

**Appeal of Assessment for Year: 2022 & 2023**

Name of Applicant:	Jacob Strinden		
<b>Assessed Value(s)</b>	2022	749,400	\$328/SF
	2023	887,600	\$388/SF
<b>Applicants Requested Value(s)</b>	2022	650,000	-13.26%
	2023	660,000	-25.64%

**General Property Information**

Property Type	Residential		
Year Built	2016		
Building Area (Total Above Grade)	2,286 sf	388.28 / sf	
Land Area	13,535 sf	8.14 / sf	

Last Sale: 09/20/2019                      640,900    \$280/SF



**Summary**

The appeal contends that the values are overstated and cites as evidence the listing of the property for three months in 2021, during which one showing took place and no offers were made. A search of the listings showed that the property was listed from 6/23/2021 to 8/25/2021. The appeal also states that the value is not backed by comparable sales. Attempts to contact the appellants were never returned, and no further evidence in support of a reduced value was submitted.

The subject property is located in a developing area, and there are not a lot of sales of comparable properties directly adjacent to it. It was also difficult to find sales of homes that are comparable in size to the subject, since it is larger than normal.

**2022 Values**

The sales presented below are comparable to the subject. For the 2022 value, we feel the sales support the assessed value of \$328/SF. When the subject value was examined for equalization purposes, the comparable properties were valued between \$269/SF and \$348/SF. This supports the assessed value of \$328/SF.

**Comparable Sales for 2022 Value**

Address	Sale Date	Yr Built	Size	Baths	Bsmt Fin	Garage	Sale Price	Total \$/ SF
6051 Osgood Pkwy S	3/18/2021	2012	1651	3	Full	3	550,500	\$333
6776 Crofton Ln S	8/20/2021	2020	2055	3	75%	3	\$755,100	\$367
7235 15 ST S	5/14/2021	2014	1741	3	Full	3	\$639,900	\$368
7365 15 ST S	7/31/2020	2018	2169	3	None	3	\$625,800	\$289
7470 Claire Dr S	11/26/2019	2018	2133	3	Full	3	\$661,300	\$310
<b>Average Price</b>								<b>\$333</b>
<b>Median Price</b>								<b>\$333</b>
Subject		2016	2286	3	Full	3	\$749,400	\$328

**2023 Valuation**

For the 2023 tax year, we believe that the value is overstated and that a reduction is warranted. We believe the subject value should be reduced to \$343/SF for 2023, based on the sales below. When the subject value was examined for equalization purposes, the comparable properties were valued between \$320/SF and \$363/SF. This supports the reduction of value and puts the new value of \$343/SF very near the median.

**Comparable Sales for 2023 Value**

Address	Sale Date	Yr Built	Size	Baths	Bsmt Fin	Garage	Sale Price	Total \$/ SF
7416 16 ST S	7/1/2022	2017	2169	3	Full	3	\$743,000	\$343
6142 27 ST S	6/10/2022	2012	2122	3	Full	3	\$829,100	\$391
6776 Crofton Ln S	8/20/2021	2020	2055	3	75%	3	\$755,100	\$367
5921 Osgood Pkwy S	1/29/2021	2013	1862	3	Full	3	\$489,900	\$263
7235 15 ST S	5/14/2021	2014	1741	3	Full	3	\$639,900	\$368
<b>Average Price</b>								<b>\$346</b>
<b>Median Price</b>								<b>\$367</b>
Subject		2016	2286	3	Full	3	\$784,000	\$343

**Recommended Action(s):**

Retain the value of \$ 749,400 for the 2022 tax year  
Reduce the value to \$ 784,000 for the 2023 tax year