DESCRIPTION: Lot 3, Block 1, Tom House Addition
 PROPERTY TYPE: Residential Homestead

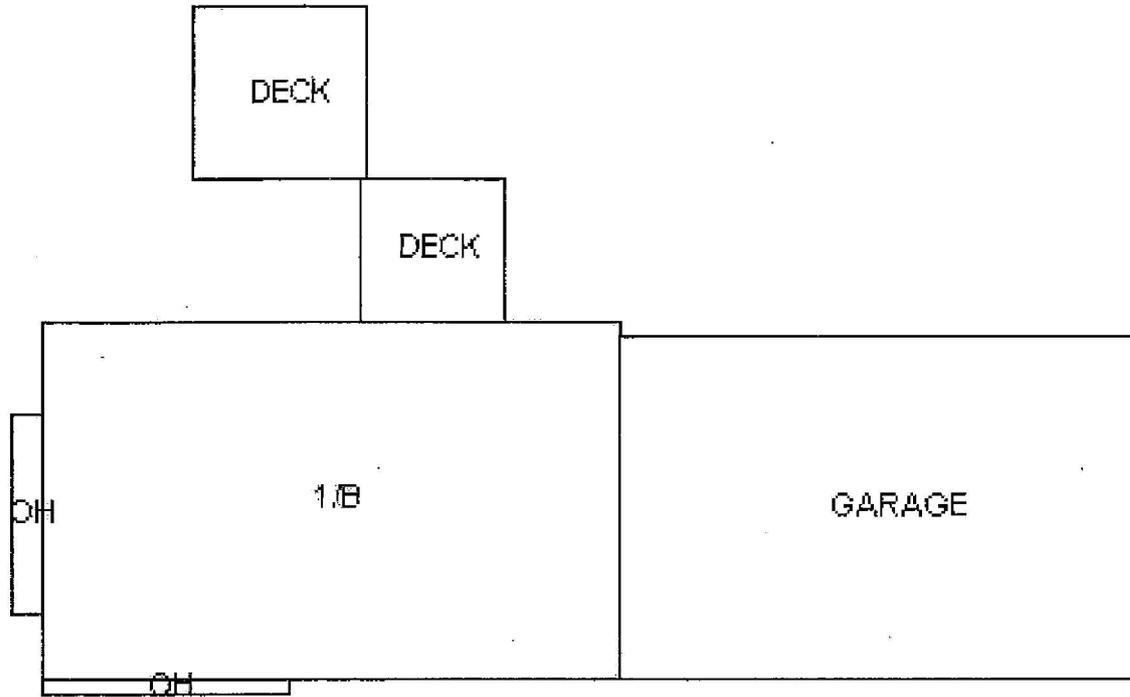
2008 MARKET VALUE	<u>VALUE PRIOR TO LOCAL BOARD</u>	<u>ASSESSOR'S RECOMMENDATION</u>
LAND MARKET VALUE	\$ 85,000	\$ 85,000
STRUCTURE MARKET VALUE	\$179,900	\$175,000
TOTAL MARKET VALUE	\$264,900	\$260,000

ASSESSMENT HISTORY	2006	2007	2008
Total Market Value	\$259,600	\$278,000	\$264,900
Limited Market Value	\$0	\$0	\$0
Improvement	\$0	\$0	\$0

SUBJECT PROPERTY



DIAGRAM



Sty Ht	Dimensions				Sq.Ft.
1/B	25	x	40	=	1,000
OH	2	x	14	=	28
OH	1	x	17	=	17
Ground Floor Area	=				
2 nd Floor Area	=				
Gross Building Area	=				1,045
Porches/Decks					
Deck	10	x	10	=	100
Deck	12	x	12	=	144
Garages					
Attached	24	x	36	=	864

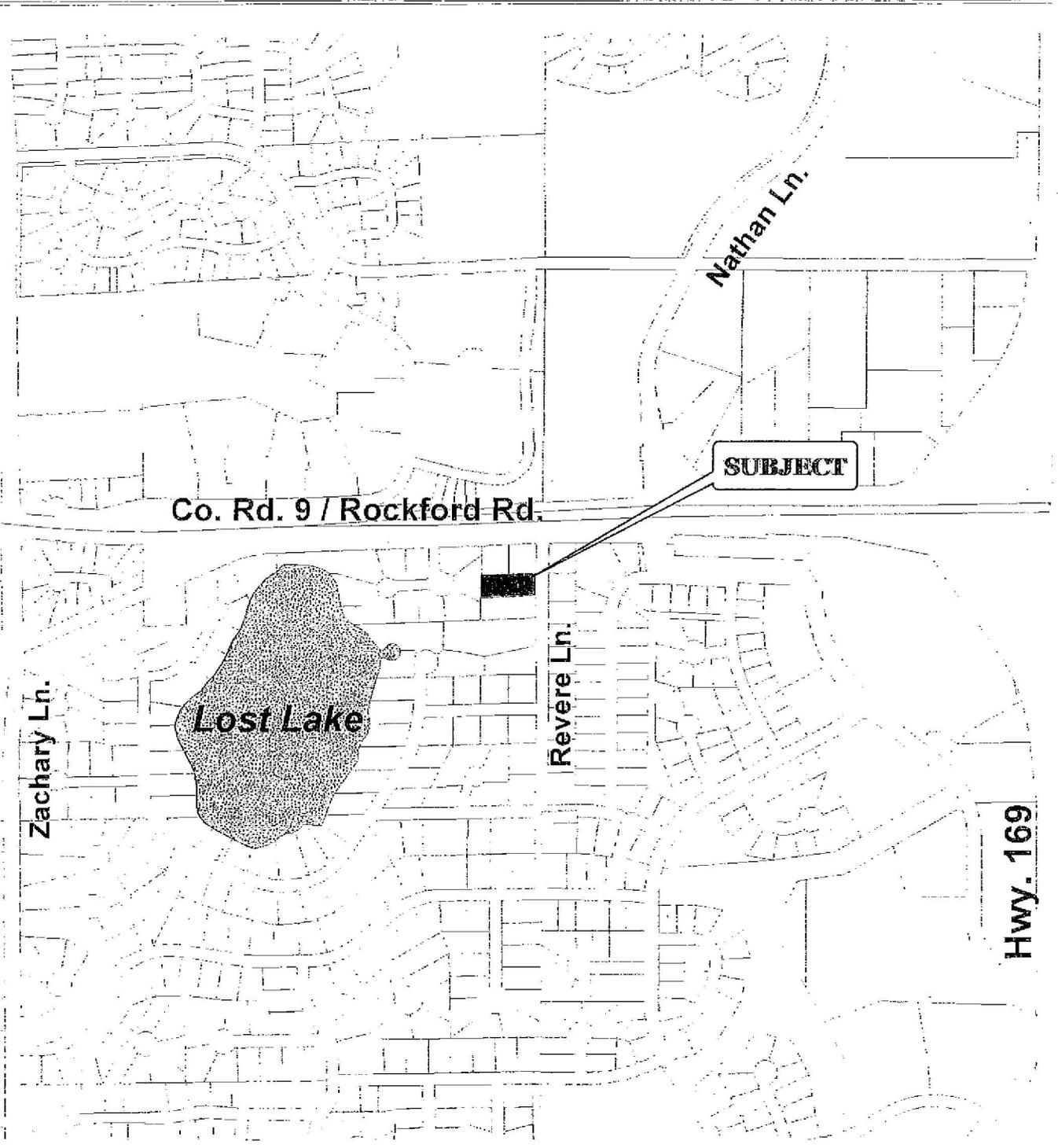
ADDITIONAL SUBJECT PHOTOS

Before drainage improvement

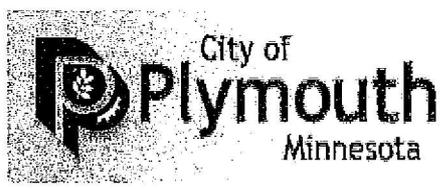


After drainage improvements

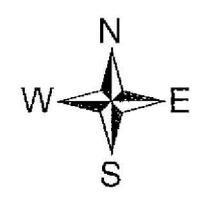




Subject Map



This represents a compilation of information and data from city, county, state and other sources that has not been field verified. Information should be field verified and compared with original source documents.



SALES COMPARISON ADJUSTMENT GRID

	Subject	Comparable #1		Comparable #2		Comparable #3		Comparable #4	
ADDRESS:	4225 Revere Lane North	9900 31 st Avenue North		10115 49 th Avenue North		4740 Quaker Lane North		12430 49 th Avenue North	
PID#	13-118-22-24-0033	24-118-22-13-0063		12-118-22-42-0066		12-118-22-42-0088		11-118-22-32-0043	
SALE DATE:		06/2007		6/2007		11/2006		8/2007	
SALE PRICE:		\$270,000		\$261,000		\$255,000		\$280,000	
TIME ADJUSTMENT:		(6%)		(6%)		(6%)		(4%)	
ADJ.SALE PRICE:		\$253,800		\$245,340		\$239,700		\$268,800	
ADJ.SALE/SQ FT:									
TYPE OF BLDG:	Split Entry	Split		Split		Split		Split	
ABOVE GRADE FINISH	1,045	1,098	(2,385)	1,078	(1,485)	1008	+1,665	1100	(2,475)
QUALITY:	Good	Same	0	Same	0	Same	0	Same	0
AGE:	1985	1984	0	1983	0	1983	0	1983	0
CONDITION:	Average	Same	0	Same	0	Same	0	Same	0
BEDROOMS:	3	4	(3,000)	4	(3,000)	4	(3,000)	4	(3,000)
# OF BATHS	2	Same	0	Same	0	Same	0	Same	0
FIN. BSMT. AREA:	784	902	(2,950)	930	(3,650)	980	(4,900)	920	(3,400)
WALKOUT:	No	Same	0	Same	0	Same	0	Same	0
FIREPLACES:	1	Same	0	Same	0	Same	0	Same	0
GARAGE:	3	2	+12,000	2	+12,000	2	+12,000	Same	0
DECK:	Yes	Same	0	Same	0	Same	0	Same	0
NET ADJUSTMENT:		\$3,665		\$3,865		\$5,765		(\$8,875)	
ADJ SALE PRICE:		\$257,465		\$249,205		\$245,465		\$259,925	
INDICATED VALUE AS OF JANUARY 2, 2008:	\$260,000								

COMPARABLE SALES



COMPARABLE #1
9900 31st Avenue North



COMPARABLE #2
10115 49th Avenue North



COMPARABLE #3
4740 Quaker Lane North



COMPARABLE #4
12430 49th Avenue North

VALUE CONCLUSION

LOCATION: The subject property is located on the west side of Revere Lane one lot south of Old Rockford Road. It is one of four homes in the Tom House addition that has been combined with Fredrickson Addition for assessment purposes. This neighborhood contains 15 parcels of mixed age and style. The age of the homes ranges from 1955 to 1990. The subject home was constructed in 1985. The 2008 assessed values in this neighborhood for payable 2009 taxes range from \$241,600 to \$353,900. The subject property is currently assessed at \$264,900. The neighborhood is conveniently located within walking distance to shopping and schools.

SITE: The subject property is larger than average for Plymouth at 67/100's of an acre, but fits in well with the adjacent lots which also are larger than average. This parcel has had some drainage issues in the past that have been rectified by City Project Number 6101 in 2006. In order to accomplish this improvement an additional five feet of drainage and utility easement was added to the existing five feet along the north side of the yard. A copy of that easement is attached as an exhibit.

IMPROVEMENTS and FEATURES: The subject property was improved in 1985 with a 1,045 square foot, split entry home with an attached three car garage. There are two bedrooms and one bath on the main floor and one bedroom and a ¾ bath on the lower level. A 12 foot by 16 foot shed with no foundation was added in 1994. The home experienced a fire and subsequent professional restoration in 1999. There was curb and gutter added on Revere Lane in front of the property in 2006. As part of this project the drainage issues associated with this site were addressed and remedied with two catch basins and concrete pipe that drain the low area, along the north side of the yard, to the open ditch on the east side of Revere Lane. The value was reduced in 2006 to reflect the drainage problems and was restored in 2007 after the improvement project.

OWNERS CONCERNS: Mr. Anderson's concern is that proper consideration has not been given to certain characteristics of his property.

COMPARABLE #1 This comparable is a split entry home located approximately one mile south and $\frac{1}{4}$ mile east of the subject property. It is similar to the subject property in age, number of fireplaces and bathrooms, no walkout, and has a deck. Adjustments were made for above grade square foot, number of bedrooms, finished basement area, and number of garage stalls.

COMPARABLE #2 This comparable is located less than one mile north and with in $\frac{1}{4}$ mile to the east of the subject property. It is similar to the subject in style, age, number of bathrooms and fireplaces, no walkout and has a deck. Adjustments were made for above grade square finish, number of bedrooms, finished basement area, and number of garage stalls.

COMPARABLE #3 This comparable is located directly north of the subject property approximately $\frac{3}{4}$ mile. It is similar to the subject property in style, age, number of fireplaces and bathrooms, no walkout, and has a deck. It has been adjusted for above grade square footage, number of bedrooms and garage stalls, and finished basement area.

COMPARABLE #4 This comparable is located less than a mile to the north and with in $\frac{3}{4}$ mile to the west of the subject property. It is similar to the subject in style, age, number of bathrooms and fireplaces, no walkout, has a deck and has three attached garage stalls. Adjustments were made for size, number of bedrooms and finished basement area.

COMPARABLE #1 This comparable is a split entry home located approximately one mile south and $\frac{1}{4}$ mile east of the subject property. It is similar to the subject property in age, number of fireplaces and bathrooms, no walkout, and has a deck. Adjustments were made for above grade square foot, number of bedrooms, finished basement area, and number of garage stalls.

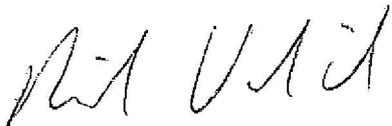
COMPARABLE #2 This comparable is located less than one mile north and with in $\frac{1}{4}$ mile to the east of the subject property. It is similar to the subject in style, age, number of bathrooms and fireplaces, no walkout and has a deck. Adjustments were made for above grade square finish, number of bedrooms, finished basement area, and number of garage stalls.

COMPARABLE #3 This comparable is located directly north of the subject property approximately $\frac{1}{4}$ mile. It is similar to the subject property in style, age, number of fireplaces and bathrooms, no walkout, and has a deck. It has been adjusted for above grade square footage, number of bedrooms and garage stalls, and finished basement area.

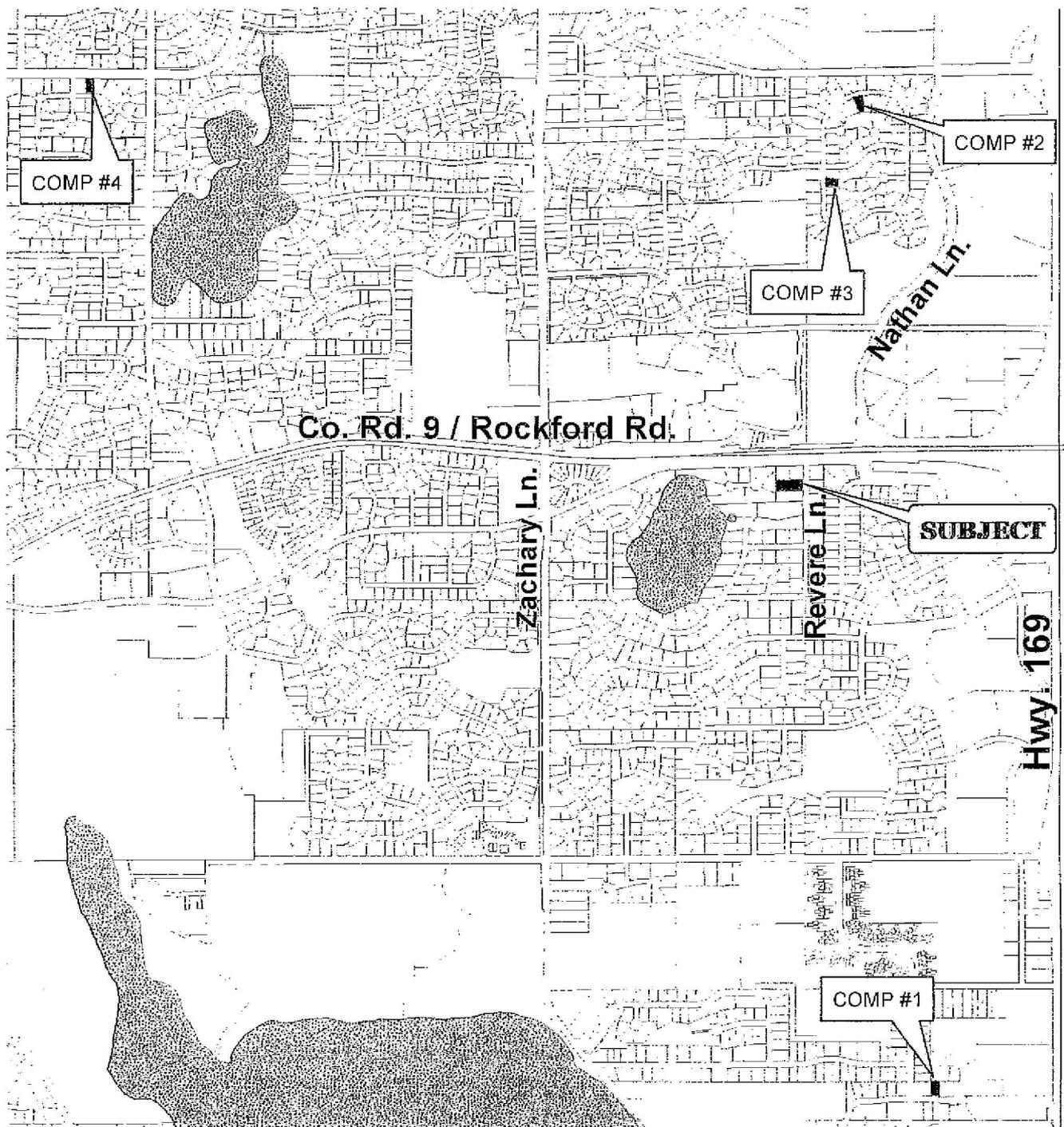
COMPARABLE #4 This comparable is located less than a mile to the north and with in $\frac{3}{4}$ mile to the west of the subject property. It is similar to the subject in style, age, number of bathrooms and fireplaces, no walkout, has a deck and has three attached garage stalls. Adjustments were made for size, number of bedrooms and finished basement area.

RECONCILIATION OF VALUE: An interior inspection of the property was conducted on April 2, 2008. The property was found to be in average condition for its age and of average quality of construction. Because of their proximity and similar amenities the comparables have been determined to be solid indicators of value for the subject property. The adjustment for the age of sale was typical for split level homes built in the early 1980s. The most weight has been given to comparable number four. Because of the three stall garage this comparable has received the least amount of gross adjustments and is the most recent sale of all the comparables. It is the opinion of this Assessor that the indicated market value is:

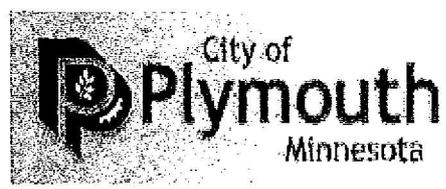
\$260,000



Michael Vander Linden, CMAS
Appraiser, City of Plymouth
(763) 509-5356
mvanderl@ci.plymouth.mn.us



Comparable Sales Map



This represents a compilation of information and data from city, county, state and other sources that has not been field verified. Information should be field verified and compared with original source documents.



3

CITY OF PLYMOUTH
LOCAL BOARD OF APPEAL AND EQUALIZATION
April 15, 2008 @ 7:00 PM

The primary focus of the Local Board of Appeal and Equalization is to consider the estimated market value and/or classification for the 2008 assessment for taxes payable in 2009. The Board is not empowered to adjust taxes.

Name Paul Anderson

Address: 4225 Revere LN

How can we reach you: Please list your telephone number.
Home 763-553-9019 Work _____ Cell _____

Purchase Price: 78,000 Purchase Date: 1984
Is the property currently for sale? NO If yes, what is the asking price? _____

Please list any improvements made to your property since your purchase:
None since 1999 Fire Restoration

2008 Estimated Market Value (from your valuation notice) 264,900
2007 Estimated Market Value (from your valuation notice) 278,000
Owner's opinion of value 400,000 to High - NOT Fair

Your appeal must be based on evidence that the 2008 estimated market value exceeds the true market value of your property. Please list the reasons why you believe that you could not sell your property for the value stated on your 2008 valuation notice. Please attach any documentation to support your opinion. To reserve your right to appeal, please speak to a staff appraiser as soon as possible and then return this form to the Plymouth Assessor's office no later than Friday, April 11.

Deficient Property, Excessive easement, Faulty Roads
Above ground utilities, 35,000 increase 2006-2007
Drainage Problems, Fire Disclosure

Do you wish to verbally address the Board? Yes No

Plymouth Assessing Division
3400 Plymouth Blvd.
Plymouth, MN 55447
763-509-5360



Your Proposed Property Tax for 2008

- This is Not a Bill - Do Not Pay -

Important information is printed on the back of this form.

THOMAS & LAURIE ANDERSON
6208 112TH AVE N
CHAMPLIN MN 55316-3627

Property ID NO: 45-126-21 82 0004
6208 112TH AVE N

2006 TAXABLE MARKET VALUE FOR 2007 TAXES: 201,800 HOMESTEAD
2007 TAXABLE MARKET VALUE FOR 2008 TAXES: 209,300 HOMESTEAD

The taxable market values for property tax payable in 2008 was sent to you in the spring of 2007. The period to discuss possible changes has passed and changes can no longer be made to your property valuation. It is included here for your information only.

	(A) Actual 2007 Property Tax	(B) Proposed 2008 Property Tax	Percent of Change
TOTAL <i>excluding special assessments</i>	\$2,128.84	\$1,970.20	-7.5%
Addresses for Correspondence			
Hennepin County 32000 Government Center Minneapolis MN 55437 612-348-3011	6760.16	6756.11	Budget Meeting Date Times and Locations Dec 16, 2007 5:30 PM Commissioner Board Room 32000 Government Center Minneapolis MN 55437
CITY of CHAMPLIN Champlin Municipal Center 11995 Champlin Dr Champlin MN 55316 763-421-8100	3594.08	4428.42	Dec 6, 2007 6:00 PM Champlin Municipal Center 11995 Champlin Dr Champlin MN 55316
STATE GENERAL TAX			No meeting required
School District 011 Voter Approved Levy: Other Local Levies: School District Total	6383.48 228.44 6611.92	6180.11 6228.51 6488.62	Nov 29, 2007 7:00 PM Educational Service Center 11799 Hanson Blvd NW Coon Rapids MN 55433
Educational Service Center 11799 Hanson Blvd NW Coon Rapids MN 55433 763-506-2000	Your school district was scheduled to hold a referendum at the November general election. If this referendum was approved by voters, the school district's property tax for 2008 may be higher than the proposed amount shown on this notice.		
Metro School Taxing Dist. Metropolitan Council 570 Robert Street North St Paul MN 55101 651-602-1374	468.77	668.73	No meeting required
Other Spec. Taxing Dist: Fiscal Disparity Tax: Tax Increment Tax: Solid Waste Reg Fee:	492.22 431.70	668.32 688.12	No meeting required No meeting required No meeting required Not applicable

Check out the convenient payment options available to pay NEXT YEAR's property taxes
<http://www.hennepin.us> or call 612 348-3011

- This is Not a Bill - Do Not Pay -

766782
46-

TRANSFER ENTERED
HENNEPIN COUNTY TAXPAYER SERVICES

SEP 06 2006

HENNEPIN COUNTY MN
BY *[Signature]* DEPUTY

City Project No. 6101

DRAINAGE/UTILITY EASEMENT

THIS EASEMENT IS MADE and entered into this 15th day of August, 2006, by and between Paul E. Anderson, a single person, Grantor, and the CITY OF PLYMOUTH, a Minnesota Municipal Corporation, Grantee.

WITNESSETH that whereas said Grantor is the fee owner of the tract of land in the County of Hennepin, State of Minnesota, described as follows:

←

DESCRIPTION OF PROPERTY: (PIN 13-118-22-24-0033) C.T. #766782

Lot 3, Block 1, TOM HOUSE ADDITION, according to the recorded plat on file in the Registrar of Titles, Hennepin County, Minnesota.

NOW THEREFORE, Grantor, in consideration of One Dollar and other good and valuable consideration, to it in hand paid by Grantee, receipt of which is hereby acknowledged, hereby grants to said Grantee, its successors and assigns, the following easement is being granted to the City for resolution of a previous drainage problem along with the understanding that the existing fence shall be allowed to remain within the existing 5-foot platted easement along the north property line unless maintenance within the easement area requires the fence to be temporarily removed. Any part of the fence that is removed for required easement maintenance will be replaced.

DESCRIPTION OF EASEMENT:

A permanent drainage and utility easement over, under, across and through that part of the above described property lying 10.00 feet northerly and easterly of the following described line:

Commencing at the northeast corner of said Lot 3; thence southerly along the east line of said property a distance of 21.59 feet to the point of beginning of said easement; Thence northwesterly on an assumed bearing of North 82 degrees 45 minutes 29 seconds West, a distance of 82.73 feet; thence North 89 degrees 52 minutes 20 seconds West, a distance of 164.68 feet; thence North 03 degrees 41 minutes 49 seconds West, to the north line of said Lot 3 and there terminating.

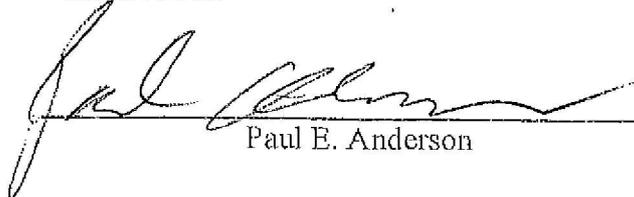
13-116



13-116

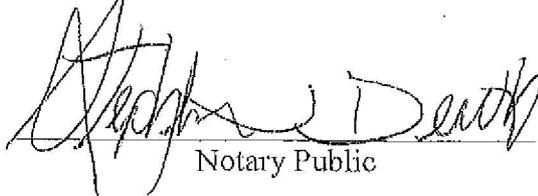
IN WITNESS WHEREOF, Grantor has hereunto set his hand the day and year first above written.

GRANTOR:


Paul E. Anderson

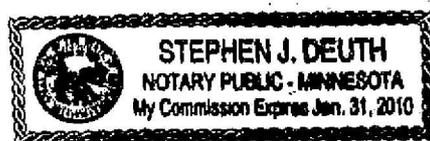
STATE OF MINNESOTA)
) SS
COUNTY OF HENNEPIN)

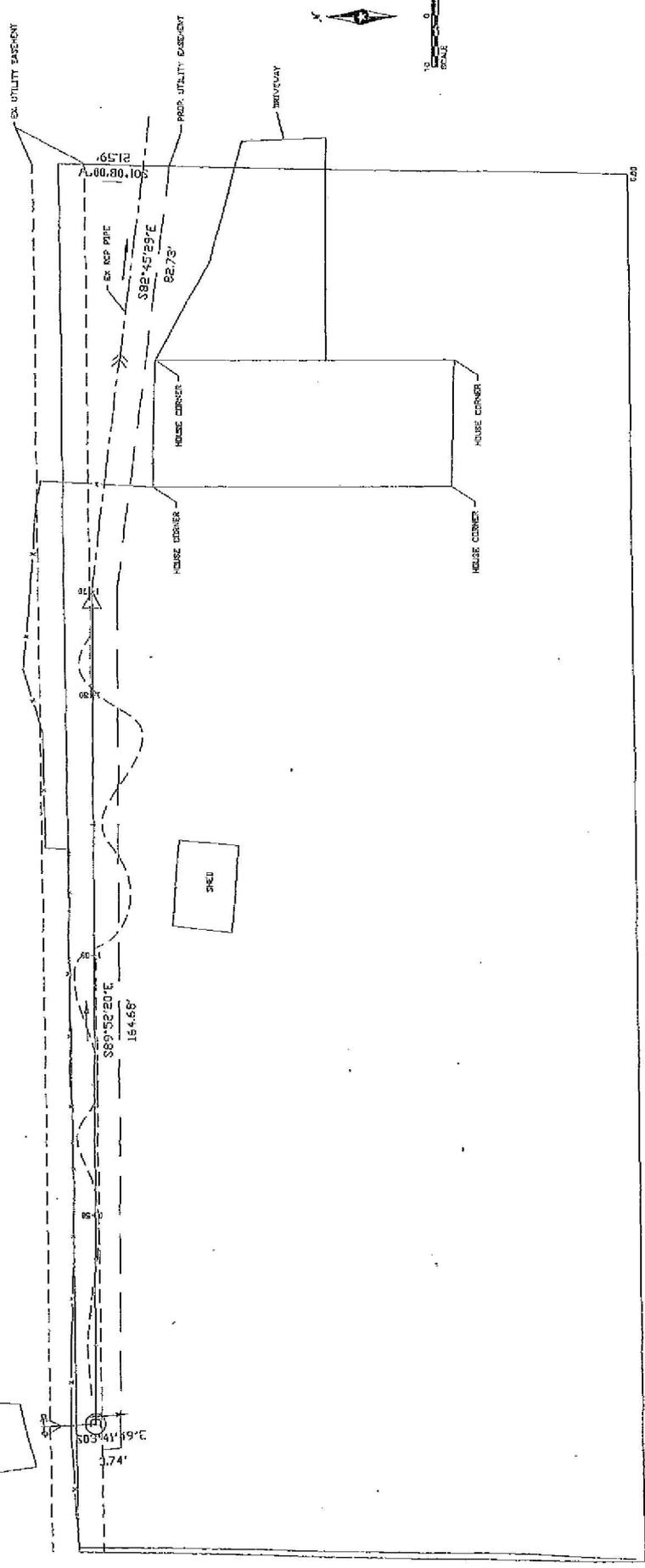
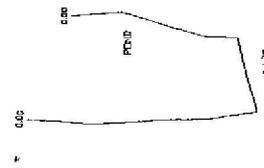
The foregoing instrument was acknowledged before me this 15th day of August, 2006, by Paul E. Anderson, a single person/Grantor.


Notary Public

This Instrument Drafted by:

CITY OF PLYMOUTH
3400 Plymouth Blvd.
Plymouth, MN 55447





NO.	DATE	BY	REVISION	DATE	DRAWN BY	CHECKED BY	DATE	1	X
				PLYMOUTH, MINNESOTA				4225 REVERSE EASEMENT EXHIBIT	
				2006 DRAINAGE IMPROVEMENT PROJECT					
				CITY PROJECT NO. 8101					
				CITY OF PLYMOUTH					
				I hereby certify that the above specification is correct and that I am a duly qualified and licensed Professional Engineer in the State of Minnesota.					
				SIGNATURE: _____ TITLE: _____					
				DATE: _____					

**2008 BOARD OF APPEAL & EQUALIZATION
STAFF REPORT AND RECOMMENDATION**

PROPERTY OWNERS NAME: Ronald Miller
 PROPERTY ADDRESS: 5925 Vicksburg Lane North
 PID #: 05-118-22-14-0006
 LEGAL DESCRIPTION: N 300 FT OF E 759 FT OF NE ¼ EX ROAD
 PROPERTY TYPE: Residential Non-homestead

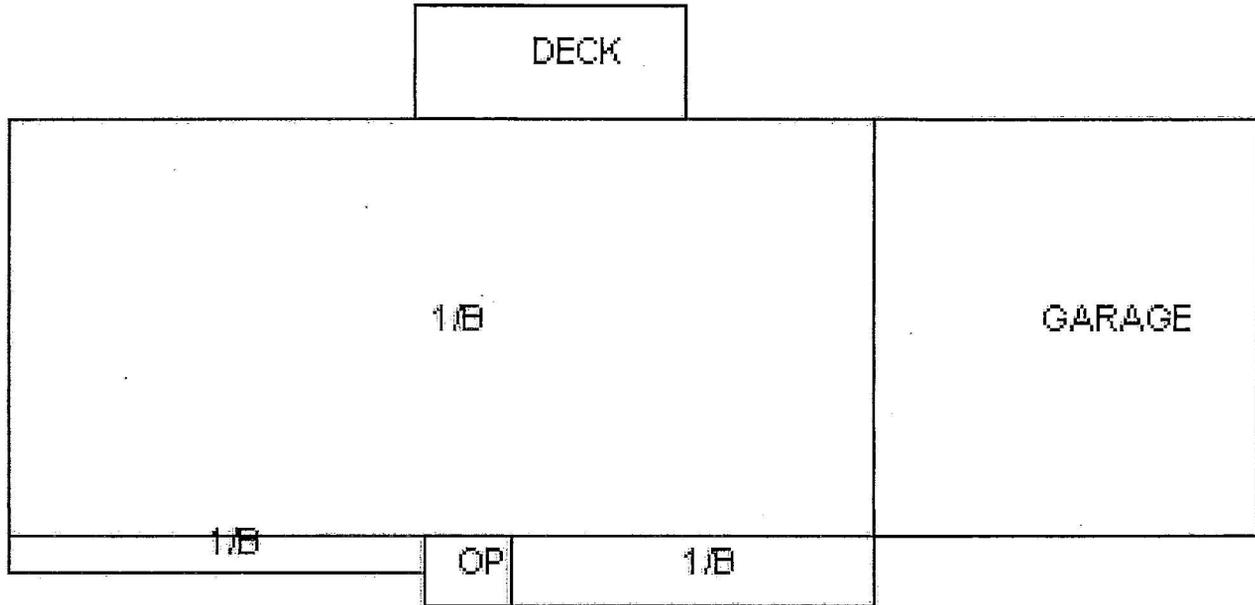
2008 MARKET VALUE	<u>VALUE PRIOR TO LOCAL BOARD</u>	<u>ASSESSOR'S RECOMMENDATION</u>
LAND MARKET VALUE	\$280,000	
STRUCTURE MARKET VALUE	\$161,000	
TOTAL MARKET VALUE	\$441,000	No Change

ASSESSMENT HISTORY	2006	2007	2008
Total Market Value	\$426,200	\$441,100	\$441,000
Limited Market Value	\$0	\$0	\$0
Improvement	\$0	\$0	\$0

SUBJECT PROPERTY

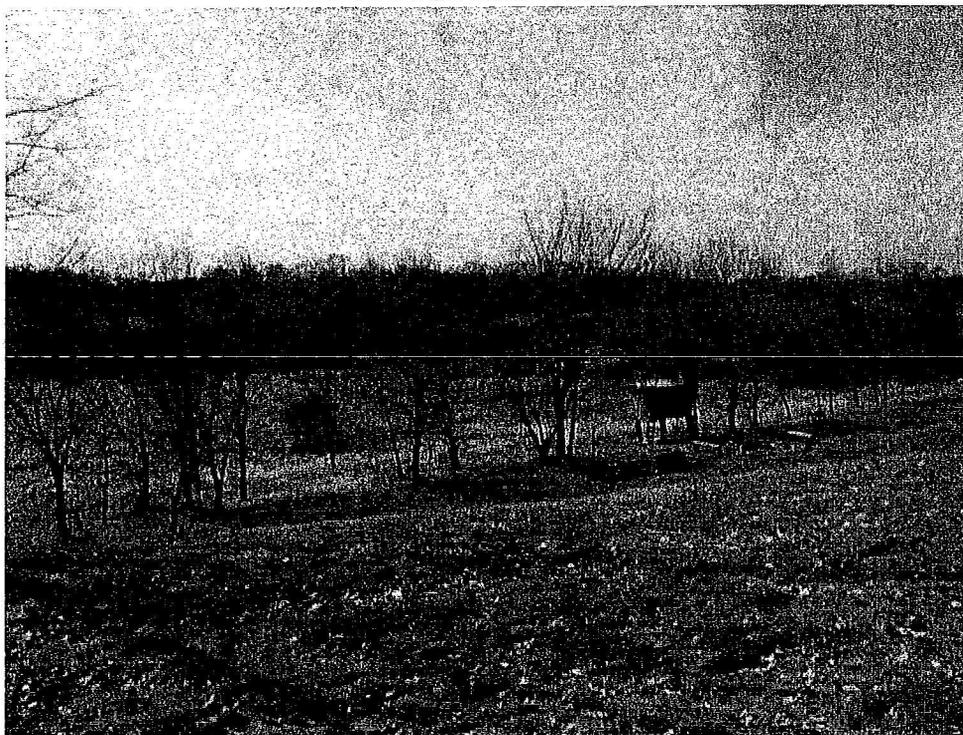


DIAGRAM



Sty Ht	Dimensions				Sq.Ft.
1/B	50	x	24	=	1,200
1/B	2	x	24	=	48
1/B	4	x	21	=	84
Ground Floor Area	=	1,332			
2 nd Floor Area	=	0			
Gross Building Area	=	1,332			
Porches/Decks					
Deck	6.5	x	15.5	=	101
Garages					
Attached	22	x	24	=	528

ADDITIONAL SUBJECT PHOTOS



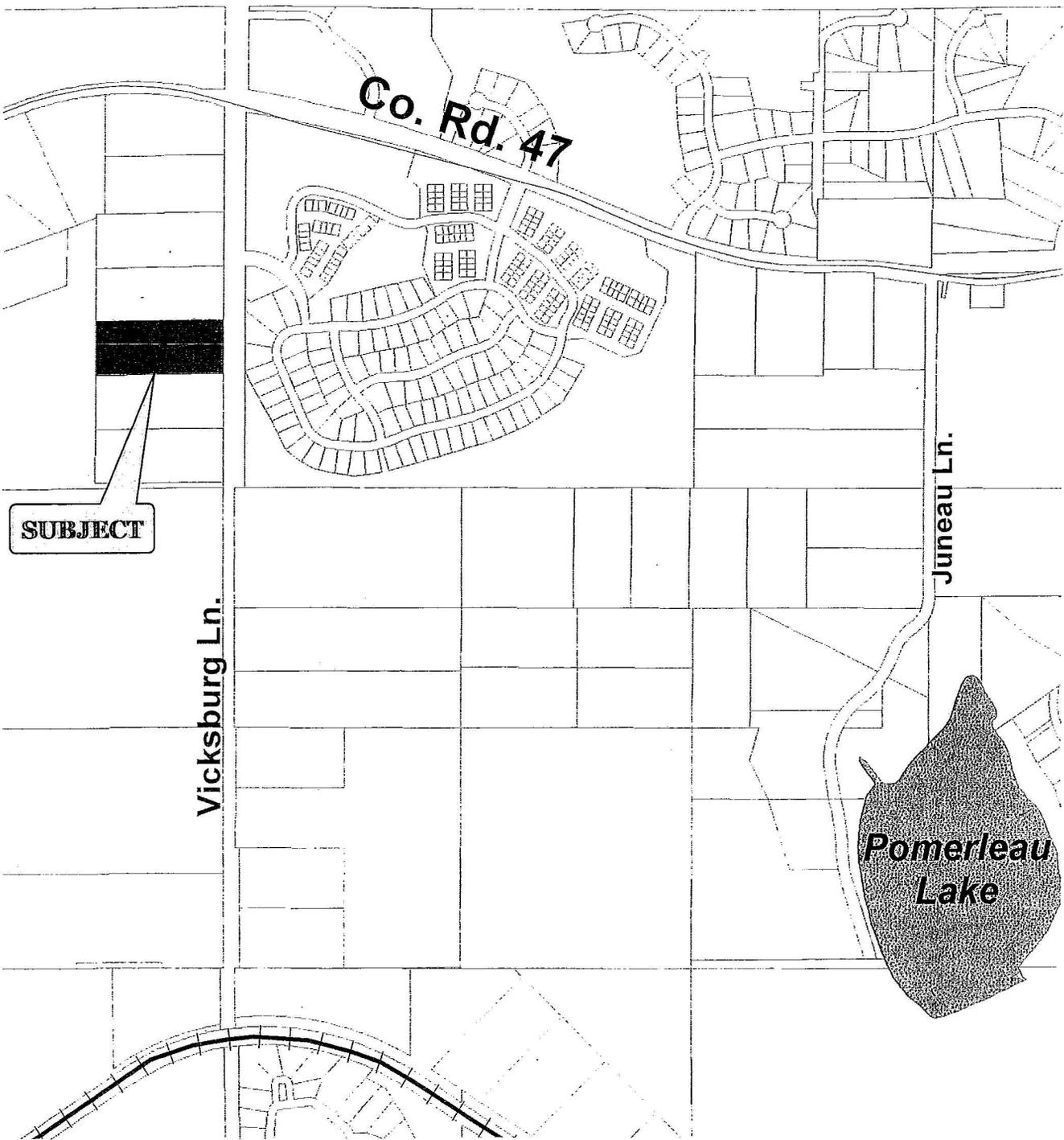
Looking west



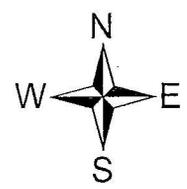
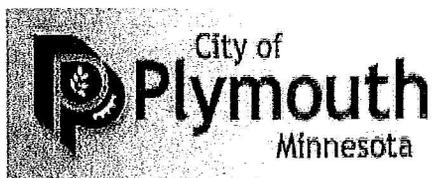
Back

AERIAL OF SUBJECT





Subject Map

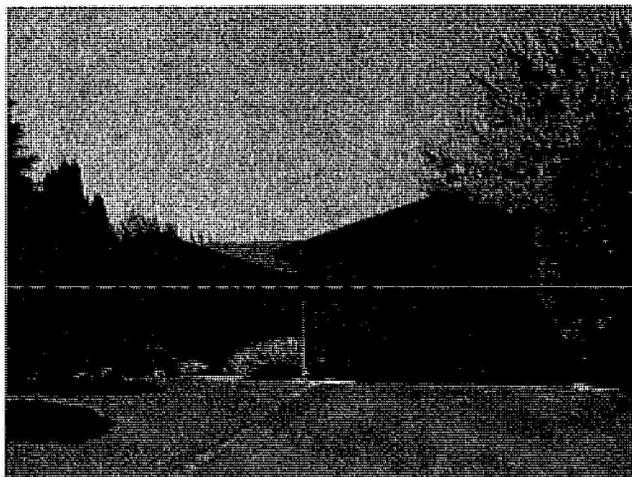


This represents a compilation of information and data from city, county, state and other sources that has not been field verified. Information should be field verified and compared with original source documents.

SALES COMPARISON ADJUSTMENT GRID

	Subject	Comparable #1		Comparable #2		Comparable #3	
ADDRESS:	5925 Vicksburg Lane North	14475 40 th Place North		3950 Fernbrook Lane North		15605 45 th Avenue North	
PID#	05-118-22-14-0006	16-118-22-41-0048		15-118-22-32-0012		09-118-22-33-00056	
SALE DATE:		8/07		6/07		8/07	
SALE PRICE:		\$242,000		\$231,900		\$261,200	
TIME ADJUSTMENT:		(4%)		(6%)		(4%)	
ADJ.SALE PRICE:		\$232,320		\$217,986		\$250,752	
TYPE OF BLDG:	Rambler / Bsmt	Same		Same		Same	
ABOVE GRADE FINISH:	1,332	932	+28000	990	+15390	1340	
QUALITY:	Average	Average		Average		Average	
AGE:	1978	1981		1955	+25068	1981	
CONDITION:	Good	Good		Good		Good	
BEDROOMS:	4	3	+3000	3	+3000	3	+3000
# OF BATHS	2	2		2		3	(3000)
FIN. BSMT. AREA:	879	732	+3675	635	+6100	1175	(7400)
WALKOUT:	Yes	No	+5000	No	+5000	Yes	
FIREPLACES:	1	1		2	(5000)	2	(5000)
GARAGE:	2	2		2		2	
DECK:	Yes	Yes		No	+5000	Yes	
LOCATION:	Busy	Quiet	(5000)	Busy		Quiet	(5000)
NET ADJUSTMENT:		+34675		+54558		(17400)	
UTILITIES:	Outside MUSA	Inside	(90000)	Inside	(90000)	Inside	(90000)
EXCESS LAND:	0	4.86ac	+337221	4.4ac	+305303	4.65ac	+322648
ADJ SALE PRICE:		\$514,216		\$487,847		\$466,000	
Indicated value as of Jan. 2, 2008		\$466,000					

COMPARABLE SALES



COMPARABLE #1
14475 40th Place North



COMPARABLE #2
3950 Fernbrook Lane North



COMPARABLE #3
15605 45th Avenue North

VALUE CONCLUSION

LOCATION: The subject is in an unplatted piece of property located in section 5. It is located approximately 1/8 mile south of the intersection of County Road 47 and Vicksburg Lane. It is located directly across from the single family homes of the Taryn Hills subdivision.

SITE: The subject property is a five acre parcel that is bisected by a low area that comprises just under 1/3 of the parcel. The east side of the lot is well elevated, providing views to the west, with some deciduous trees and is serviced by Vicksburg Lane. The west side of the parcel is level and dry but only seasonably accessible.

IMPROVEMENTS and FEATURES: The subject property was improved in 1978 with a 1,332 square foot rambler purchased from a vocational school and moved on to a walkout basement on the property. It has four bedrooms, three up and one down, and two baths on the main floor. The finished basement area of 879 square feet contains a family room with a walkout to a patio area. There are two large contiguous parcels adjacent to the west property line of the subject. These parcels are owned by Scherber Investments and are potentially developable.

OWNERS CONCERNS: Mr. Miller is concerned that the 2008 valuation for payable 2009 does not reflect what he could have sold the property on January 2, 2008, or since that time.

COMPARABLE #1 This comparable is located approximately two miles south and one half mile east of the subject property. It is similar to the subject in style, age, quality, condition, number of fireplaces, baths and garage stalls, and has a deck. Adjustments were made for above grade square footage, number of bedrooms, finished basement area, location, and walkout. It is located in a platted residential neighborhood inside the MUSA and has no excess land area.

COMPARABLE #2 This comparable is located approximately two miles south and one half mile east of the subject property. It is similar to the subject property in style, quality, condition, and number of baths and garage stalls. It was adjusted for above grade square footage, age, number of baths and fireplaces, finish basement area, walkout and deck. It is located in a platted residential neighborhood inside the MUSA and has no excess land area. There was no adjustment for location due to facing Fernbrook, a busy through street.

COMPARABLE #3 This comparable is located approximately one mile south and two blocks east of the subject. It is similar to the subject property in style, age, above grade square footage, quality, condition, walkout, number of garage stalls and deck. It was adjusted for number of baths, bedrooms and fireplaces, location, and finished basement area. It is located in a platted residential neighborhood inside the MUSA and has no excess land area.

PENDING SALE 1 & 2 These are not comparables but are included as an illustration of the value of land assembled for development purposes. They were taken off the market on 10/18/07 with a projected closing date of February 2008. #1 was listed for \$1,060,000 and #2 for \$925,000. Their status is pending.

RECONCILIATION OF VALUE: The properties that Mr. Miller cites in his application are not sales or even listings and as such can not be used for comparison purposes. Currently this parcel is assessed and used as a site for a single family dwelling. The comparables used are the same except their location is in a subdivision located with in the Metropolitan Urban Service Area (MUSA). Adjustments were made to account for the utilities available inside the MUSA which are available to the comparables. The utilities adjustment is the difference between the per acre value of land inside the MUSA with utilities and outside the MUSA with no utilities that have been observed in the Plymouth market by the assessing staff. An adjustment was made for the excess land of the subject versus the size of the comparables. The excess land value was established by the paired sale analysis below:

Address	Time Adjusted Sale Price	Lot Size
15605 45 th Avenue North	\$250,752	.35 ac
14935 Co. Rd. 47	\$573,400	5.0 ac

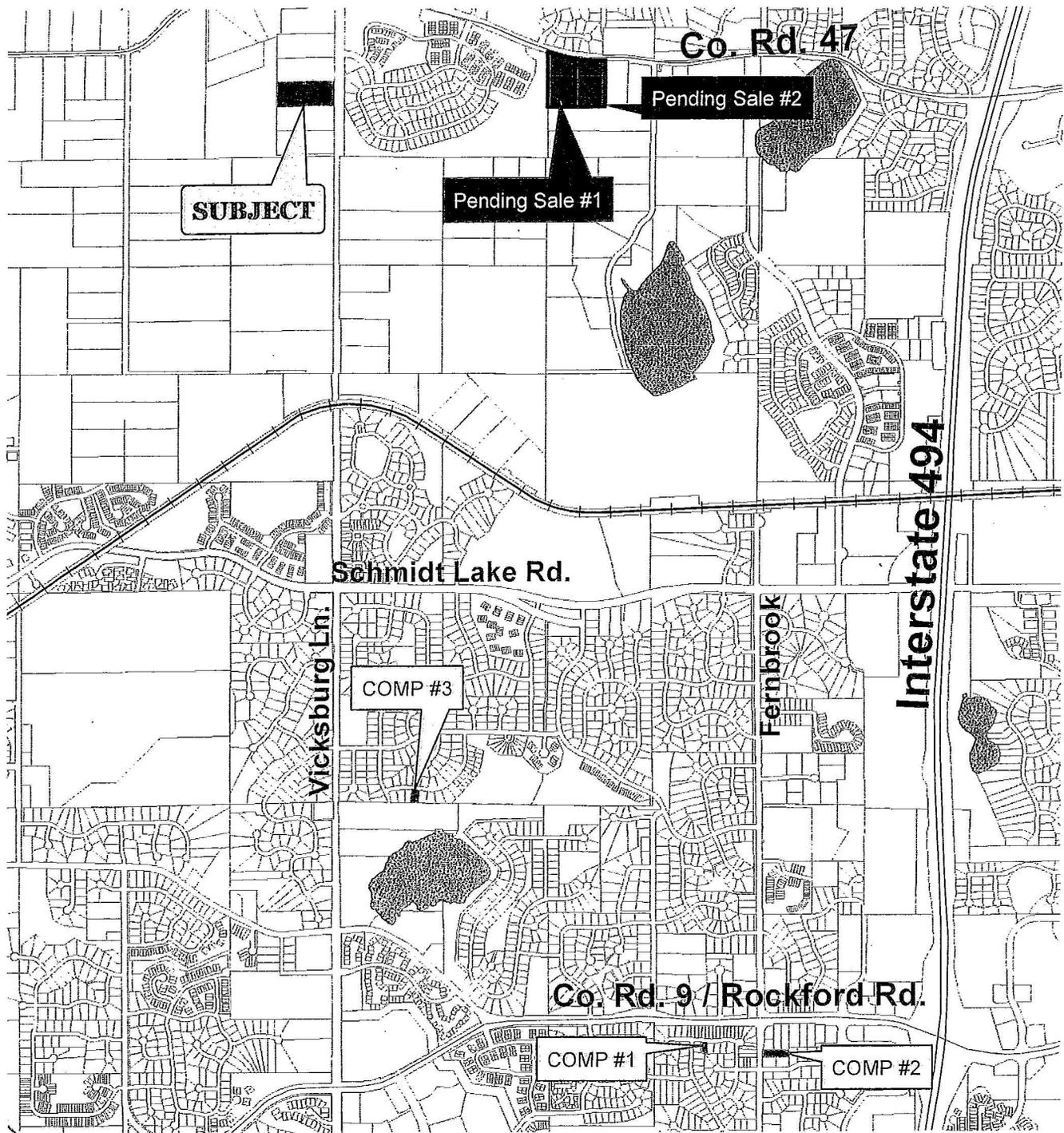
From the table, the difference in sale price divided by the difference in lot size yields an adjustment of \$69,387 for each acre the subject property has that is more than the comparable.

After careful consideration and the application of standard assessing practices it is the opinion of this assessor that the market value remain unchanged at:

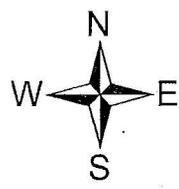
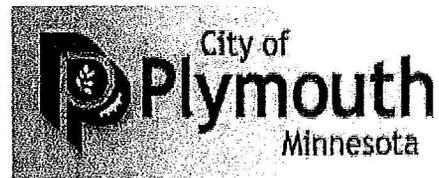
\$441,000



Michael Vander Linden, CMAS
 Appraiser
 (763) 509-5356
 mvanderl@ci.plymouth.mn.us



Comparable Sales Map



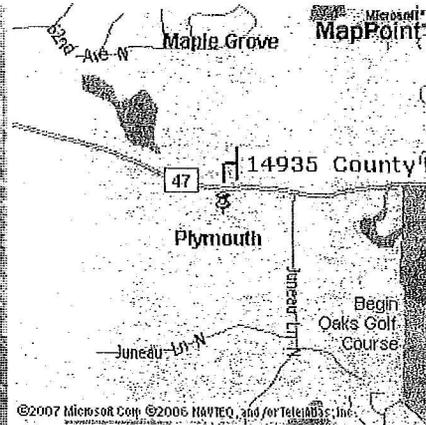
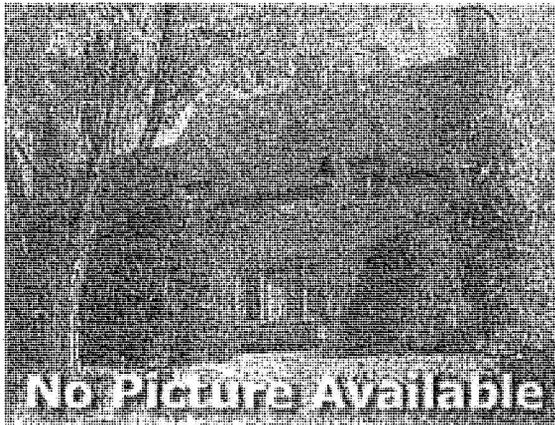
This represents a compilation of information and data from city, county, state and other sources that has not been field verified. Information should be field verified and compared with original source documents.

Property Full Display, Lots & Land, MLS #: 3384619

14935 County Road 47, Plymouth, MN 55446

Status: **Pending** List Price: **\$925,000**

Original List Price: **\$925,000**



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Map Page: 90 Map Coord: d1

Directions:

Located on County Road 47 between Vicksburg and 494 in Wayzata school district.

(Click icon for Virtual Earth Map)

(Click icon to add to Watched Listings)

MLS Area: **374 - Plymouth**
 Secondary Area: **365 - Maple Grove/Osseo**
 Front Dimensions: **375**
 Left Dimensions: **570**
 Right Dimensions: **595**
 Rear Dimensions: **375**
 Acres: **5.000**
 Min Lot Size: **12,500**

TAX INFORMATION

Property ID: **0411822130003**
 Tax Year: **2006**
 Tax Amt: **\$3,657**
 Assess Bal: **\$**
 Tax w/assess: **\$3,657**
 Assess Pend: **No**
 Homestead: **Yes**
 Plat Recorded: **N**

List Date: **05/22/2007** Received By MLS: **05/25/2007** Days On Market: **149** [History](#)
 Off Market Date: **10/18/2007** Selling Agent: **Jeffrey B Chalin**
 Projected Close Date: **02/28/2008** Selling Office: **Bridge Realty, LLC**

General Property Information

Legal Description: **Unplated 04 118 22 That Part Of 375 Ft. Of W 716 Ft. Of W 1/2 Of NE 1/4**
 County: **Hennepin**
 School District: **284 - Wayzata, 763-745-5000**
 Builder Restriction: **Open**
 Restrictions/Covts:
 Land Inclusions: **Abstract, For Sale Sign, Survey**
 Improvements: **None**
 Zoning: **Residential-Single**
 Road Frontage: **County**
 Lot Description: **Additional Land Available, Tree Coverage - Medium**
 Available Utilities: **Cable T.V., Electric, Natural Gas, Other, Sewer, Telephone, Water**
 On Site Utilities: **Cable T.V., Electric, Natural Gas, Other, Telephone**
 Association Fee: **\$** Association Fee Frequency:
 Assoc Fee Includes:
 Development Status: **Raw Land**
 Fencing: **None**
 Farm Type: **Hobby** Tillable Acres: Topography: **Rolling, Sloped, WalkOut**
 Soil Type: **Clay** Pasture Acres: Out Buildings:
 Crop Type: Wooded Acres: **4.00** Agric Water:

Remarks

Agent Remarks: **Looking for a development? Here it is. Currently zoned 2-4 per acre. City services right next door with multi family dwellings. Additional 12 acres available for aproximatly 200K per acre. Development and land cost 5 mil. Selling minimum of 34 lots 10.2 mi**

Public Remarks: **Great opportunity. Purchase this plus other land adjacent. Total profit from 5,000,000 up depending on total lots allowed. Currently zoned 2-4 could move up into 4-8 per acre. Plymouth single family lots in Wayzata school dist. goes for 300K plus.**

Financial

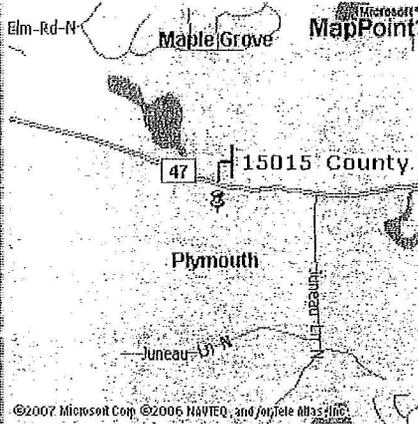
Cooperating Broker Compensation

Property Full Display, Lots & Land, MLS #: 3385509

15015 County Road 47, Plymouth, MN 55446

Status: **Pending** List Price: **\$1,060,000**

Original List Price: **\$1,060,000**



Map Page: 90 Map Coord: d1
 Directions:
Located on Cty Rd 47 between Vicksburg and 494 in Wayzata school district.
 (Click icon for Virtual Earth Map)

(Click icon to add to Watched Listings)

MLS Area: 374 - Plymouth
 Secondary Area: 365 - Maple Grove/Osseo
 Front Dimensions: 360
 Left Dimensions: 598
 Right Dimensions: 685
 Rear Dimensions: 341
 Acres: 5.000
 Min Lot Size:

TAX INFORMATION

Property ID: 0411822130011
 Tax Year: 2006
 Tax Amt: \$4,971
 Assess Bal: \$
 Tax w/assess: \$4,971
 Assess Pend: No
 Homestead: Yes
 Plat Recorded: Y

List Date: 05/26/2007 Received By MLS: 05/29/2007 Days On Market: 145 [History](#)
 Off Market Date: 10/18/2007 Selling Agent: Jeffrey B Chalin
 Projected Close Date: 02/28/2008 Selling Office: Bridge Realty, LLC

General Property Information

Legal Description: Unplatted 0411822 That Part Of W341 Ft Of SW 1/4 Of NE 114 Lying N Of 5626
 County: Hennepin
 School District: 284 - Wayzata, 763-745-5000
 Builder Restriction: Open
 Restrictions/Covts:
 Land Inclusions: For Sale Sign
 Improvements: None
 Zoning: Residential-Multi-Family, Residential-Single
 Road Frontage:
 Lot Description:
 Available Utilities: Cable T.V., Electric, Natural Gas, Other, Sewer, Storm Sewer, Telephone, Water
 On Site Utilities: Cable T.V., Electric, Natural Gas, Other, Telephone
 Association Fee: \$ Association Fee Frequency:
 Assoc Fee Includes:
 Development Status: Raw Land
 Farm Type: Tillable Acres: Topography: Rolling, Sloped
 Soil Type: Pasture Acres: Out Buildings:
 Crop Type: Wooded Acres: Agric Water:

Remarks

Agent Remarks: Looking for a development here it is. Currently zoned 2-4 per acre with multi services right next door with multi family dwellings. Additional 12 acres avail for approx. 200K per acre. Development & land cost 17 acres 5 Mil. Selling min of 34 lot 10.2 mil.
 Public Remarks: Great opportunity. Purchase this + other land adjacent. Total profit from \$5,000,000 up depending on total lots allowed. Currently zoned 2-4 could move up into 4-8 per acre. Plym. sing fam lots in Wayzata schl dist. Goes for 300K plus. Don' walk property

Financial

Cooperating Broker Compensation
 Buyer Broker Comp: 2.7 % Sub-Agent Comp: 0 % Facilitator Comp: 2.7 %
 Variable Rate: N List Type: Exclusive Right To Sell

REPORT #5

**2008 BOARD OF APPEAL & EQUALIZATION
STAFF REPORT AND RECOMMENDATION**

PROPERTY OWNERS NAME: Don Keefe
 PROPERTY ADDRESS: 4410 Polaris Lane North
 PID #: 16-118-22-21-0039
 LEGAL DESCRIPTION: Lot 8 Block 1 Quail Ridge of Plymouth 4th
 PROPERTY TYPE: Residential Homestead

2008 MARKET VALUE	<u>VALUE PRIOR TO LOCAL BOARD</u>	<u>ASSESSOR'S RECOMMENDATION</u>
LAND MARKET VALUE	\$ 99,000	
STRUCTURE MARKET VALUE	\$329,400	
TOTAL MARKET VALUE	\$428,400	No Change

ASSESSMENT HISTORY	2006	2007	2008
Total Market Value	\$427,600	\$372,100	\$428,400
Limited Market Value			
Improvement			\$61,000

The subject property was visited for the 2007 assessment at the owner's request following water damage in the home. The value was reduced for the 2007 assessment to compensate for the loss of value related to the damage. The full value was reinstated for the 2008 assessment after all repairs had been completed.

Mr. Keefe was contacted Wednesday April 16th at 8 A.M. He stated that he had been uninformed regarding the assessment process and wanted to drop his appeal. He understood the value being restored but was unsure of the 2008 estimated market value after hearing so much media attention regarding the current residential sales market. He is content with his 2008 valuation and thanked the staff for taking the time to explain the assessment process in its entirety. The value remains unchanged at:

\$428,400



Janice Olsson AMA, RES
Appraiser Supervisor
763-509-5355
jolsson@ci.plymouth.mn.us

16-21-39

CITY OF PLYMOUTH
LOCAL BOARD OF APPEAL AND EQUALIZATION
April 15, 2008 @ 7:00 PM

The primary focus of the Local Board of Appeal and Equalization is to consider the estimated market value and/or classification for the 2008 assessment for taxes payable in 2009. The Board is not empowered to adjust taxes.

Name Don Keefe Jr

Address: 4410 Polaris Ln N

How can we reach you: Please list your telephone number:
Home 763 550 7149 Work 763 577 0975 Cell 763 438 7126

Purchase Price: 194,530 Purchase Date: 3/17/92

Is the property currently for sale? no If yes, what is the asking price? _____

Please list any improvements made to your property since your purchase:
finish Basement
Deck

2008 Estimated Market Value (from your valuation notice) 428,400 /

2007 Estimated Market Value (from your valuation notice) 372,100

Owner's opinion of value _____

Your appeal must be based on evidence that the 2008 estimated market value exceeds the true market value of your property. Please list the reasons why you believe that you could not sell your property for the value stated on your 2008 valuation notice. Please attach any documentation to support your opinion. To reserve your right to appeal, **please speak to a staff appraiser as soon as possible** and then return this form to the Plymouth Assessor's office no later than **Friday, April 11.**

Do you wish to verbally address the Board? Yes No

Plymouth Assessing Division
3400 Plymouth Blvd.
Plymouth, MN 55447
763-509-5360

**2008 BOARD OF APPEAL & EQUALIZATION
STAFF REPORT AND RECOMMENDATION**

PROPERTY OWNERS NAME: Pierre J. LaFrance
 PROPERTY ADDRESS: 4565 Norwood Lane North
 PID #: 11-118-22-33-0066
 LEGAL DESCRIPTION: Lot 10 Block 3 Schmidt Lk Hills
 PROPERTY TYPE: Residential Homestead

2008 MARKET VALUE	<u>VALUE PRIOR TO LOCAL BOARD</u>	<u>ASSESSOR'S RECOMMENDATION</u>
LAND MARKET VALUE	\$105,000	
STRUCTURE MARKET VALUE	\$404,600	
TOTAL MARKET VALUE	\$509,600	No Change

ASSESSMENT HISTORY	2006	2007	2008
Total Market Value	\$490,600	\$516,400	\$509,600
Limited Market Value	0	0	0
Improvement	0	0	0

OWNERS CONCERN:

Mr. LaFrance believes that his market value is overstated and would like the city to do an appraisal of his property.

RECONCILIATION OF VALUE:

I had a phone conversation with Mr. LaFrance on April 18th. He had been concerned that although the 2008 valuation was \$6,800 lower than the 2007, he wasn't sure if he could sell the property for that amount. After talking to a realtor and giving it additional thought, Mr. LaFrance decided to withdraw his appeal.

\$509,600



Paul Kingsbury, CMA
Appraiser
763 509-5357
pkingsbu@ci.plymouth.mn.us

6

11-33.66

CITY OF PLYMOUTH
LOCAL BOARD OF APPEAL AND EQUALIZATION
April 15, 2008 @ 7:00 PM

The primary focus of the Local Board of Appeal and Equalization is to consider the estimated market value and/or classification for the 2008 assessment for taxes payable in 2009. The Board is not empowered to adjust taxes.

Name PIERRE J. LAFRANCE

Address: 4565 NORWOOD LN, N

How can we reach you: Please list your telephone number:
Home (763) 559-6066 Work _____ Cell _____

Purchase Price: \$270,000 Purchase Date: 8/93

Is the property currently for sale? No If yes, what is the asking price? _____

Please list any improvements made to your property since your purchase:
NO INNOVATIONS TO INTERIOR
EXTERIOR - REPLANKED DECK

2008 Estimated Market Value (from your valuation notice) \$509,600
2007 Estimated Market Value (from your valuation notice) 516,400
Owner's opinion of value \$475,000 - 485,000

Your appeal must be based on evidence that the 2008 estimated market value exceeds the true market value of your property. Please list the reasons why you believe that you could not sell your property for the value stated on your 2008 valuation notice. Please attach any documentation to support your opinion. To reserve your right to appeal, **please speak to a staff appraiser as soon as possible** and then return this form to the Plymouth Assessor's office no later than **Friday, April 11.**

BELIEVE MARKET VALUE IS OVER STATED
WELCOME PERSONAL APPRAISAL FROM City

Do you wish to verbally address the Board? Yes No

Plymouth Assessing Division
3400 Plymouth Blvd.
Plymouth, MN 55447
763-509-5360

REPORT #7

**2008 BOARD OF APPEAL & EQUALIZATION
STAFF REPORT AND RECOMMENDATION**

PROPERTY OWNERS NAME: Denis & Janice Lawless
 PROPERTY ADDRESS: 1840 Holly Lane North
 PID #: 29-118-22-31-0058
 LEGAL DESCRIPTION: Lot 5 Block 5 Oakdale West
 PROPERTY TYPE: Residential Homestead

2008 MARKET VALUE	<u>VALUE PRIOR TO LOCAL BOARD</u>	<u>ASSESSOR'S RECOMMENDATION</u>
LAND MARKET VALUE	\$ 92,000	\$ 92,000
STRUCTURE MARKET VALUE	\$ 407,800	\$ 360,100
TOTAL MARKET VALUE	\$ 499,800	\$ 471,300

ASSESSMENT HISTORY	2006	2007	2008
Total Market Value	\$ 531,400	\$ 517,600	\$ 499,800
Limited Market Value			
Improvement			

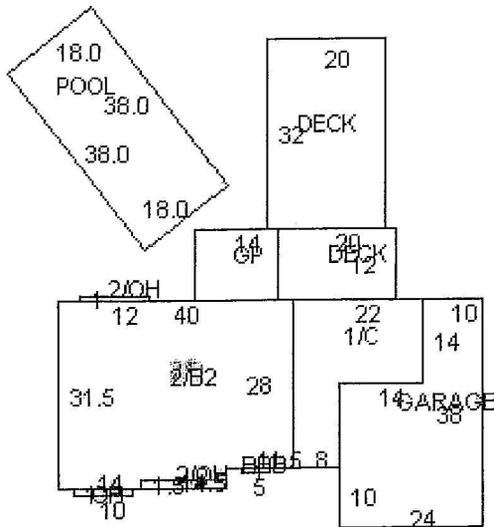
SUBJECT PROPERTY



AERIAL VIEW OF SUBJECT PROPERTY

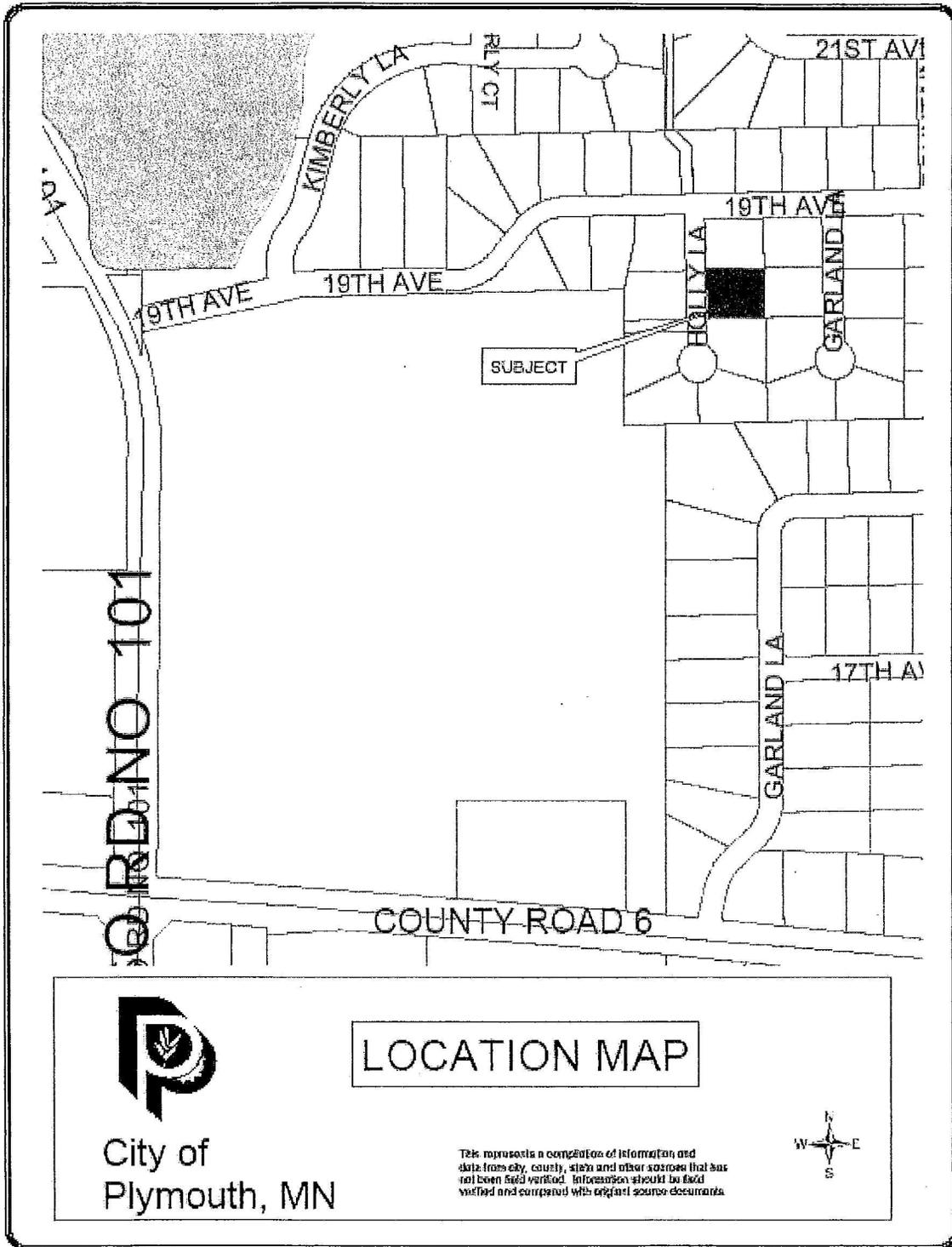


DIAGRAM



Sty Ht	Dimensions				Sq.Ft.
1/CRAWL	22	x	14	=	308
1/CRAWL	8	x	14	=	112
2/BSMT	40	x	28	=	1120
2/BSMT	2	x	28.5	=	57
2/BSMT	1.5	x	14	=	21
OH	1	x	10	=	10
2/OH	1	x	12	=	12
2/OH	1.5	x	14.5	=	22
Ground Floor Area	=		1628		
2 nd Floor Area	=		1232		
Gross Building Area	=		2860		
Porches/Decks					
PORCH	14	x	12	=	168
DECK	20	x	44	=	880
Garages					
GARAGE	24	x	24	=	576
	14	x	10	=	140
Total Garage Area					716

Subject Location Map



City of
Plymouth, MN

LOCATION MAP

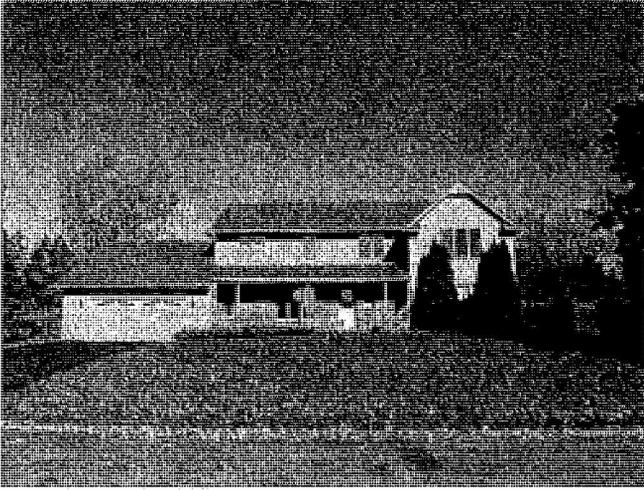
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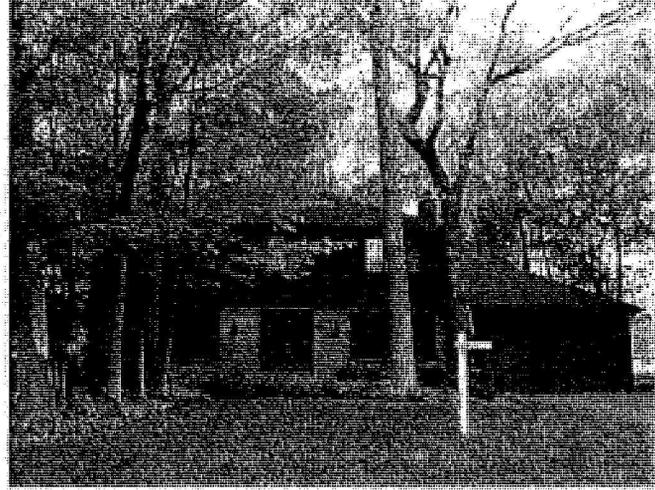
SALES COMPARISON ADJUSTMENT GRID

	Subject	Comparable #1		Comparable #2		Comparable #3		Comparable #4	
ADDRESS:	1840 Holly Lane North	17020 19 th Avenue North		17330 6 th Avenue North		2230 Zanzibar Lane North		17110 19 th Avenue North	
PID#	29-118-22-31-0058	29-118-22-24-0063		32-118-22-23-0041		29-118-22-13-0080		29-118-22-23-0017	
SALE DATE:		12/06		6/07		5/07		3/06	
SALE PRICE:		\$480,000		\$460,000		\$457,000		\$448,000	
TIME ADJUSTMENT:		(2%)		(2%)		(2%)			
ADJ.SALE PRICE:		\$470,400		\$450,800		\$447,860		\$448,000	
TYPE OF BLDG:	2 Story	2 Story		2 Story		2 Story		2 Story	
ABOVE GRADE FINISH	2,860	2,724	+9520	2,200	+46200	2,238	+43540	2,717	+10010
QUALITY:	Above Avg	Ab.Avg		Ab.Avg		Ab.Avg		Ab.Avg	
AGE:	1983	1983		1980		1987	(2%) (8957)	1983	
CONDITION:	Avg	Avg		Ab. Avg.	(30000)	Avg.		Avg.	
BEDROOMS:	4	4		4		4		4	
# OF BATHS	DX+1 1/2+1/2	DX+1 3/4+1/2	(1000)	1+3/4+ 1/2	+5000	DX+1+ 1/2	+2500	DX+1+ 1/2	+2500
FIN. BSMT. AREA:	500	1366	(21650)	400	+2500	960	(11500)	NONE	+12500
WALKOUT:	NO	NO		NO		YES	(5000)	NO	
FIREPLACES:	1	1		2	(5000)	2	(5000)	1	
GARAGE:	2+ STORAGE	2+ STORAGE		2	+3000	2	+3000	2	+3000
DECK:	LARGE	NONE		AVG	+3000	AVG	+3000	AVG	+3000
PORCHES:	YES	YES		YES		YES		YES	
POOL:	YES	NO		NO	+6000	NO	+6000	NO	+6000
LOCATION:	Oakdale West	Oakdale West		Burl Oaks		Steeple Chase-Pond View	(3000)	Oakdale West	
NET ADJUSTMENT:		+870		+30700		+24583		+37010	
ADJ SALE PRICE:		\$471,270		\$481,500		\$472,443		\$485,010	
INDICATED VALUE AS OF JANUARY 2, 2008:									
\$ 471,300									

COMPARABLE SALES



COMPARABLE #1
17020 19th Avenue



COMPARABLE #2
17330 6th Avenue



COMPARABLE #3
2230 Zanzibar Lane



COMPARABLE #4
17110 19th Avenue

VALUE CONCLUSION

LOCATION:

The subject property is located in the Oakdale West subdivision. It is approximately ¼ mile east of County Road 101 and ¼ mile north of County Road 6. The home is located on a cul-de-sac.

SITE:

The site is average size for this neighborhood, .42 acres, approximately 125 feet x 148 feet. The elevation is mostly level, gradually sloping downward to the street.

IMPROVEMENTS and FEATURES:

The two story home was built in 1983. It has 2,860 square feet finished above grade featuring a living room, formal dining room, kitchen with island and an informal dining area, family room with fireplace, 4 bedrooms and 2 ½ baths. An additional 500 square feet is finished in the basement which includes a recreation room and an additional ½ bath. The informal dining area steps down to a three season porch. The home has a 2 car garage with a bonus 10 foot x 14 foot area that could be used for storage or a workshop. A beautiful asset to this home is the backyard. It features extensive decking, landscaping, and pool. The home is in average condition. It has been well maintained, however there have been no major remodels on the property.

OWNERS CONCERNS:

Denis & Janice feel the 2008 market value of their home is too high due to depreciation.

COMPARABLE #1

This property is located in the Oakdale West neighborhood on a through street. It is .42 acres in size. A walking trail runs along the west side of the property. The home was built in 1983, has 2724 sq.ft. finished above grade with an additional 1366 finished in the basement. The home features a three season porch. There have been no major remodels since the house was built. The garage in this home is 25 feet wide and 32 feet deep. It is a functional two car garage with additional area for storage. No attention has been given to the backyard of this property; it lacks a deck and has no landscaping.

COMPARABLE #2

This property is located in the Burl Oaks neighborhood on a through street. The parcel is 1/3 acre in size. It was built in 1980, has 2,200 sq.ft. finished above grade with a 400 sq.ft. recreation room finished in the basement. The home has been updated including a granite upgrade in the kitchen. The three season porch walks out onto a deck and wooded backyard. It has a standard two car garage.

COMPARABLE #3

This property is located in the Steeplechase neighborhood on a cul-de-sac and is 1/3 acre in size. It was built in 1987, has 2,238 sq.ft. finished above grade with an additional 960 sq.ft. finished in the walkout basement. The home has had no major remodels. It features a three season porch that walks out onto a deck. There is little landscaping in the backyard, however the backyard does back to a walking trail and overlooks a pond. It has a standard two car garage. It has no pool.

COMPARABLE #4

This property is located in the Oakdale West neighborhood on a through street. It is .42 acres in size. It was built in 1983, has 2717 sq.ft. above grade with an unfinished basement. The home is above average quality with no major remodels. It features a three season porch that walks out onto a deck. The backyard has little landscaping, however it does feature a row of trees along the back lot line. It has a standard two car garage.

RECONCILIATION OF VALUE:

I visited and viewed the interior of the subject property on April 18, 2008. Janice and I discussed the current market. She shared three sales from her neighborhood as evidence that her 2008 market value is too high. I used two of sales, Comparable #1 and #4. The third sale was not used because the date of sale was 2004 and therefore too long ago for this appraisal.

The second half of 2007 brought an average market value decrease of 2% to most residential properties in our city. Due to that fact I have made a negative time adjustment of 2% for Comparable #1, 2, and 3. I made no time adjustment for Comparable #4 because it sold in March 2006 and our average market adjustment for 2006 was increased 2%, but the 2007 adjustment decreased 2%.

I feel Comparable #1 is the most similar to the subject property because it is also located in the subject's Oakdale West neighborhood, has similar above grade finish and built the same year. It is similar having no major remodeling or upgrades. It also has no walk-out elevation and has a three season porch. It is also similar offering a large storage area in the garage. This comparable does offer more finish in the basement, however lacks the backyard amenities of a deck, trees, landscaping and a pool.

Comparable #2 is located 1 mile south of the subject. It is smaller in above grade finish but is in above average condition with updating throughout and upgrades in the kitchen. It is similar in basement finish area, has a three season porch and deck and offers a private wooded backyard, but no pool.

Comparable #3 is located approximately ½ mile east of the subject. It is similar being located on a cul-de-sac. It has less square footage above grade but does offer more finish in the basement. This property is similar in condition with no major remodels. It has a three season porch and deck, but lacks a pool. This is the only property that offers a walk-out elevation and pond view.

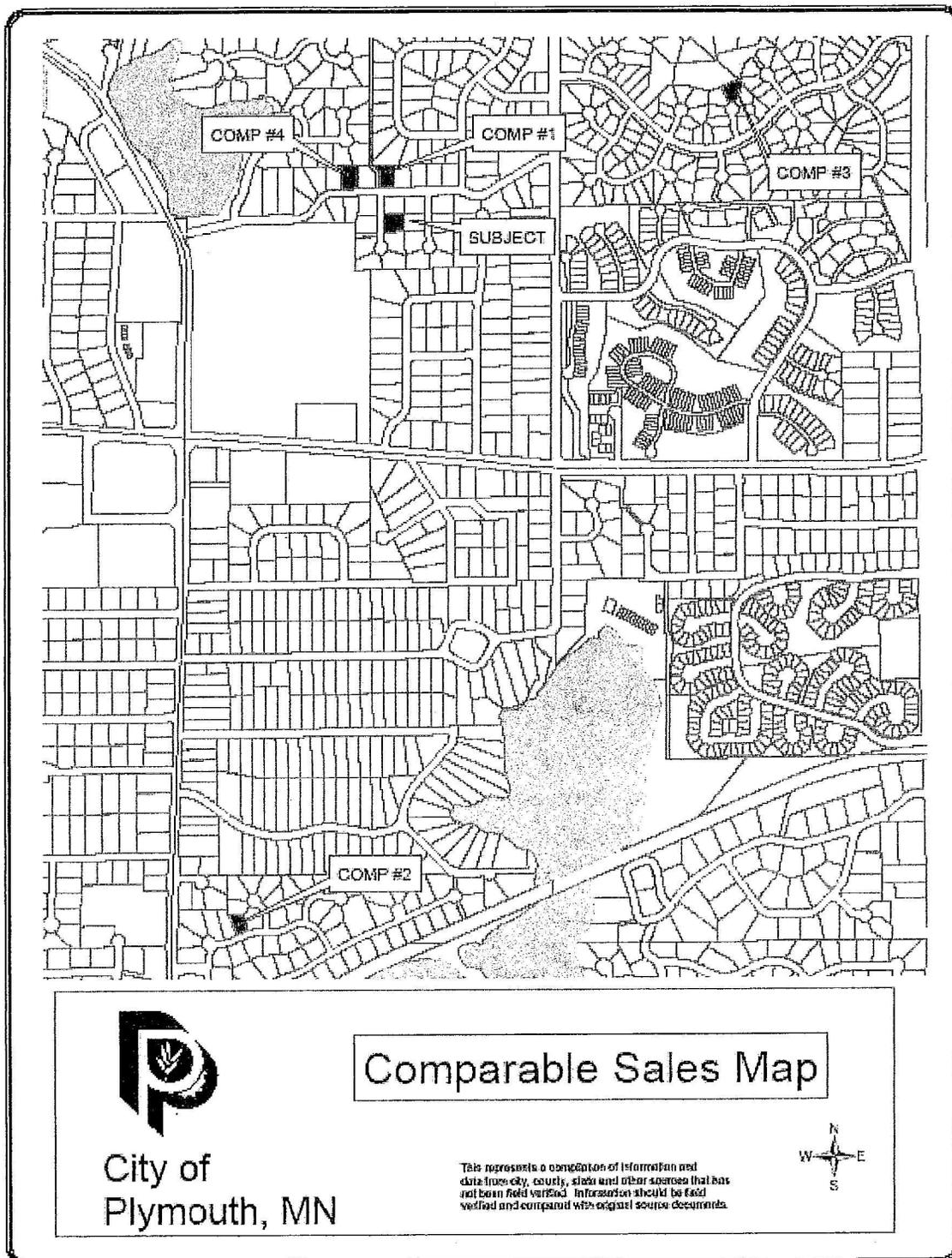
Comparable #4 is located in the subject's neighborhood, has similar above grade finish. However, it lacks a recreation room and ½ bath in the basement that the subject property offers. It does have a deck and three season porch, but lacks the extensive landscaping and pool. Because Janice wanted me to consider Comparable #4, I included it as one of my comparables even though it sold nearly two years ago.

Because Comparable #1 has the most similarities to the subject and has the least amount of net adjustments it is the opinion of this appraiser to adjust the subject property to the adjusted sale price of Comparable #1 of \$ 471,300. I contacted the owner on April 24, 2008 and she agreed with the recommendation.

A handwritten signature in cursive script that reads "Cindy Bowman".

Cindy Bowman, CMA
Residential Appraiser
(763) 509-5353
cbowman@ci.plymouth.mn.us

MAP OF COMPARABLES



29-31-58

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CITY OF PLYMOUTH
LOCAL BOARD OF APPEAL AND EQUALIZATION
April 15, 2008 @ 7:00 PM

The primary focus of the Local Board of Appeal and Equalization is to consider the estimated market value and/or classification for the 2008 assessment for taxes payable in 2009. The Board is not empowered to adjust taxes.

Name Denis & Janice Lawless

Address: 1840 Holly Lane N, Plymouth, MN

How can we reach you: Please list your telephone number:
Home 763-473-8027 Work 763-420-6300 Cell 612-889-0098 55447

Purchase Price: \$287,000 Purchase Date: 8-19-1993

Is the property currently for sale? NO If yes, what is the asking price? _____

Please list any improvements made to your property since your purchase:
New Roof, Gutters
New Furnace, Ac

2008 Estimated Market Value (from your valuation notice) 503,000 Approx
2007 Estimated Market Value (from your valuation notice) 517,000 Approx
Owner's opinion of value 450,000 - 480,000 due to depreciation 499,800

Your appeal must be based on evidence that the 2008 estimated market value exceeds the true market value of your property. Please list the reasons why you believe that you could not sell your property for the value stated on your 2008 valuation notice. Please attach any documentation to support your opinion. To reserve your right to appeal, **please speak to a staff appraiser as soon as possible** and then return this form to the Plymouth Assessor's office no later than **Friday, April 11.**

Re-evaluate w/ Appraiser

Do you wish to verbally address the Board? Yes No

Plymouth Assessing Division
3400 Plymouth Blvd.
Plymouth, MN 55447
763-509-5360

**2008 BOARD OF APPEAL & EQUALIZATION
STAFF REPORT AND RECOMMENDATION**

PROPERTY OWNERS NAME: Ron Prokosch
 PROPERTY ADDRESS: 4900 Underwood Lane North
 PID #: 10-118-22-42-0137 Unit I
 10-118-22-42-0138 Unit J
 LEGAL DESCRIPTION: Long Legal
 PROPERTY TYPE: Condominium Non-Homestead

2008 MARKET VALUE-Unit I	<u>VALUE PRIOR TO LOCAL BOARD</u>	<u>ASSESSOR'S RECOMMENDATION</u>
LAND MARKET VALUE	\$ 58,000	\$ 58,000
STRUCTURE MARKET VALUE	\$169,800	\$147,200
TOTAL MARKET VALUE	\$227,600	\$205,200

ASSESSMENT HISTORY	2006	2007	2008
Total Market Value	Sub divided in 2007	\$68,600	\$227,600
Limited Market Value	0	0	0
Improvement	0	\$ 6,000	\$163,600

2008 MARKET VALUE-Unit J	<u>VALUE PRIOR TO LOCAL BOARD</u>	<u>ASSESSOR'S RECOMMENDATION</u>
LAND MARKET VALUE	\$ 73,000	\$ 73,000
STRUCTURE MARKET VALUE	\$175,400	\$132,200
TOTAL MARKET VALUE	\$248,400	\$205,200

ASSESSMENT HISTORY	2006	2007	2008
Total Market Value	Sub divided in 2007	\$68,600	\$248,400
Limited Market Value	0	0	0
Improvement	0	\$ 6,000	\$169,400

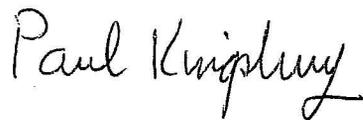
OWNERS CONCERNS:

The 2 units were each purchased for \$205,200, in July and September 2007 respectively. The owners asked for the units to be reviewed and the valuation reduced from \$227,600 to \$205,200 on Unit I and from \$248,400 to \$205,200 on Unit J.

RECONCILIATION OF VALUE:

I reviewed the two properties on April 18th, 2008. I concur that the new 2008 Estimated Market Valuations should be \$205,200 for each unit. The owners were contacted on April 21, 2008 and agreed to \$205,200 as the adjusted estimated market valuation for 2008 for each unit.

\$205,200



Paul Kingsbury CMA
Appraiser
763 509-5357
pkingsbu@plymouth.mn.us

CITY OF PLYMOUTH
LOCAL BOARD OF APPEAL AND EQUALIZATION
April 15, 2008 @ 7:00 PM

10-42-137
+ 138

The primary focus of the Local Board of Appeal and Equalization is to consider the estimated market value and/or classification for the 2008 assessment for taxes payable in 2009. The Board is not empowered to adjust taxes.

Name Ron Prokosch (Kay)
Address: 4900 Underwood Unit I+J

How can we reach you: Please list your telephone number:
Home _____ Work _____ Cell 651-755-5690

Purchase Price: 205,000 Purchase Date: 9-08
Is the property currently for sale? _____ If yes, what is the asking price? _____

Please list any improvements made to your property since your purchase:

2008 Estimated Market Value (from your valuation notice) 227,600 I - 248,400 J
2007 Estimated Market Value (from your valuation notice) -0-
Owner's opinion of value _____

Your appeal must be based on evidence that the 2008 estimated market value exceeds the true market value of your property. Please list the reasons why you believe that you could not sell your property for the value stated on your 2008 valuation notice. Please attach any documentation to support your opinion. To reserve your right to appeal, **please speak to a staff appraiser as soon as possible** and then return this form to the Plymouth Assessor's office no later than **Friday, April 11**.

Please review - Purchased at lower value.

Do you wish to verbally address the Board? Yes No

Plymouth Assessing Division
3400 Plymouth Blvd.
Plymouth, MN 55447
763-509-5360