

HENNEPIN COUNTY

MINNESOTA

To: City of Mound, Mayor and Council
From: Shane Larsen, Residential Appraiser
Date: March 17, 2020
Re: 2020 Assessment and Board of Appeal and Equalization

The 2020 Open Book Meeting is scheduled for Monday, April 27th, 2020 from 5:00 to 7:00 p.m.

In preparation for the upcoming Open Book Meeting, please find the enclosed information to help you. There is market data, open book procedures, and a sample of sales with photos and characteristics from throughout the city.

Annual Quintile, Sales, and New Construction Reviews

Each year one-fifth of the properties in the city are reviewed and the records are updated. For the 2020 assessment, all multi-family properties in the city were reviewed. This includes all condos, townhomes, twinhomes, duplexes and triplexes. In addition, some single-family neighborhoods in the southwest area of the city were also reviewed. Please reference the map of our quintile area that displays the five-year review cycle, including the upcoming 2021 (pay 2022) assessment.

For this year's assessment all sales that sold between October 1, 2018 and September 30, 2019 in the city of Mound were reviewed and statistically analyzed.

Summary of the 2020 Assessment

Each year the estimated market values are analyzed along with sales data from the market. A recalculation of land and building values were made to all property types. The results of the adjustments for the following property types are:

Residential	+ 8.2%	Condos	+ 7.1%
Residential Lakeshore	+ 10.2%	Townhouses	+ 8.1%
Commercial	+ 3.8%	Double Bungalow	+ 13.3%
Industrial	+ 17.9%	Residential Zero Lot Line	+ 14.9%
Apartment	+ 7.3%		



In total, the city of Mound has a market value of approximately \$1,559,090,200 for assessment year 2020. This value includes \$12,162,300 calculated in new construction improvements.

The overall value increase for all property types in the city of Mound is +9.0%.

The Open Book Processes

Value notices are scheduled to be mailed March 24th, 2020. Taxpayers with value or classification concerns should contact the assessor's office. During the initial conversation the property owner may discuss their concerns and review sales information with an appraiser. The majority of the callers are satisfied after a conversation with an appraiser. If additional attention is necessary the appraiser will review the property.

The City of Mound has decided to use the alternative method to the formal Local Board of Appeal and Equalization meeting held by the city council and mayor, and hold an informal Open Book Meeting. During an Open Book Meeting, valuation and classification issues are handled by the assessor's staff on a one-on-one basis with the property owner. The Open Book Meeting allows property owners to address questions about their property assessment directly to the assessing staff.

Property owners should still call the number listed on their value notice mailed in March to address questions and set up interior inspections prior to the Open Book Meeting. If a property owner's concern is addressed prior to the Open Book Meeting and the property owner is satisfied with the results, then the property owner would not need to attend the Open Book Meeting. If the property owner is unsatisfied with the results of their property value or classification after speaking with assessing staff, then the property owner can appeal their value to the County Board of Appeal and Equalization.

The County Board of Appeal and Equalization will begin meeting on June 15, 2020. All requests for appointments at the County Board must be received by May 20, 2019. To make an appointment, taxpayers should call 612-348-7050.

If you have any questions or concerns, please contact Shane Larsen at 612-715-3026.

How the Assessor Estimates Your Market Value

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Property Tax Fact Sheet 2

Fact Sheet

Estimated market value is one of the factors used to determine your property taxes. This fact sheet explains how that value is calculated and used.

How does the assessor estimate the market value of my property?

Assessors value properties using a mass appraisal process to review sales of similar properties in the area over a set time period.

This “estimated market value” represents what your property would sell for in an “arms-length” sale on the open market (where buyer and seller are not related and both are educated about the property).

Assessors review sales from October 1 to September 30. They adjust the prices for market trends to estimate the market value of your property on the next assessment date (January 2).

An example of this timeline is:

- To estimate a property’s 2018 market value, the assessor reviews property sales from October 1, 2016, to September 30, 2017.
- Property owners may appeal their estimated market value and classification. This process occurs from April 1, 2018 to June 30, 2018.
- Property values and classifications become final on July 1, 2018. These values are used to determine taxes for 2019.

Assessors also review other data such as supply and demand, marketing times, and vacancy rates. This helps them determine if the real estate market in your area is increasing, stable, or decreasing.

What is the difference between ‘Estimated Market Value’ and ‘Taxable Market Value’?

While estimated market value (EMV) shows what your property would likely sell for on the open market, “taxable market value” (TMV) is used to determine your taxes.

A property’s TMV is its estimated market value minus any tax exemptions, deferrals, and value exclusions that apply. For example, many homeowners have a Homestead Market Value Exclusion, which reduces the amount of home value that is subject to tax.

How does my property value affect my property taxes?

Property value does not directly affect your property tax bill. It is used to calculate your share of the local property tax levy for the year.

This levy is the total property tax revenue needed to fund the budgets set by your county, city or town, and school district.

Your property’s taxable market value is multiplied by its classification rate to determine its share of the levy.

Increasing or decreasing your property’s market value does not change the overall amount of property tax revenue that is collected.

For more information, see Fact Sheet 1, *Understanding Property Taxes*.

How do assessors verify their estimated values are in line with the market?

The Department of Revenue and assessors do a “sales ratio study” each year to see how assessors’ values compare to actual sales prices.

A sales ratio is the assessor’s EMV of a property divided by its actual sales price:

$$\text{Sales Ratio} = \frac{\text{Assessor EMV}}{\text{Actual Sales Price}}$$

For example, assume a home was valued at by the assessor at \$200,000 and sold for \$210,000. The sales ratio is calculated like this:

$$\text{Sales Ratio} = \frac{\$200,000}{\$210,000} = 0.952 = 95\%$$

The overall EMVs should be within 90 to 105 percent of actual sales prices. Otherwise the Department of Revenue may order the assessor to adjust property values.

Where do assessors get sales information?

This information comes from sales of real estate. A Certificate of Real Estate Value (CRV) is filed whenever real estate sells for more than \$1,000.

CRVs have important details about each transaction. Assessors use this information to help estimate market values and for the sales ratio study.

Before using a CRV in the sales ratio study, the assessor must verify the sale was an open-market, arms-length sale. Otherwise it cannot be used in the study.

How do I know if my assessor has the right information for my property?

Assessors are required to inspect properties in person at least once every 5 years. They also inspect property if new construction or demolition takes place.

You may contact the assessor to verify information about your property such as dimensions, age, and condition of any structures.

If your property has new improvements or other changes the assessor may not know about, you can ask the assessor to review and adjust your property records.

If you disagree with the assessor’s value for your property, you may appeal. For more information, see Fact Sheet 3, *How to Appeal Your Value and Classification*.

Can the values of some properties decrease while others increase?

Yes. Sales prices for different types of property can vary widely depending on market conditions and other factors.

In recent years, for example, sales of farmland were generally stronger than residential or commercial sales in most areas of the state.

No two properties are exactly alike. A property’s market value or sales price is also affected by its unique characteristics – such as location, square footage, number of rooms, etc.

Do property values in all areas increase or decline at the same rate?

No. Local real estate markets can be affected by a wide range of factors, such as new construction, changing demand for property, or economic trends.

Each area or neighborhood is different; its values can change at a faster (or slower) rate than others.

Where can I get more information?

If you have questions or need more information:

- Refer to:
 - Fact Sheet 1, *Understanding Property Taxes*; and
 - Fact Sheet 3, *How to Appeal Your Value and Classification*.
- Go to www.revenue.state.mn.us and type **property tax fact sheets** into the Search box.
- Contact your County Assessor.

How to Appeal Your Value and Classification

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Property Tax Fact Sheet 3

Fact Sheet

Each spring your county sends you a **Notice of Valuation and Classification**. Three factors that affect your tax bill are:

1. The amount your local governments (town, city, county, etc.) spend to provide services
2. The **estimated market value** of your property
3. The **classification** of your property (how it is used)

The assessor determines the value and classification of your property; you may appeal if you disagree.

What if I disagree with how my property was assessed?

Most issues and concerns can be resolved by doing research and contacting the county assessor's office. You should:

- Verify information about your property, such as its dimensions, age, and condition of its structures.
- Review records to determine the market values of similar properties in your neighborhood.
- Review sales data to see what similar properties in your area are selling for.
- Ask the assessor to explain the criteria used to classify your property. You may review the classifications of other properties used in the same way as yours.

If your property has not been inspected recently (both interior and exterior), ask the assessor to review your property.

If you and the assessor are unable to agree on your property valuation or classification, you can make a formal appeal.

How does my property's classification affect my taxes?

Assessors classify all property according to its use on January 2. Each class of property (home, apartment, cabin, and farm business) is taxed at a different percentage of its value. This percentage, or "class rate," is determined by the Legislature.

The class rate plays a significant role in how much property tax you pay.

What can I appeal?

You can appeal your property's estimated market value, and/or classification if you feel your property is:

- Classified improperly
- Valued higher or lower than you could sell it for
- Valued differently from similar property in your area

Your assessor is not responsible for the dollar amount of property taxes that you pay. Tax rates are determined by your local taxing authorities (city, county, school districts, etc.). You may not appeal your taxes.

How do I appeal my assessment?

You may appeal to your Local and/or County Board of Appeal and Equalization, or you may choose to go directly to Minnesota Tax Court.

The date, times, and locations of the boards are on the Notice of Valuation and Classification. You should schedule your appearance with the board.

You must appeal to the Local Board of Appeal and Equalization before appealing to the County Board of Appeal and Equalization.

For both boards you may make your appeal in person, by letter, or have someone else appear for you. The assessor will be present to answer questions.

Note: By law, the Local and County Board of Appeal and Equalization cannot make a change favoring a taxpayer if the assessor is not allowed to inspect the property.

What should I bring to my appeal?

Bring evidence and supporting documentation about your property's value and classification such as:

- A recent appraisal of your property
- Real estate listings for similar properties in your area
- Photos of your property that may help support your claim

What is the Local Board of Appeal and Equalization?

The Local Board of Appeal and Equalization is usually the same people as your city council or town board. The board of appeal meets in April or May.

Cities and towns may choose to transfer their board powers to the County Board of Appeal and Equalization.

If your city or town board has done this, your Notice of Valuation and Classification will direct you to begin your appeal at the county level.

What is the County Board of Appeal and Equalization?

The County Board of Appeal and Equalization is usually the same people as your county board of commissioners or their appointees. This board meets in June.

You may appeal to the county board if you are not satisfied with the decision of the Local Board of Appeal and Equalization, or if your city or town has transferred its powers to the county.

If you are not satisfied with the decision of the County Board of Appeal and Equalization, you may appeal to the Minnesota Tax Court

How do I appeal to Minnesota Tax Court?

To appeal your property's value or classification, you complete and file Minnesota Tax Court Form 7, *Real Property Tax Petition*.

You must file your appeal by April 30 of the year the tax becomes payable. For example, you must appeal your 2018 assessment by April 30, 2019.

You can get more information, forms, and instructions at:

- mn.gov/tax-court or
- Call 651-539-3260

Where can I get more information?

If you have questions or need more information about the appeal process, contact your County Assessor's Office.

For more information on how market value and classification are determined:

- Refer to:
 - Fact Sheet 1, *Understanding Property Taxes* and
 - Fact Sheet 2, *How the Assessor Estimates Your Market Value*.
- Go to www.revenue.state.mn.us and type **property tax fact sheets** into the Search box.

Median Prices – Around the Metro

	2015	2016	2017	2018	2019	Change From 2018	Change From 2015
16-County Twin Cities Region	\$219,000	\$230,000	\$245,900	\$265,000	\$280,000	+ 5.7%	+ 27.9%
13-County Twin Cities Region	\$220,000	\$232,000	\$247,500	\$265,000	\$282,000	+ 6.4%	+ 28.2%
Afton	\$435,000	\$452,500	\$431,000	\$492,000	\$508,500	+ 3.4%	+ 16.9%
Albertville	\$210,000	\$225,000	\$239,900	\$255,300	\$259,350	+ 1.6%	+ 23.5%
Andover	\$247,500	\$268,000	\$290,000	\$305,000	\$336,250	+ 10.2%	+ 35.9%
Annandale	\$204,450	\$205,000	\$222,400	\$227,800	\$245,000	+ 7.6%	+ 19.8%
Anoka	\$178,950	\$195,000	\$206,500	\$230,000	\$235,000	+ 2.2%	+ 31.3%
Apple Valley	\$224,900	\$229,900	\$245,800	\$265,000	\$282,000	+ 6.4%	+ 25.4%
Arden Hills	\$282,000	\$299,000	\$301,000	\$361,000	\$339,000	- 6.1%	+ 20.2%
Arlington	\$130,250	\$127,000	\$139,900	\$145,145	\$159,900	+ 10.2%	+ 22.8%
Bayport	\$207,000	\$233,250	\$300,000	\$429,500	\$422,400	- 1.7%	+ 104.1%
Becker	\$183,900	\$193,250	\$211,450	\$219,900	\$249,900	+ 13.6%	+ 35.9%
Belle Plaine	\$194,000	\$207,050	\$225,000	\$242,300	\$255,000	+ 5.2%	+ 31.4%
Bethel	\$158,185	\$199,450	\$205,500	\$230,000	\$196,000	- 14.8%	+ 23.9%
Big Lake	\$178,000	\$200,000	\$210,000	\$234,000	\$244,450	+ 4.5%	+ 37.3%
Birchwood Village	\$260,000	\$289,000	\$340,000	\$365,000	\$352,000	- 3.6%	+ 35.4%
Blaine	\$220,000	\$230,000	\$242,500	\$265,000	\$280,000	+ 5.7%	+ 27.3%
Bloomington	\$218,000	\$232,000	\$250,000	\$260,000	\$279,900	+ 7.7%	+ 28.4%
Bloomington – East	\$198,250	\$210,000	\$232,000	\$242,000	\$259,950	+ 7.4%	+ 31.1%
Bloomington – West	\$235,000	\$250,000	\$264,750	\$279,777	\$301,000	+ 7.6%	+ 28.1%
Brainerd MSA	\$170,000	\$182,000	\$193,000	\$209,900	\$220,200	+ 4.9%	+ 29.5%
Brooklyn Center	\$154,900	\$165,000	\$186,125	\$204,000	\$220,000	+ 7.8%	+ 42.0%
Brooklyn Park	\$194,000	\$214,200	\$229,900	\$249,900	\$265,000	+ 6.0%	+ 36.6%
Buffalo	\$200,000	\$204,900	\$234,000	\$240,000	\$251,500	+ 4.8%	+ 25.8%
Burnsville	\$222,000	\$234,950	\$244,550	\$262,000	\$273,500	+ 4.4%	+ 23.2%
Cambridge	\$163,500	\$169,900	\$190,500	\$206,000	\$224,650	+ 9.1%	+ 37.4%
Cannon Falls	\$202,000	\$203,500	\$233,000	\$246,500	\$261,750	+ 6.2%	+ 29.6%
Carver	\$277,750	\$296,090	\$345,000	\$367,167	\$367,500	+ 0.1%	+ 32.3%
Centerville	\$223,000	\$235,000	\$243,000	\$263,250	\$273,000	+ 3.7%	+ 22.4%
Champlin	\$205,000	\$224,000	\$239,450	\$255,000	\$270,000	+ 5.9%	+ 31.7%
Chanhassen	\$324,950	\$336,950	\$346,000	\$357,500	\$390,220	+ 9.2%	+ 20.1%
Chaska	\$255,000	\$272,500	\$292,750	\$289,950	\$308,000	+ 6.2%	+ 20.8%
Chisago	\$235,000	\$250,000	\$255,000	\$283,800	\$290,450	+ 2.3%	+ 23.6%
Circle Pines	\$162,550	\$180,000	\$191,050	\$210,000	\$218,938	+ 4.3%	+ 34.7%
Clear Lake	\$185,000	\$177,000	\$214,900	\$215,500	\$250,950	+ 16.5%	+ 35.6%
Clearwater	\$157,500	\$190,000	\$180,000	\$213,875	\$209,000	- 2.3%	+ 32.7%
Cleveland	\$109,900	\$191,950	\$319,000	\$189,000	\$184,950	- 2.1%	+ 68.3%
Coates	\$161,625	\$0	\$112,500	\$0	\$228,850	--	+ 41.6%
Cokato	\$132,450	\$159,550	\$158,500	\$158,700	\$200,000	+ 26.0%	+ 51.0%
Cologne	\$250,000	\$240,000	\$291,625	\$321,500	\$341,700	+ 6.3%	+ 36.7%
Columbia Heights	\$158,125	\$173,950	\$190,000	\$209,900	\$220,222	+ 4.9%	+ 39.3%
Columbus	\$236,300	\$263,000	\$277,500	\$365,500	\$369,900	+ 1.2%	+ 56.5%
Coon Rapids	\$175,000	\$190,000	\$204,250	\$227,000	\$235,000	+ 3.5%	+ 34.3%
Corcoran	\$330,000	\$378,000	\$431,200	\$439,243	\$474,153	+ 7.9%	+ 43.7%
Cottage Grove	\$222,000	\$240,000	\$250,000	\$262,500	\$290,000	+ 10.5%	+ 30.6%
Crystal	\$172,000	\$185,450	\$200,000	\$220,000	\$233,500	+ 6.1%	+ 35.8%

Median Prices – Around the Metro

	2015	2016	2017	2018	2019	Change From 2018	Change From 2015
Dayton	\$320,000	\$349,950	\$425,083	\$400,000	\$435,000	+ 8.7%	+ 35.9%
Deephaven	\$622,500	\$581,000	\$689,000	\$910,000	\$779,900	- 14.3%	+ 25.3%
Delano	\$275,100	\$280,000	\$295,000	\$315,560	\$327,014	+ 3.6%	+ 18.9%
Dellwood	\$594,215	\$532,000	\$600,000	\$587,500	\$725,000	+ 23.4%	+ 22.0%
Eagan	\$243,274	\$259,000	\$267,250	\$280,000	\$305,000	+ 8.9%	+ 25.4%
East Bethel	\$219,500	\$237,500	\$253,250	\$269,900	\$287,250	+ 6.4%	+ 30.9%
Eden Prairie	\$299,900	\$308,500	\$329,500	\$337,000	\$359,500	+ 6.7%	+ 19.9%
Edina	\$397,000	\$435,005	\$460,000	\$450,000	\$473,606	+ 5.2%	+ 19.3%
Elk River	\$215,250	\$230,000	\$245,000	\$262,500	\$273,000	+ 4.0%	+ 26.8%
Elko New Market	\$264,250	\$305,000	\$300,000	\$329,900	\$325,000	- 1.5%	+ 23.0%
Excelsior	\$502,500	\$502,000	\$529,500	\$605,000	\$600,000	- 0.8%	+ 19.4%
Falcon Heights	\$257,000	\$288,800	\$270,000	\$298,900	\$310,500	+ 3.9%	+ 20.8%
Faribault	\$146,000	\$159,000	\$175,000	\$177,370	\$190,500	+ 7.4%	+ 30.5%
Farmington	\$220,500	\$229,900	\$251,900	\$261,000	\$272,000	+ 4.2%	+ 23.4%
Forest Lake	\$225,500	\$230,000	\$250,500	\$269,900	\$306,250	+ 13.5%	+ 35.8%
Fridley	\$175,000	\$187,800	\$199,900	\$219,900	\$240,500	+ 9.4%	+ 37.4%
Gaylord	\$80,750	\$115,000	\$97,500	\$143,900	\$137,500	- 4.4%	+ 70.3%
Gem Lake	\$411,000	\$205,000	\$617,500	\$500,000	\$626,889	+ 25.4%	+ 52.5%
Golden Valley	\$264,900	\$290,275	\$312,750	\$309,950	\$343,000	+ 10.7%	+ 29.5%
Grant	\$399,900	\$404,650	\$472,000	\$567,750	\$608,750	+ 7.2%	+ 52.2%
Greenfield	\$400,000	\$420,000	\$395,250	\$350,000	\$420,000	+ 20.0%	+ 5.0%
Greenwood	\$932,500	\$1,233,450	\$1,227,350	\$1,250,000	\$1,012,500	- 19.0%	+ 8.6%
Ham Lake	\$297,500	\$319,000	\$329,900	\$358,200	\$374,500	+ 4.6%	+ 25.9%
Hamburg	\$119,900	\$186,000	\$197,750	\$149,900	\$181,000	+ 20.7%	+ 51.0%
Hammond	\$160,950	\$174,000	\$204,500	\$228,250	\$232,500	+ 1.9%	+ 44.5%
Hampton	\$106,000	\$113,750	\$87,000	\$112,950	\$100,000	- 11.5%	- 5.7%
Hanover	\$266,250	\$289,950	\$309,730	\$312,000	\$328,000	+ 5.1%	+ 23.2%
Hastings	\$196,000	\$206,000	\$205,000	\$225,000	\$244,000	+ 8.4%	+ 24.5%
Hilltop	\$0	\$56,000	\$71,250	\$79,000	\$91,250	+ 15.5%	--
Hopkins	\$213,500	\$215,000	\$218,650	\$250,000	\$259,950	+ 4.0%	+ 21.8%
Hudson	\$262,000	\$263,000	\$294,361	\$297,250	\$336,000	+ 13.0%	+ 28.2%
Hugo	\$204,500	\$230,900	\$233,200	\$235,250	\$280,000	+ 19.0%	+ 36.9%
Hutchinson	\$145,000	\$147,400	\$161,000	\$170,000	\$181,000	+ 6.5%	+ 24.8%
Independence	\$520,000	\$535,000	\$460,000	\$561,000	\$552,000	- 1.6%	+ 6.2%
Inver Grove Heights	\$193,500	\$216,000	\$230,000	\$255,000	\$265,250	+ 4.0%	+ 37.1%
Isanti	\$158,500	\$177,900	\$189,900	\$220,000	\$231,035	+ 5.0%	+ 45.8%
Jordan	\$246,261	\$255,000	\$265,880	\$285,727	\$300,550	+ 5.2%	+ 22.0%
Lake Elmo	\$401,000	\$406,550	\$432,500	\$473,439	\$468,000	- 1.1%	+ 16.7%
Lake Minnetonka Area	\$395,000	\$398,750	\$450,000	\$498,281	\$489,000	- 1.9%	+ 23.8%
Lake St. Croix Beach	\$187,250	\$220,900	\$182,500	\$225,075	\$233,750	+ 3.9%	+ 24.8%
Lakeland	\$244,000	\$255,000	\$276,500	\$271,000	\$298,500	+ 10.1%	+ 22.3%
Lakeland Shores	\$247,423	\$278,500	\$800,000	\$650,000	\$360,000	- 44.6%	+ 45.5%
Lakeville	\$299,450	\$307,000	\$325,000	\$356,500	\$370,922	+ 4.0%	+ 23.9%
Lauderdale	\$175,000	\$187,500	\$196,000	\$213,750	\$225,000	+ 5.3%	+ 28.6%
Le Center	\$120,000	\$121,900	\$136,000	\$153,000	\$150,500	- 1.6%	+ 25.4%
Lexington	\$172,862	\$200,775	\$202,605	\$203,000	\$239,900	+ 18.2%	+ 38.8%

Median Prices – Around the Metro

	2015	2016	2017	2018	2019	Change From 2018	Change From 2015
Lilydale	\$240,000	\$212,500	\$292,750	\$275,000	\$342,500	+ 24.5%	+ 42.7%
Lindstrom	\$190,000	\$211,814	\$225,000	\$236,330	\$272,094	+ 15.1%	+ 43.2%
Lino Lakes	\$254,600	\$274,900	\$304,500	\$305,521	\$310,000	+ 1.5%	+ 21.8%
Little Canada	\$207,000	\$219,000	\$248,750	\$262,250	\$265,000	+ 1.0%	+ 28.0%
Long Lake	\$269,950	\$245,025	\$336,250	\$382,500	\$349,900	- 8.5%	+ 29.6%
Lonsdale	\$211,300	\$222,222	\$234,950	\$253,000	\$274,050	+ 8.3%	+ 29.7%
Loretto	\$256,000	\$226,250	\$290,000	\$257,600	\$266,500	+ 3.5%	+ 4.1%
Mahtomedi	\$325,000	\$306,910	\$328,500	\$345,000	\$370,000	+ 7.2%	+ 13.8%
Maple Grove	\$245,000	\$256,700	\$274,025	\$297,500	\$314,885	+ 5.8%	+ 28.5%
Maple Lake	\$170,000	\$177,500	\$195,000	\$205,000	\$233,337	+ 13.8%	+ 37.3%
Maple Plain	\$243,900	\$253,000	\$271,750	\$300,500	\$285,000	- 5.2%	+ 16.9%
Maplewood	\$187,500	\$199,900	\$219,950	\$235,000	\$250,000	+ 6.4%	+ 33.3%
Marine on St. Croix	\$320,000	\$376,825	\$335,000	\$510,250	\$380,000	- 25.5%	+ 18.8%
Mayer	\$212,000	\$224,950	\$239,000	\$266,950	\$276,610	+ 3.6%	+ 30.5%
Medicine Lake	\$836,250	\$657,500	\$677,500	\$0	\$760,000	--	- 9.1%
Medina	\$555,047	\$541,250	\$640,000	\$675,000	\$616,560	- 8.7%	+ 11.1%
Mendota	\$0	\$221,000	\$0	\$372,500	\$612,500	+ 64.4%	--
Mendota Heights	\$339,649	\$360,000	\$389,450	\$385,000	\$424,250	+ 10.2%	+ 24.9%
Miesville	\$0	\$274,000	\$217,500	\$122,000	\$0	- 100.0%	--
Milaca	\$131,000	\$149,900	\$159,900	\$170,000	\$185,000	+ 8.8%	+ 41.2%
Minneapolis - (Citywide)	\$220,000	\$230,000	\$242,000	\$264,950	\$280,000	+ 5.7%	+ 27.3%
Minneapolis - Calhoun-Isle	\$360,000	\$343,000	\$340,000	\$362,500	\$360,000	- 0.7%	0.0%
Minneapolis - Camden	\$122,000	\$136,200	\$155,000	\$175,000	\$190,000	+ 8.6%	+ 55.7%
Minneapolis - Central	\$260,000	\$301,250	\$310,500	\$386,555	\$388,000	+ 0.4%	+ 49.2%
Minneapolis - Longfellow	\$207,250	\$229,449	\$250,000	\$265,950	\$280,000	+ 5.3%	+ 35.1%
Minneapolis - Near North	\$125,200	\$134,000	\$155,000	\$171,000	\$189,900	+ 11.1%	+ 51.7%
Minneapolis - Nokomis	\$227,000	\$245,000	\$260,000	\$275,000	\$291,000	+ 5.8%	+ 28.2%
Minneapolis - Northeast	\$199,825	\$219,625	\$236,000	\$255,000	\$274,900	+ 7.8%	+ 37.6%
Minneapolis - Phillips	\$141,500	\$156,500	\$177,000	\$185,000	\$195,500	+ 5.7%	+ 38.2%
Minneapolis - Powderhorn	\$185,050	\$200,000	\$215,000	\$235,000	\$250,000	+ 6.4%	+ 35.1%
Minneapolis - Southwest	\$340,000	\$350,000	\$382,500	\$390,000	\$412,750	+ 5.8%	+ 21.4%
Minneapolis - University	\$230,000	\$255,000	\$243,500	\$277,200	\$275,000	- 0.8%	+ 19.6%
Minnetonka	\$300,000	\$307,350	\$335,000	\$347,500	\$358,250	+ 3.1%	+ 19.4%
Minnetonka Beach	\$1,487,500	\$1,305,000	\$1,640,000	\$1,287,750	\$1,617,500	+ 25.6%	+ 8.7%
Minnetrista	\$445,500	\$456,500	\$458,000	\$492,460	\$500,000	+ 1.5%	+ 12.2%
Montgomery	\$128,750	\$133,000	\$159,233	\$187,500	\$186,500	- 0.5%	+ 44.9%
Monticello	\$186,000	\$199,700	\$214,000	\$229,950	\$240,000	+ 4.4%	+ 29.0%
Montrose	\$164,450	\$186,250	\$203,000	\$217,700	\$225,000	+ 3.4%	+ 36.8%
Mora	\$122,000	\$122,900	\$143,150	\$160,000	\$160,000	0.0%	+ 31.1%
Mound	\$215,900	\$224,500	\$249,950	\$247,500	\$265,000	+ 7.1%	+ 22.7%
Mounds View	\$187,837	\$195,000	\$223,000	\$252,500	\$249,950	- 1.0%	+ 33.1%
New Brighton	\$219,900	\$241,250	\$245,000	\$260,000	\$277,500	+ 6.7%	+ 26.2%
New Germany	\$153,610	\$144,900	\$212,930	\$185,900	\$192,500	+ 3.6%	+ 25.3%
New Hope	\$199,000	\$220,000	\$225,000	\$244,000	\$259,900	+ 6.5%	+ 30.6%
New Prague	\$215,000	\$250,000	\$248,171	\$268,000	\$274,900	+ 2.6%	+ 27.9%
New Richmond	\$179,900	\$196,000	\$205,000	\$225,000	\$244,841	+ 8.8%	+ 36.1%

Median Prices – Around the Metro

	2015	2016	2017	2018	2019	Change From 2018	Change From 2015
New Trier	\$137,000	\$0	\$205,088	\$69,100	\$239,900	+ 247.2%	+ 75.1%
Newport	\$157,261	\$189,500	\$203,500	\$260,000	\$290,000	+ 11.5%	+ 84.4%
North Branch	\$175,778	\$187,000	\$207,000	\$230,000	\$229,900	- 0.0%	+ 30.8%
North Oaks	\$692,844	\$650,000	\$660,000	\$717,500	\$780,000	+ 8.7%	+ 12.6%
North Saint Paul	\$174,000	\$196,000	\$210,500	\$222,450	\$239,900	+ 7.8%	+ 37.9%
Northfield	\$199,000	\$225,950	\$243,500	\$258,000	\$264,450	+ 2.5%	+ 32.9%
Norwood Young America	\$166,400	\$180,000	\$214,450	\$220,000	\$224,900	+ 2.2%	+ 35.2%
Nowthen	\$305,000	\$323,000	\$329,900	\$352,750	\$394,500	+ 11.8%	+ 29.3%
Oak Grove	\$265,000	\$286,000	\$324,950	\$325,000	\$340,000	+ 4.6%	+ 28.3%
Oak Park Heights	\$202,000	\$224,750	\$235,000	\$240,000	\$243,000	+ 1.3%	+ 20.3%
Oakdale	\$188,900	\$210,250	\$211,250	\$225,000	\$233,000	+ 3.6%	+ 23.3%
Onamia	\$112,500	\$124,200	\$160,000	\$149,775	\$165,000	+ 10.2%	+ 46.7%
Orono	\$542,500	\$616,000	\$639,000	\$727,804	\$719,900	- 1.1%	+ 32.7%
Osseo	\$174,900	\$219,000	\$205,000	\$215,000	\$250,000	+ 16.3%	+ 42.9%
Otsego	\$218,700	\$252,825	\$255,500	\$305,000	\$329,945	+ 8.2%	+ 50.9%
Pine City	\$126,375	\$155,000	\$149,963	\$149,500	\$189,000	+ 26.4%	+ 49.6%
Pine Springs	\$395,000	\$451,500	\$376,000	\$494,000	\$423,375	- 14.3%	+ 7.2%
Plymouth	\$320,000	\$325,000	\$341,000	\$369,900	\$380,000	+ 2.7%	+ 18.8%
Princeton	\$163,500	\$182,450	\$181,400	\$215,000	\$236,250	+ 9.9%	+ 44.5%
Prior Lake	\$300,000	\$295,000	\$296,000	\$325,000	\$361,000	+ 11.1%	+ 20.3%
Ramsey	\$215,500	\$230,000	\$239,900	\$262,500	\$274,900	+ 4.7%	+ 27.6%
Randolph	\$208,250	\$247,000	\$254,500	\$220,000	\$288,500	+ 31.1%	+ 38.5%
Red Wing	\$143,900	\$160,000	\$168,000	\$184,000	\$191,250	+ 3.9%	+ 32.9%
Richfield	\$205,000	\$221,625	\$235,700	\$250,000	\$272,000	+ 8.8%	+ 32.7%
River Falls	\$195,000	\$204,950	\$230,000	\$237,500	\$246,600	+ 3.8%	+ 26.5%
Robbinsdale	\$175,000	\$185,000	\$205,000	\$223,200	\$240,000	+ 7.5%	+ 37.1%
Rockford	\$195,299	\$211,900	\$213,250	\$234,000	\$257,449	+ 10.0%	+ 31.8%
Rogers	\$293,978	\$287,250	\$315,000	\$330,000	\$331,900	+ 0.6%	+ 12.9%
Rosemount	\$240,000	\$261,350	\$273,450	\$293,000	\$310,000	+ 5.8%	+ 29.2%
Roseville	\$215,050	\$225,425	\$243,000	\$262,000	\$275,000	+ 5.0%	+ 27.9%
Rush City	\$129,500	\$155,000	\$172,000	\$184,500	\$213,000	+ 15.4%	+ 64.5%
Saint Anthony	\$248,435	\$240,000	\$269,000	\$285,000	\$287,000	+ 0.7%	+ 15.5%
Saint Bonifacius	\$220,000	\$234,900	\$243,500	\$255,000	\$280,000	+ 9.8%	+ 27.3%
Saint Cloud MSA	\$155,000	\$164,900	\$171,556	\$180,000	\$196,600	+ 9.2%	+ 26.8%
Saint Francis	\$180,500	\$196,500	\$210,350	\$232,900	\$249,900	+ 7.3%	+ 38.4%
Saint Louis Park	\$239,000	\$245,000	\$264,663	\$287,000	\$305,000	+ 6.3%	+ 27.6%
Saint Mary's Point	\$235,000	\$242,050	\$268,000	\$169,100	\$1,013,750	+ 499.5%	+ 331.4%
Saint Michael	\$230,000	\$255,000	\$275,000	\$305,500	\$305,000	- 0.2%	+ 32.6%
Saint Paul	\$168,000	\$180,000	\$193,000	\$212,000	\$225,000	+ 6.1%	+ 33.9%
Saint Paul - Battle Creek / Highwood	\$157,950	\$174,250	\$191,258	\$209,500	\$219,900	+ 5.0%	+ 39.2%
Saint Paul - Como Park	\$195,000	\$205,000	\$225,000	\$240,000	\$253,000	+ 5.4%	+ 29.7%
Saint Paul - Dayton's Bluff	\$130,000	\$137,500	\$155,000	\$174,450	\$175,000	+ 0.3%	+ 34.6%
Saint Paul - Downtown	\$164,900	\$172,000	\$179,500	\$193,250	\$205,900	+ 6.5%	+ 24.9%
Saint Paul - Greater East Side	\$141,600	\$157,000	\$170,000	\$185,100	\$199,500	+ 7.8%	+ 40.9%
Saint Paul - Hamline-Midway	\$168,299	\$177,500	\$207,000	\$218,000	\$223,500	+ 2.5%	+ 32.8%
Saint Paul - Highland Park	\$271,175	\$284,275	\$315,000	\$325,000	\$334,450	+ 2.9%	+ 23.3%

Median Prices – Around the Metro

	2015	2016	2017	2018	2019	Change From 2018	Change From 2015
Saint Paul - Merriam Park / Lexington-Hamline	\$256,000	\$272,750	\$287,500	\$325,000	\$335,000	+ 3.1%	+ 30.9%
Saint Paul - Macalester-Groveland	\$292,000	\$303,500	\$324,000	\$351,000	\$354,950	+ 1.1%	+ 21.6%
Saint Paul - North End	\$128,500	\$139,900	\$149,900	\$160,000	\$173,950	+ 8.7%	+ 35.4%
Saint Paul - Payne-Phalen	\$134,000	\$143,500	\$165,000	\$179,900	\$201,000	+ 11.7%	+ 50.0%
Saint Paul - St. Anthony Park	\$227,900	\$241,700	\$250,000	\$280,900	\$302,950	+ 7.8%	+ 32.9%
Saint Paul - Summit Hill	\$369,000	\$325,000	\$391,750	\$418,000	\$454,950	+ 8.8%	+ 23.3%
Saint Paul - Summit-University	\$210,000	\$218,450	\$230,000	\$244,250	\$251,000	+ 2.8%	+ 19.5%
Saint Paul - Thomas-Dale (Frogtown)	\$130,000	\$140,000	\$145,700	\$165,000	\$180,000	+ 9.1%	+ 38.5%
Saint Paul - West Seventh	\$169,900	\$185,500	\$210,000	\$229,930	\$230,000	+ 0.0%	+ 35.4%
Saint Paul - West Side	\$150,000	\$157,400	\$175,900	\$191,000	\$209,000	+ 9.4%	+ 39.3%
Saint Paul Park	\$172,200	\$185,000	\$193,000	\$215,000	\$231,633	+ 7.7%	+ 34.5%
Savage	\$255,000	\$265,000	\$289,900	\$315,000	\$323,250	+ 2.6%	+ 26.8%
Scandia	\$298,950	\$345,000	\$412,500	\$362,450	\$400,000	+ 10.4%	+ 33.8%
Shakopee	\$209,000	\$222,000	\$229,900	\$250,000	\$274,808	+ 9.9%	+ 31.5%
Shoreview	\$237,000	\$221,750	\$251,500	\$264,900	\$288,500	+ 8.9%	+ 21.7%
Shorewood	\$417,500	\$453,250	\$509,000	\$548,398	\$630,000	+ 14.9%	+ 50.9%
Somerset	\$179,550	\$190,718	\$218,075	\$230,000	\$235,000	+ 2.2%	+ 30.9%
South Haven	\$216,450	\$260,000	\$248,550	\$285,160	\$277,625	- 2.6%	+ 28.3%
South Saint Paul	\$165,000	\$179,950	\$192,000	\$214,950	\$223,200	+ 3.8%	+ 35.3%
Spring Lake Park	\$169,950	\$170,000	\$198,000	\$221,000	\$225,500	+ 2.0%	+ 32.7%
Spring Park	\$310,000	\$325,000	\$433,550	\$315,000	\$471,450	+ 49.7%	+ 52.1%
Stacy	\$200,000	\$226,000	\$245,000	\$265,000	\$240,000	- 9.4%	+ 20.0%
Stillwater	\$256,500	\$287,000	\$316,000	\$334,950	\$345,000	+ 3.0%	+ 34.5%
Sunfish Lake	\$900,000	\$533,500	\$921,500	\$738,750	\$1,125,000	+ 52.3%	+ 25.0%
Tonka Bay	\$444,012	\$649,950	\$526,393	\$861,862	\$680,000	- 21.1%	+ 53.1%
Vadnais Heights	\$191,950	\$214,550	\$240,000	\$247,450	\$270,125	+ 9.2%	+ 40.7%
Vermillion	\$0	\$228,000	\$215,000	\$217,000	\$264,000	+ 21.7%	--
Victoria	\$403,250	\$423,018	\$439,900	\$439,000	\$459,845	+ 4.7%	+ 14.0%
Waconia	\$250,000	\$266,500	\$272,000	\$304,000	\$315,000	+ 3.6%	+ 26.0%
Watertown	\$204,900	\$217,900	\$241,713	\$263,756	\$268,250	+ 1.7%	+ 30.9%
Waterville	\$128,500	\$142,675	\$130,000	\$162,400	\$164,900	+ 1.5%	+ 28.3%
Wayzata	\$533,000	\$525,000	\$905,812	\$741,050	\$645,000	- 13.0%	+ 21.0%
West Saint Paul	\$171,000	\$183,900	\$195,900	\$220,000	\$230,000	+ 4.5%	+ 34.5%
White Bear Lake	\$198,500	\$216,650	\$229,950	\$244,900	\$260,000	+ 6.2%	+ 31.0%
Willernie	\$145,767	\$165,000	\$215,000	\$229,585	\$209,000	- 9.0%	+ 43.4%
Winthrop	\$63,700	\$102,500	\$96,000	\$120,000	\$115,900	- 3.4%	+ 81.9%
Woodbury	\$288,100	\$294,500	\$312,000	\$325,000	\$352,500	+ 8.5%	+ 22.4%
Woodland	\$850,000	\$695,000	\$1,222,500	\$1,300,000	\$1,175,000	- 9.6%	+ 38.2%
Wyoming	\$213,250	\$230,900	\$254,200	\$280,000	\$305,000	+ 8.9%	+ 43.0%
Zimmerman	\$185,000	\$206,000	\$216,250	\$240,000	\$260,000	+ 8.3%	+ 40.5%
Zumbrota	\$168,500	\$195,000	\$199,950	\$210,000	\$226,450	+ 7.8%	+ 34.4%

2020 MEDIAN ASSESSMENT GROWTH

SINGLE FAMILY RESIDENTIAL PROPERTIES

CITY	OFF LAKE	ON LAKE
DEEPHAVEN	2.5%	5.0%
EXCELSIOR	3.7%	5.7%
GREENWOOD	1.3%	4.9%
MINNETONKA	2.6%	6.0%
MINNETONKA BEACH	7.1%	8.4%
MINNETRISTA	3.0%	2.0%
MOUND	7.7%	9.9%
ORONO	5.6%	8.6%
SHOREWOOD	4.1%	1.9%
SPRING PARK	-2.5%	6.6%
TONKA BAY	4.6%	6.8%
WAYZATA	5.1%	10.1%
WOODLAND	1.4%	7.9%
AVG CITY % CHANGE:	3.6%	6.4%

Mound, MN

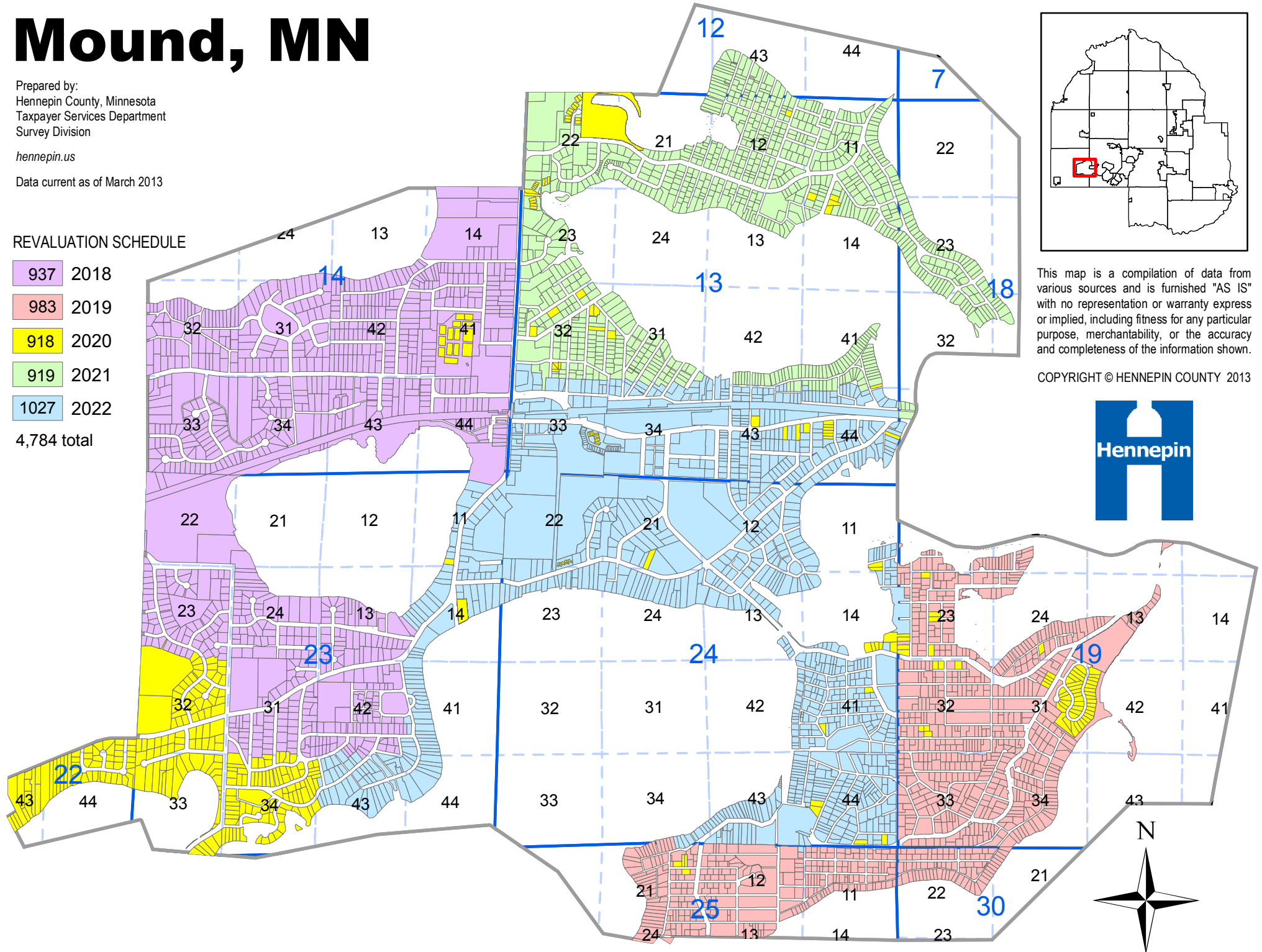
Prepared by:
Hennepin County, Minnesota
Taxpayer Services Department
Survey Division

hennepin.us

Data current as of March 2013

REVALUATION SCHEDULE

937	2018
983	2019
918	2020
919	2021
1027	2022
4,784 total	



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4877 BARTLETT BLVD

13-117-24-44-0095

2020 ESTIMATED MARKET VALUE:

\$646,000

SALE DATE : May 16, 2019
NET SALE PRICE : \$637,000
ANNUAL MCAP ADJ : .0990
MCAP SALE PRICE : \$678,400

SALE DATE: May 22, 2015
SALE PRICE: \$508,287

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1994
GROUND FL SF : 990
TOTAL ABOVE GRADE SF : 1,390
BASEMENT SF : 792
BASEMENT % FIN : 90%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 1
DELUXE BATHS : 1
FULL BATHS : 1
3/4 BATHS : 1
HALF BATHS : 1
BEDROOMS : 3

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 88
DECK SF : 198

GARAGES

GARAGE 1 SF : 400
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 10,019
LOT ACRES : .23

LAKE : Minnetonka
EFFECTIVE LAKE FRONT FT : 65

APPRAISER COMMENTS



2057 ARBOR LA

13-117-24-41-0066

2020 ESTIMATED MARKET VALUE:

\$895,000

SALE DATE : August 30, 2019
NET SALE PRICE : \$969,900
ANNUAL MCAP ADJ : .0990
MCAP SALE PRICE : \$1,008,800

SALE DATE: August 29, 2003
SALE PRICE: \$725,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1999
GROUND FL SF : 1,280
TOTAL ABOVE GRADE SF : 2,172
BASEMENT SF : 1,024
BASEMENT % FIN : 80%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 2
DELUXE BATHS : 1
FULL BATHS : 1
3/4 BATHS : 1
HALF BATHS : 1
BEDROOMS : 4

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 60
DECK SF : 498

GARAGES

GARAGE 1 SF : 712
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 7,841
LOT ACRES : .18

LAKE : Minnetonka
EFFECTIVE LAKE FRONT FT : 47

APPRAISER COMMENTS



3066 ISLAND VIEW DR

19-117-23-34-0077

2020 ESTIMATED MARKET VALUE: \$1,316,000

SALE DATE : July 31, 2019
NET SALE PRICE : \$1,321,000
ANNUAL MCAP ADJ : .0990
MCAP SALE PRICE : \$1,384,900

SALE DATE: December 9, 2016
SALE PRICE: \$1,220,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2007
GROUND FL SF : 1,870
TOTAL ABOVE GRADE SF : 3,036
BASEMENT SF : 1,122
BASEMENT % FIN : 80%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 2
DELUXE BATHS : 2
FULL BATHS : 1
3/4 BATHS : 1
HALF BATHS : 1
BEDROOMS : 4

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 130
DECK SF : 251

GARAGES

GARAGE 1 SF : 720
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 9,148
LOT ACRES : .21

LAKE : Minnetonka
EFFECTIVE LAKE FRONT FT : 50

APPRAISER COMMENTS



3000 HIGHLAND BLVD

23-117-24-41-0036

2020 ESTIMATED MARKET VALUE: \$1,719,000

SALE DATE : October 31, 2018
NET SALE PRICE : \$1,710,000
ANNUAL MCAP ADJ : .0990
MCAP SALE PRICE : \$1,924,200

SALE DATE: October 10, 2016
SALE PRICE: \$1,525,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2005
GROUND FL SF : 1,914
TOTAL ABOVE GRADE SF : 4,820
BASEMENT SF : 1,658
BASEMENT % FIN : 80%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 2
DELUXE BATHS : 1
FULL BATHS : 2
3/4 BATHS : 3
HALF BATHS : 1
BEDROOMS : 5

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 328
DECK SF : 288

GARAGES

GARAGE 1 SF : 716
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 13,068
LOT ACRES : .30

LAKE : Minnetonka
EFFECTIVE LAKE FRONT FT : 51

APPRAISER COMMENTS



5056 EDGEWATER DR

13-117-24-42-0019

2020 ESTIMATED MARKET VALUE:

\$731,000

SALE DATE : July 19, 2019
NET SALE PRICE : \$685,500
ANNUAL MCAP ADJ : .0990
MCAP SALE PRICE : \$718,600

SALE DATE: April 18, 2011
SALE PRICE: \$381,000

BUILDING CHARACTERISTICS

STORIES : 1 3/4 Story
AGE : 1910
GROUND FL SF : 792
TOTAL ABOVE GRADE SF : 1,318
BASEMENT SF : 792
BASEMENT % FIN : 50%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 1
HALF BATHS : 1
BEDROOMS : 4

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 90
DECK SF : 368

GARAGES

GARAGE 1 SF : 572
GARAGE 1 TYPE : Detached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 6,970
LOT ACRES : .16

LAKE : Minnetonka
EFFECTIVE LAKE FRONT FT : 40

APPRAISER COMMENTS



3056 HIGHLAND BLVD

23-117-24-44-0006

2020 ESTIMATED MARKET VALUE: \$1,700,000

SALE DATE : April 1, 2019
NET SALE PRICE : \$1,575,000
ANNUAL MCAP ADJ : .0990
MCAP SALE PRICE : \$1,690,600

SALE DATE: March 27, 2014
SALE PRICE: \$1,300,000

BUILDING CHARACTERISTICS

STORIES : 1 3/4 Story
AGE : 1923
GROUND FL SF : 1,736
TOTAL ABOVE GRADE SF : 2,408
BASEMENT SF : 1,712
BASEMENT % FIN : 80%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 2
DELUXE BATHS : 1
FULL BATHS : 1
3/4 BATHS : 1
HALF BATHS : 1
BEDROOMS : 4

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 150
DECK SF : 150

GARAGES

GARAGE 1 SF : 480
GARAGE 1 TYPE : Detached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 52,708
LOT ACRES : 1.21

LAKE : Minnetonka
EFFECTIVE LAKE FRONT FT : 170

APPRAISER COMMENTS



6343 BAY RIDGE RD

23-117-24-33-0009

2020 ESTIMATED MARKET VALUE:

\$649,000

SALE DATE : May 28, 2019
NET SALE PRICE : \$658,000
ANNUAL MCAP ADJ : .0990
MCAP SALE PRICE : \$700,800

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 1 1/2 Story
AGE : 1969
GROUND FL SF : 1,008
TOTAL ABOVE GRADE SF : 1,260
BASEMENT SF : 1,008
BASEMENT % FIN : 70%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 2
DELUXE BATHS : 0
FULL BATHS : 2
3/4 BATHS : 1
HALF BATHS : 0
BEDROOMS : 3

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 280
OPEN PORCH SF : 56
DECK SF : 344

GARAGES

GARAGE 1 SF : 480
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 616
GARAGE 2 TYPE : Detached Garage

LOT CHARACTERISTICS

LOT SF : 15,246
LOT ACRES : .35

LAKE : Minnetonka
EFFECTIVE LAKE FRONT FT : 45

APPRAISER COMMENTS



2893 CAMBRIDGE LA

24-117-24-42-0018

2020 ESTIMATED MARKET VALUE:

\$506,000

SALE DATE : March 19, 2019
NET SALE PRICE : \$490,000
ANNUAL MCAP ADJ : .0990
MCAP SALE PRICE : \$530,100

SALE DATE: October 31, 2014
SALE PRICE: \$365,000

BUILDING CHARACTERISTICS

STORIES : 1 1/4 Story
AGE : 1932
GROUND FL SF : 800
TOTAL ABOVE GRADE SF : 992
BASEMENT SF : 480
BASEMENT % FIN : 0%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 1
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 0
HALF BATHS : 0
BEDROOMS : 2

PORCHES / DECKS

ENCLOSED PORCH SF : 54
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 272

GARAGES

GARAGE 1 SF : 0
GARAGE 1 TYPE :
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 4,356
LOT ACRES : .10

LAKE : Minnetonka
EFFECTIVE LAKE FRONT FT : 45

APPRAISER COMMENTS



5319 BARTLETT BLVD

24-117-24-24-0025

2020 ESTIMATED MARKET VALUE: \$1,155,000

SALE DATE : July 19, 2019
NET SALE PRICE : \$1,218,000
ANNUAL MCAP ADJ : .0990
MCAP SALE PRICE : \$1,276,900

SALE DATE: October 1, 2012
SALE PRICE: \$968,000

BUILDING CHARACTERISTICS

STORIES : 1 1/4 Story
AGE : 1900
GROUND FL SF : 1,512
TOTAL ABOVE GRADE SF : 1,612
BASEMENT SF : 1,058
BASEMENT % FIN : 70%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 1
DELUXE BATHS : 1
FULL BATHS : 0
3/4 BATHS : 1
HALF BATHS : 2
BEDROOMS : 4

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 256
OPEN PORCH SF : 184
DECK SF : 390

GARAGES

GARAGE 1 SF : 624
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 25,265
LOT ACRES : .58

LAKE : Minnetonka
EFFECTIVE LAKE FRONT FT : 67

APPRAISER COMMENTS



1748 AVOCET LA

13-117-24-24-0006

2020 ESTIMATED MARKET VALUE:

\$919,000

SALE DATE : September 16, 2019
NET SALE PRICE : \$925,000
ANNUAL MCAP ADJ : .0990
MCAP SALE PRICE : \$954,600

SALE DATE: June 6, 2014
SALE PRICE: \$750,000

BUILDING CHARACTERISTICS

STORIES : Split Level
AGE : 2008
GROUND FL SF : 1,732
TOTAL ABOVE GRADE SF : 1,732
BASEMENT SF : 1,732
BASEMENT % FIN : 90%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 1
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 2
HALF BATHS : 0
BEDROOMS : 4

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 35
DECK SF : 444

GARAGES

GARAGE 1 SF : 728
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 12,632
LOT ACRES : .29

LAKE : Minnetonka
EFFECTIVE LAKE FRONT FT : 80

APPRAISER COMMENTS



2700 SHANNON LA

19-117-23-23-0146

2020 ESTIMATED MARKET VALUE:

\$503,000

SALE DATE : January 25, 2019
NET SALE PRICE : \$480,400
ANNUAL MCAP ADJ : .0990
MCAP SALE PRICE : \$528,000

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1965
GROUND FL SF : 1,632
TOTAL ABOVE GRADE SF : 1,632
BASEMENT SF : 2,122
BASEMENT % FIN : 50%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 1
DELUXE BATHS : 1
FULL BATHS : 1
3/4 BATHS : 0
HALF BATHS : 1
BEDROOMS : 3

PORCHES / DECKS

ENCLOSED PORCH SF : 187
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 384

GARAGES

GARAGE 1 SF : 552
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 552
GARAGE 2 TYPE : Tuck Under Garage

LOT CHARACTERISTICS

LOT SF : 19,166
LOT ACRES : .44

LAKE : Minnetonka
EFFECTIVE LAKE FRONT FT : 120

APPRAISER COMMENTS



4917 ISLAND VIEW DR

25-117-24-11-0044

2020 ESTIMATED MARKET VALUE:

\$729,000

SALE DATE : May 30, 2019
NET SALE PRICE : \$708,500
ANNUAL MCAP ADJ : .0990
MCAP SALE PRICE : \$754,500

SALE DATE: September 25, 2008
SALE PRICE: \$500,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1978
GROUND FL SF : 672
TOTAL ABOVE GRADE SF : 672
BASEMENT SF : 1,178
BASEMENT % FIN : 80%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 1
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 2
HALF BATHS : 0
BEDROOMS : 3

PORCHES / DECKS

ENCLOSED PORCH SF : 448
SCREENED PORCH SF : 0
OPEN PORCH SF : 110
DECK SF : 280

GARAGES

GARAGE 1 SF : 506
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 3,920
LOT ACRES : .09

LAKE : Minnetonka
EFFECTIVE LAKE FRONT FT : 40

APPRAISER COMMENTS



1847 SHOREWOOD LA

18-117-23-23-0076

2020 ESTIMATED MARKET VALUE:

\$829,000

SALE DATE : July 31, 2019
NET SALE PRICE : \$830,000
ANNUAL MCAP ADJ : .0990
MCAP SALE PRICE : \$870,100

SALE DATE: May 4, 2012
SALE PRICE: \$685,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 2000
GROUND FL SF : 1,420
TOTAL ABOVE GRADE SF : 1,420
BASEMENT SF : 994
BASEMENT % FIN : 80%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 2
DELUXE BATHS : 1
FULL BATHS : 1
3/4 BATHS : 0
HALF BATHS : 1
BEDROOMS : 3

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 24
DECK SF : 0

GARAGES

GARAGE 1 SF : 960
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 9,583
LOT ACRES : .22

LAKE : Minnetonka
EFFECTIVE LAKE FRONT FT : 50

APPRAISER COMMENTS



4850 WILSHIRE BLVD

24-117-24-14-0060

2020 ESTIMATED MARKET VALUE:

\$387,000

SALE DATE : February 1, 2019
NET SALE PRICE : \$380,000
ANNUAL MCAP ADJ : .0990
MCAP SALE PRICE : \$414,400

SALE DATE: April 24, 2008
SALE PRICE: \$341,500

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1989
GROUND FL SF : 915
TOTAL ABOVE GRADE SF : 1,467
BASEMENT SF : 0
BASEMENT % FIN :
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 1
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 1
HALF BATHS : 1
BEDROOMS : 3

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 244

GARAGES

GARAGE 1 SF : 508
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 6,534
LOT ACRES : .15

LAKE : Minnetonka
EFFECTIVE LAKE FRONT FT : 55

APPRAISER COMMENTS



5474 BARTLETT BLVD

24-117-24-22-0006

2020 ESTIMATED MARKET VALUE: \$415,000

SALE DATE : May 22, 2019
NET SALE PRICE : \$409,000
ANNUAL MCAP ADJ : .0990
MCAP SALE PRICE : \$435,600

SALE DATE: August 24, 2006
SALE PRICE: \$395,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1969
GROUND FL SF : 744
TOTAL ABOVE GRADE SF : 1,464
BASEMENT SF : 0
BASEMENT % FIN :
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 1
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 0
HALF BATHS : 1
BEDROOMS : 3

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 199
OPEN PORCH SF : 0
DECK SF : 0

GARAGES

GARAGE 1 SF : 462
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 1,307
LOT ACRES : .03

LAKE : Minnetonka
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



2898 PELICAN POINT CIR

19-117-23-42-0030

2020 ESTIMATED MARKET VALUE: \$1,088,000

SALE DATE : November 13, 2018
NET SALE PRICE : \$1,049,000
ANNUAL MCAP ADJ : .0990
MCAP SALE PRICE : \$1,171,200

SALE DATE: May 31, 2002
SALE PRICE: \$690,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1996
GROUND FL SF : 1,851
TOTAL ABOVE GRADE SF : 1,851
BASEMENT SF : 1,851
BASEMENT % FIN : 80%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 2
DELUXE BATHS : 1
FULL BATHS : 1
3/4 BATHS : 0
HALF BATHS : 1
BEDROOMS : 3

PORCHES / DECKS

ENCLOSED PORCH SF : 234
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 342

GARAGES

GARAGE 1 SF : 559
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 8,276
LOT ACRES : .19

LAKE : Minnetonka
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



6045 CHESTNUT RD

14-117-24-34-0049

2020 ESTIMATED MARKET VALUE:

\$587,000

SALE DATE : June 11, 2019
NET SALE PRICE : \$580,000
ANNUAL MCAP ADJ : .0875
MCAP SALE PRICE : \$609,100

SALE DATE: March 11, 2010
SALE PRICE: \$342,500

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1983
GROUND FL SF : 2,492
TOTAL ABOVE GRADE SF : 2,492
BASEMENT SF : 1,744
BASEMENT % FIN : 70%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 1
DELUXE BATHS : 1
FULL BATHS : 1
3/4 BATHS : 1
HALF BATHS : 1
BEDROOMS : 4

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 100
DECK SF : 746

GARAGES

GARAGE 1 SF : 952
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 450
GARAGE 2 TYPE : Detached Garage

LOT CHARACTERISTICS

LOT SF : 104,108
LOT ACRES : 2.39

LAKE : Langdon
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



2870 PHEASANT CIR

23-117-24-32-0060

2020 ESTIMATED MARKET VALUE:

\$280,000

SALE DATE : January 18, 2019
NET SALE PRICE : \$266,000
ANNUAL MCAP ADJ : .0740
MCAP SALE PRICE : \$285,700

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1977
GROUND FL SF : 1,076
TOTAL ABOVE GRADE SF : 1,776
BASEMENT SF : 861
BASEMENT % FIN : 60%
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 1
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 1
HALF BATHS : 1
BEDROOMS : 3

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 256
OPEN PORCH SF : 0
DECK SF : 233

GARAGES

GARAGE 1 SF : 462
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 13,504
LOT ACRES : .31

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



2935 OAKLAWN LA

23-117-24-31-0035

2020 ESTIMATED MARKET VALUE:

\$296,000

SALE DATE : August 2, 2019
NET SALE PRICE : \$298,500
ANNUAL MCAP ADJ : .0740
MCAP SALE PRICE : \$307,500

SALE DATE: November 5, 2004
SALE PRICE: \$216,500

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1963
GROUND FL SF : 918
TOTAL ABOVE GRADE SF : 1,836
BASEMENT SF : 918
BASEMENT % FIN : 70%
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 2
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 1
HALF BATHS : 1
BEDROOMS : 4

PORCHES / DECKS

ENCLOSED PORCH SF : 210
SCREENED PORCH SF : 0
OPEN PORCH SF : 204
DECK SF : 0

GARAGES

GARAGE 1 SF : 576
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 12,632
LOT ACRES : .29

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



6246 LADYSLIPPER CIR

14-117-24-33-0051

2020 ESTIMATED MARKET VALUE: \$398,000

SALE DATE : October 12, 2018
NET SALE PRICE : \$395,000
ANNUAL MCAP ADJ : .0740
MCAP SALE PRICE : \$431,900

SALE DATE: July 15, 2005
SALE PRICE: \$415,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2002
GROUND FL SF : 1,128
TOTAL ABOVE GRADE SF : 2,024
BASEMENT SF : 984
BASEMENT % FIN : 80%
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 2
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 2
HALF BATHS : 1
BEDROOMS : 4

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 196
DECK SF : 156

GARAGES

GARAGE 1 SF : 670
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 10,019
LOT ACRES : .23

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



6245 LADYSLIPPER CIR

14-117-24-33-0046

2020 ESTIMATED MARKET VALUE:

\$421,000

SALE DATE : June 11, 2019
NET SALE PRICE : \$425,000
ANNUAL MCAP ADJ : .0740
MCAP SALE PRICE : \$443,100

SALE DATE: August 16, 2002
SALE PRICE: \$329,517

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2002
GROUND FL SF : 1,208
TOTAL ABOVE GRADE SF : 2,227
BASEMENT SF : 1,087
BASEMENT % FIN : 80%
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 2
DELUXE BATHS : 1
FULL BATHS : 0
3/4 BATHS : 2
HALF BATHS : 1
BEDROOMS : 4

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 154
OPEN PORCH SF : 142
DECK SF : 66

GARAGES

GARAGE 1 SF : 630
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 10,019
LOT ACRES : .23

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



6289 SUGAR MILL LA

14-117-24-33-0076

2020 ESTIMATED MARKET VALUE:

\$489,000

SALE DATE : July 10, 2019
NET SALE PRICE : \$499,900
ANNUAL MCAP ADJ : .0740
MCAP SALE PRICE : \$518,100

SALE DATE: March 16, 2018
SALE PRICE: \$442,400

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2002
GROUND FL SF : 1,448
TOTAL ABOVE GRADE SF : 2,786
BASEMENT SF : 1,448
BASEMENT % FIN : 70%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 2
DELUXE BATHS : 1
FULL BATHS : 1
3/4 BATHS : 1
HALF BATHS : 1
BEDROOMS : 5

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 64
DECK SF : 192

GARAGES

GARAGE 1 SF : 758
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 11,761
LOT ACRES : .27

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



5690 GRANDVIEW BLVD

14-117-24-14-0010

2020 ESTIMATED MARKET VALUE:

\$270,000

SALE DATE : October 18, 2018
NET SALE PRICE : \$265,000
ANNUAL MCAP ADJ : .0740
MCAP SALE PRICE : \$289,700

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 1 1/2 Story
AGE : 1957
GROUND FL SF : 1,008
TOTAL ABOVE GRADE SF : 1,484
BASEMENT SF : 1,008
BASEMENT % FIN : 70%
WALKOUT : No

CENTRAL AC : No
FIREPLACES : 1
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 2
HALF BATHS : 0
BEDROOMS : 4

PORCHES / DECKS

ENCLOSED PORCH SF : 192
SCREENED PORCH SF : 0
OPEN PORCH SF : 32
DECK SF : 328

GARAGES

GARAGE 1 SF : 308
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 12,632
LOT ACRES : .29

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



3099 ALEXANDER LA

24-117-24-44-0105

2020 ESTIMATED MARKET VALUE:

\$209,000

SALE DATE : June 17, 2019
NET SALE PRICE : \$200,790
ANNUAL MCAP ADJ : .0740
MCAP SALE PRICE : \$209,300

SALE DATE: June 25, 2003
SALE PRICE: \$180,500

BUILDING CHARACTERISTICS

STORIES : Split Level
AGE : 1977
GROUND FL SF : 1,008
TOTAL ABOVE GRADE SF : 1,008
BASEMENT SF : 1,008
BASEMENT % FIN : 30%
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 1
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 0
HALF BATHS : 0
BEDROOMS : 3

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 132

GARAGES

GARAGE 1 SF : 308
GARAGE 1 TYPE : Tuck Under Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 7,405
LOT ACRES : .17

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



6280 DEERWOOD DR

23-117-24-23-0100

2020 ESTIMATED MARKET VALUE:

\$290,000

SALE DATE : May 31, 2019
NET SALE PRICE : \$274,753
ANNUAL MCAP ADJ : .0740
MCAP SALE PRICE : \$288,100

SALE DATE: September 26, 2008
SALE PRICE: \$250,000

BUILDING CHARACTERISTICS

STORIES : Split Level
AGE : 1985
GROUND FL SF : 1,254
TOTAL ABOVE GRADE SF : 1,254
BASEMENT SF : 627
BASEMENT % FIN : 90%
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 1
DELUXE BATHS : 1
FULL BATHS : 0
3/4 BATHS : 1
HALF BATHS : 0
BEDROOMS : 3

PORCHES / DECKS

ENCLOSED PORCH SF : 120
SCREENED PORCH SF : 0
OPEN PORCH SF : 88
DECK SF : 80

GARAGES

GARAGE 1 SF : 506
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 11,326
LOT ACRES : .26

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



2502 LOST LAKE RD

24-117-24-22-0024

2020 ESTIMATED MARKET VALUE:

\$281,000

SALE DATE : April 30, 2019
NET SALE PRICE : \$281,089
ANNUAL MCAP ADJ : .0740
MCAP SALE PRICE : \$296,600

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : Split Level
AGE : 1992
GROUND FL SF : 1,178
TOTAL ABOVE GRADE SF : 1,178
BASEMENT SF : 589
BASEMENT % FIN : 70%
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 1
FULL BATHS : 1
3/4 BATHS : 0
HALF BATHS : 0
BEDROOMS : 3

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 0

GARAGES

GARAGE 1 SF : 744
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 10,019
LOT ACRES : .23

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



2125 SOUTHVIEW LA

14-117-24-31-0052

2020 ESTIMATED MARKET VALUE:

\$313,000

SALE DATE : July 15, 2019
NET SALE PRICE : \$340,000
ANNUAL MCAP ADJ : .0875
MCAP SALE PRICE : \$354,600

SALE DATE: August 23, 2013
SALE PRICE: \$239,000

BUILDING CHARACTERISTICS

STORIES : Split Level
AGE : 1961
GROUND FL SF : 1,344
TOTAL ABOVE GRADE SF : 1,344
BASEMENT SF : 1,210
BASEMENT % FIN : 50%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 2
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 1
HALF BATHS : 0
BEDROOMS : 3

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 160
OPEN PORCH SF : 0
DECK SF : 272

GARAGES

GARAGE 1 SF : 600
GARAGE 1 TYPE : Tuck Under Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 24,829
LOT ACRES : .57

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



5065 WINDSOR RD

25-117-24-12-0238

2020 ESTIMATED MARKET VALUE:

\$422,000

SALE DATE : June 7, 2019
NET SALE PRICE : \$440,000
ANNUAL MCAP ADJ : .0990
MCAP SALE PRICE : \$464,900

SALE DATE: September 23, 2004
SALE PRICE: \$458,000

BUILDING CHARACTERISTICS

STORIES : Split Level
AGE : 1998
GROUND FL SF : 1,557
TOTAL ABOVE GRADE SF : 1,557
BASEMENT SF : 1,401
BASEMENT % FIN : 80%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 1
DELUXE BATHS : 1
FULL BATHS : 1
3/4 BATHS : 1
HALF BATHS : 0
BEDROOMS : 3

PORCHES / DECKS

ENCLOSED PORCH SF : 144
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 430

GARAGES

GARAGE 1 SF : 608
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 16,117
LOT ACRES : .37

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



2620 KERRY LA

19-117-23-24-0091

2020 ESTIMATED MARKET VALUE: \$203,000

SALE DATE : December 3, 2018
NET SALE PRICE : \$192,000
ANNUAL MCAP ADJ : .0740
MCAP SALE PRICE : \$207,400

SALE DATE: June 30, 2006
SALE PRICE: \$176,000

BUILDING CHARACTERISTICS

STORIES : Split Entry
AGE : 1987
GROUND FL SF : 856
TOTAL ABOVE GRADE SF : 856
BASEMENT SF : 856
BASEMENT % FIN : 40%
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 0
HALF BATHS : 1
BEDROOMS : 2

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 277

GARAGES

GARAGE 1 SF : 460
GARAGE 1 TYPE : Tuck Under Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 6,098
LOT ACRES : .14

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



1644 FINCH LA

13-117-24-12-0246

2020 ESTIMATED MARKET VALUE: \$247,000

SALE DATE : January 15, 2019
NET SALE PRICE : \$221,500
ANNUAL MCAP ADJ : .0740
MCAP SALE PRICE : \$237,900

SALE DATE: December 20, 2017
SALE PRICE: \$778,401

BUILDING CHARACTERISTICS

STORIES : Split Entry
AGE : 1991
GROUND FL SF : 1,026
TOTAL ABOVE GRADE SF : 1,026
BASEMENT SF : 923
BASEMENT % FIN : 80%
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 1
DELUXE BATHS : 0
FULL BATHS : 2
3/4 BATHS : 0
HALF BATHS : 0
BEDROOMS : 4

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 312

GARAGES

GARAGE 1 SF : 632
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 6,534
LOT ACRES : .15

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



5971 GUMWOOD RD

14-117-24-42-0042

2020 ESTIMATED MARKET VALUE:

\$246,000

SALE DATE : November 29, 2018
NET SALE PRICE : \$229,890
ANNUAL MCAP ADJ : .0740
MCAP SALE PRICE : \$249,900

SALE DATE: October 29, 2002
SALE PRICE: \$187,500

BUILDING CHARACTERISTICS

STORIES : Split Entry
AGE : 1974
GROUND FL SF : 1,106
TOTAL ABOVE GRADE SF : 1,106
BASEMENT SF : 1,056
BASEMENT % FIN : 70%
WALKOUT : No

CENTRAL AC : No
FIREPLACES : 1
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 1
HALF BATHS : 0
BEDROOMS : 4

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 288

GARAGES

GARAGE 1 SF : 324
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 672
GARAGE 2 TYPE : Detached Garage

LOT CHARACTERISTICS

LOT SF : 10,019
LOT ACRES : .23

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



4767 ABERDEEN RD

30-117-23-22-0071

2020 ESTIMATED MARKET VALUE:

\$245,000

SALE DATE : August 21, 2019
NET SALE PRICE : \$242,500
ANNUAL MCAP ADJ : .0740
MCAP SALE PRICE : \$249,800

SALE DATE: December 8, 2006
SALE PRICE: \$194,500

BUILDING CHARACTERISTICS

STORIES : Split Entry
AGE : 1986
GROUND FL SF : 1,043
TOTAL ABOVE GRADE SF : 1,043
BASEMENT SF : 1,043
BASEMENT % FIN : 50%
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 0
HALF BATHS : 1
BEDROOMS : 2

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 202

GARAGES

GARAGE 1 SF : 480
GARAGE 1 TYPE : Tuck Under Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 9,583
LOT ACRES : .22

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



2647 WESTEDGE BLVD

23-117-24-23-0006

2020 ESTIMATED MARKET VALUE:

\$232,000

SALE DATE : April 15, 2019
NET SALE PRICE : \$245,895
ANNUAL MCAP ADJ : .0740
MCAP SALE PRICE : \$259,400

SALE DATE: December 21, 2016
SALE PRICE: \$188,665

BUILDING CHARACTERISTICS

STORIES : Split Entry
AGE : 1974
GROUND FL SF : 972
TOTAL ABOVE GRADE SF : 972
BASEMENT SF : 972
BASEMENT % FIN : 60%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 1
HALF BATHS : 0
BEDROOMS : 3

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 200

GARAGES

GARAGE 1 SF : 440
GARAGE 1 TYPE : Tuck Under Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 11,326
LOT ACRES : .26

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



4830 MONMOUTH RD

24-117-24-41-0039

2020 ESTIMATED MARKET VALUE:

\$259,000

SALE DATE : May 24, 2019
NET SALE PRICE : \$250,000
ANNUAL MCAP ADJ : .0740
MCAP SALE PRICE : \$262,200

SALE DATE: February 11, 2019
SALE PRICE: \$240,000

BUILDING CHARACTERISTICS

STORIES : Split Entry
AGE : 1976
GROUND FL SF : 1,050
TOTAL ABOVE GRADE SF : 1,050
BASEMENT SF : 840
BASEMENT % FIN : 80%
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 1
DELUXE BATHS : 0
FULL BATHS : 2
3/4 BATHS : 0
HALF BATHS : 0
BEDROOMS : 4

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 96

GARAGES

GARAGE 1 SF : 552
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 7,841
LOT ACRES : .18

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



4983 THREE POINTS BLVD

13-117-24-11-0052

2020 ESTIMATED MARKET VALUE:

\$267,000

SALE DATE : September 16, 2019
NET SALE PRICE : \$282,000
ANNUAL MCAP ADJ : .0740
MCAP SALE PRICE : \$288,800

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : Split Entry
AGE : 1975
GROUND FL SF : 1,193
TOTAL ABOVE GRADE SF : 1,193
BASEMENT SF : 1,193
BASEMENT % FIN : 50%
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 1
DELUXE BATHS : 0
FULL BATHS : 2
3/4 BATHS : 0
HALF BATHS : 0
BEDROOMS : 4

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 24
DECK SF : 296

GARAGES

GARAGE 1 SF : 541
GARAGE 1 TYPE : Tuck Under Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 9,583
LOT ACRES : .22

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



2959 HAZELWOOD LA

23-117-24-31-0079

2020 ESTIMATED MARKET VALUE: \$291,000

SALE DATE : September 26, 2019
NET SALE PRICE : \$301,000
ANNUAL MCAP ADJ : .0740
MCAP SALE PRICE : \$308,200

SALE DATE: March 29, 2016
SALE PRICE: \$252,000

BUILDING CHARACTERISTICS

STORIES : Split Entry
AGE : 1993
GROUND FL SF : 1,072
TOTAL ABOVE GRADE SF : 1,072
BASEMENT SF : 965
BASEMENT % FIN : 80%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 1
DELUXE BATHS : 0
FULL BATHS : 2
3/4 BATHS : 0
HALF BATHS : 0
BEDROOMS : 4

PORCHES / DECKS

ENCLOSED PORCH SF : 164
SCREENED PORCH SF : 0
OPEN PORCH SF : 40
DECK SF : 280

GARAGES

GARAGE 1 SF : 484
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 10,890
LOT ACRES : .25

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



2325 NORWOOD LA

13-117-24-44-0119

2020 ESTIMATED MARKET VALUE:

\$329,000

SALE DATE : December 5, 2018
NET SALE PRICE : \$324,900
ANNUAL MCAP ADJ : .0740
MCAP SALE PRICE : \$351,000

SALE DATE: June 26, 2015
SALE PRICE: \$286,000

BUILDING CHARACTERISTICS

STORIES : Split Entry
AGE : 2013
GROUND FL SF : 1,184
TOTAL ABOVE GRADE SF : 1,184
BASEMENT SF : 1,066
BASEMENT % FIN : 70%
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 2
HALF BATHS : 0
BEDROOMS : 4

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 50
DECK SF : 110

GARAGES

GARAGE 1 SF : 638
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 12,632
LOT ACRES : .29

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



1562 DOVE LA

12-117-24-43-0005

2020 ESTIMATED MARKET VALUE:

\$161,000

SALE DATE : May 10, 2019
NET SALE PRICE : \$165,000
ANNUAL MCAP ADJ : .0740
MCAP SALE PRICE : \$173,000

SALE DATE: May 25, 2005
SALE PRICE: \$190,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1924
GROUND FL SF : 916
TOTAL ABOVE GRADE SF : 916
BASEMENT SF : 916
BASEMENT % FIN : 40%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 0
HALF BATHS : 1
BEDROOMS : 2

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 42

GARAGES

GARAGE 1 SF : 352
GARAGE 1 TYPE : Tuck Under Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 6,534
LOT ACRES : .15

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



2754 CARDIGAN LA

19-117-23-31-0017

2020 ESTIMATED MARKET VALUE:

\$188,000

SALE DATE : August 23, 2019
NET SALE PRICE : \$190,800
ANNUAL MCAP ADJ : .0740
MCAP SALE PRICE : \$196,600

SALE DATE: October 25, 2013
SALE PRICE: \$141,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1910
GROUND FL SF : 676
TOTAL ABOVE GRADE SF : 676
BASEMENT SF : 541
BASEMENT % FIN : 80%
WALKOUT : Yes

CENTRAL AC : No
FIREPLACES : 0
DELUXE BATHS : 0
FULL BATHS : 2
3/4 BATHS : 0
HALF BATHS : 0
BEDROOMS : 4

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 0

GARAGES

GARAGE 1 SF : 320
GARAGE 1 TYPE : Detached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 6,534
LOT ACRES : .15

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



5004 JENNINGS RD

13-117-24-11-0060

2020 ESTIMATED MARKET VALUE:

\$206,000

SALE DATE : September 12, 2019
NET SALE PRICE : \$198,850
ANNUAL MCAP ADJ : .0740
MCAP SALE PRICE : \$203,600

SALE DATE: November 15, 2017
SALE PRICE: \$164,803

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1947
GROUND FL SF : 792
TOTAL ABOVE GRADE SF : 792
BASEMENT SF : 950
BASEMENT % FIN : 50%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 0
HALF BATHS : 1
BEDROOMS : 3

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 270

GARAGES

GARAGE 1 SF : 353
GARAGE 1 TYPE : Tuck Under Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 9,583
LOT ACRES : .22

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



4929 DRUMMOND RD

25-117-24-11-0106

2020 ESTIMATED MARKET VALUE:

\$218,000

SALE DATE : November 2, 2018
NET SALE PRICE : \$205,640
ANNUAL MCAP ADJ : .0740
MCAP SALE PRICE : \$223,500

SALE DATE: November 23, 2004
SALE PRICE: \$156,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1972
GROUND FL SF : 960
TOTAL ABOVE GRADE SF : 960
BASEMENT SF : 960
BASEMENT % FIN : 40%
WALKOUT : Yes

CENTRAL AC : No
FIREPLACES : 0
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 0
HALF BATHS : 0
BEDROOMS : 3

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 70
DECK SF : 66

GARAGES

GARAGE 1 SF : 0
GARAGE 1 TYPE :
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 6,534
LOT ACRES : .15

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



2063 COMMERCE BLVD

14-117-24-41-0029

2020 ESTIMATED MARKET VALUE: \$214,000

SALE DATE : June 7, 2019
NET SALE PRICE : \$218,250
ANNUAL MCAP ADJ :
MCAP SALE PRICE : \$218,300

SALE DATE: July 5, 2007
SALE PRICE: \$198,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1955
GROUND FL SF : 1,062
TOTAL ABOVE GRADE SF : 1,062
BASEMENT SF : 1,062
BASEMENT % FIN : 0%
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 0
HALF BATHS : 0
BEDROOMS : 3

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 0

GARAGES

GARAGE 1 SF : 760
GARAGE 1 TYPE : Detached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 10,454
LOT ACRES : .24

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



5979 IDLEWOOD RD

23-117-24-31-0013

2020 ESTIMATED MARKET VALUE: \$226,000

SALE DATE : January 7, 2019
NET SALE PRICE : \$232,703
ANNUAL MCAP ADJ : .0740
MCAP SALE PRICE : \$249,900

SALE DATE: January 17, 2013
SALE PRICE: \$153,600

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1964
GROUND FL SF : 1,040
TOTAL ABOVE GRADE SF : 1,040
BASEMENT SF : 1,040
BASEMENT % FIN : 50%
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 1
HALF BATHS : 0
BEDROOMS : 3

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 516

GARAGES

GARAGE 1 SF : 352
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 9,148
LOT ACRES : .21

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



4600 MANCHESTER RD

19-117-23-32-0072

2020 ESTIMATED MARKET VALUE:

\$226,000

SALE DATE : February 25, 2019
NET SALE PRICE : \$241,530
ANNUAL MCAP ADJ : .0740
MCAP SALE PRICE : \$257,900

SALE DATE: April 30, 2014
SALE PRICE: \$181,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1972
GROUND FL SF : 1,040
TOTAL ABOVE GRADE SF : 1,040
BASEMENT SF : 1,040
BASEMENT % FIN : 80%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 1
HALF BATHS : 0
BEDROOMS : 3

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 0

GARAGES

GARAGE 1 SF : 600
GARAGE 1 TYPE : Detached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 5,663
LOT ACRES : .13

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



4714 HANOVER RD

30-117-23-22-0039

2020 ESTIMATED MARKET VALUE:

\$242,000

SALE DATE : July 15, 2019
NET SALE PRICE : \$244,300
ANNUAL MCAP ADJ : .0740
MCAP SALE PRICE : \$253,200

SALE DATE: October 1, 1999
SALE PRICE: \$138,500

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1972
GROUND FL SF : 988
TOTAL ABOVE GRADE SF : 988
BASEMENT SF : 988
BASEMENT % FIN : 60%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 1
HALF BATHS : 0
BEDROOMS : 4

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 252

GARAGES

GARAGE 1 SF : 0
GARAGE 1 TYPE :
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 6,534
LOT ACRES : .15

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



5733 SUNSET RD

14-117-24-41-0039

2020 ESTIMATED MARKET VALUE:

\$254,000

SALE DATE : March 19, 2019
NET SALE PRICE : \$248,399
ANNUAL MCAP ADJ : .0740
MCAP SALE PRICE : \$263,600

SALE DATE: May 22, 2015
SALE PRICE: \$223,238

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1962
GROUND FL SF : 979
TOTAL ABOVE GRADE SF : 979
BASEMENT SF : 979
BASEMENT % FIN : 50%
WALKOUT : Yes

CENTRAL AC : No
FIREPLACES : 1
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 0
HALF BATHS : 1
BEDROOMS : 2

PORCHES / DECKS

ENCLOSED PORCH SF : 56
SCREENED PORCH SF : 0
OPEN PORCH SF : 198
DECK SF : 84

GARAGES

GARAGE 1 SF : 480
GARAGE 1 TYPE : Tuck Under Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 9,148
LOT ACRES : .21

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



2391 FAIRVIEW LA

13-117-24-43-0089

2020 ESTIMATED MARKET VALUE: \$272,000

SALE DATE : September 20, 2019
NET SALE PRICE : \$262,000
ANNUAL MCAP ADJ : .0740
MCAP SALE PRICE : \$268,300

SALE DATE: October 26, 2016
SALE PRICE: \$212,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1950
GROUND FL SF : 1,384
TOTAL ABOVE GRADE SF : 1,384
BASEMENT SF : 1,384
BASEMENT % FIN : 50%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 1
DELUXE BATHS : 0
FULL BATHS : 2
3/4 BATHS : 0
HALF BATHS : 0
BEDROOMS : 3

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 60
DECK SF : 384

GARAGES

GARAGE 1 SF : 364
GARAGE 1 TYPE : Tuck Under Garage
GARAGE 2 SF : 580
GARAGE 2 TYPE : Attached Garage

LOT CHARACTERISTICS

LOT SF : 9,583
LOT ACRES : .22

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



2150 SANDY LA

13-117-24-44-0102

2020 ESTIMATED MARKET VALUE:

\$303,000

SALE DATE : May 13, 2019
NET SALE PRICE : \$295,000
ANNUAL MCAP ADJ : .0740
MCAP SALE PRICE : \$309,400

SALE DATE: May 22, 2009
SALE PRICE: \$166,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1998
GROUND FL SF : 1,232
TOTAL ABOVE GRADE SF : 1,232
BASEMENT SF : 1,232
BASEMENT % FIN : 80%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 1
HALF BATHS : 0
BEDROOMS : 4

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 672

GARAGES

GARAGE 1 SF : 576
GARAGE 1 TYPE : Detached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 14,375
LOT ACRES : .33

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



2886 HALSTEAD LA

23-117-24-32-0054

2020 ESTIMATED MARKET VALUE:

\$302,000

SALE DATE : June 5, 2019
NET SALE PRICE : \$305,000
ANNUAL MCAP ADJ : .0740
MCAP SALE PRICE : \$318,000

SALE DATE: October 25, 2004
SALE PRICE: \$254,900

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1976
GROUND FL SF : 1,349
TOTAL ABOVE GRADE SF : 1,349
BASEMENT SF : 1,349
BASEMENT % FIN : 60%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 2
DELUXE BATHS : 0
FULL BATHS : 2
3/4 BATHS : 1
HALF BATHS : 0
BEDROOMS : 4

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 115
DECK SF : 168

GARAGES

GARAGE 1 SF : 576
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 11,761
LOT ACRES : .27

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



4760 BEDFORD RD

19-117-23-32-0208

2020 ESTIMATED MARKET VALUE:

\$281,000

SALE DATE : April 29, 2019
NET SALE PRICE : \$312,000
ANNUAL MCAP ADJ : .0740
MCAP SALE PRICE : \$329,200

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1975
GROUND FL SF : 1,088
TOTAL ABOVE GRADE SF : 1,088
BASEMENT SF : 1,088
BASEMENT % FIN : 50%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 1
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 1
HALF BATHS : 0
BEDROOMS : 4

PORCHES / DECKS

ENCLOSED PORCH SF : 256
SCREENED PORCH SF : 0
OPEN PORCH SF : 360
DECK SF : 0

GARAGES

GARAGE 1 SF : 840
GARAGE 1 TYPE : Detached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 44,431
LOT ACRES : 1.02

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



5952 IDLEWOOD RD

23-117-24-42-0105

2020 ESTIMATED MARKET VALUE:

\$388,000

SALE DATE : December 7, 2018
NET SALE PRICE : \$370,000
ANNUAL MCAP ADJ : .0740
MCAP SALE PRICE : \$399,800

SALE DATE: May 30, 2013
SALE PRICE: \$316,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1994
GROUND FL SF : 1,212
TOTAL ABOVE GRADE SF : 1,212
BASEMENT SF : 1,724
BASEMENT % FIN : 80%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 3
DELUXE BATHS : 1
FULL BATHS : 1
3/4 BATHS : 1
HALF BATHS : 1
BEDROOMS : 3

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 96

GARAGES

GARAGE 1 SF : 528
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 23,958
LOT ACRES : .55

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



2319 NORWOOD LA

13-117-24-44-0109

2020 ESTIMATED MARKET VALUE:

\$248,000

SALE DATE : July 10, 2019
NET SALE PRICE : \$251,000
ANNUAL MCAP ADJ : .0740
MCAP SALE PRICE : \$260,100

SALE DATE: May 2, 2008
SALE PRICE: \$210,100

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1999
GROUND FL SF : 1,590
TOTAL ABOVE GRADE SF : 1,590
BASEMENT SF : 0
BASEMENT % FIN :
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 1
DELUXE BATHS : 1
FULL BATHS : 0
3/4 BATHS : 0
HALF BATHS : 0
BEDROOMS : 2

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 0

GARAGES

GARAGE 1 SF : 528
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 5,663
LOT ACRES : .13

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



2303 LOST LAKE CT

13-117-24-33-0138

2020 ESTIMATED MARKET VALUE:

\$529,000

SALE DATE : May 31, 2019
NET SALE PRICE : \$494,050
ANNUAL MCAP ADJ : .0740
MCAP SALE PRICE : \$518,100

SALE DATE: July 6, 2017
SALE PRICE: \$455,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2006
GROUND FL SF : 948
TOTAL ABOVE GRADE SF : 1,896
BASEMENT SF : 948
BASEMENT % FIN : 50%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 1
DELUXE BATHS : 1
FULL BATHS : 1
3/4 BATHS : 0
HALF BATHS : 2
BEDROOMS : 2

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 160
DECK SF : 160

GARAGES

GARAGE 1 SF : 220
GARAGE 1 TYPE : Tuck Under Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 1,307
LOT ACRES : .03

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



5495 LOST LAKE LA

13-117-24-33-0163

2020 ESTIMATED MARKET VALUE:

\$722,000

SALE DATE : September 27, 2019
NET SALE PRICE : \$725,000
ANNUAL MCAP ADJ : .0740
MCAP SALE PRICE : \$742,500

SALE DATE: July 8, 2015
SALE PRICE: \$515,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2014
GROUND FL SF : 1,505
TOTAL ABOVE GRADE SF : 2,277
BASEMENT SF : 0
BASEMENT % FIN :
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 1
DELUXE BATHS : 1
FULL BATHS : 0
3/4 BATHS : 1
HALF BATHS : 1
BEDROOMS : 3

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 276
DECK SF : 0

GARAGES

GARAGE 1 SF : 588
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 4,356
LOT ACRES : .10

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



2140 VILLAGE TR

14-117-24-41-0154

2020 ESTIMATED MARKET VALUE:

\$210,000

SALE DATE : June 27, 2019
NET SALE PRICE : \$213,400
ANNUAL MCAP ADJ : .0740
MCAP SALE PRICE : \$222,500

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2004
GROUND FL SF : 1,115
TOTAL ABOVE GRADE SF : 1,790
BASEMENT SF : 0
BASEMENT % FIN :
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 0
HALF BATHS : 1
BEDROOMS : 3

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 60
DECK SF : 0

GARAGES

GARAGE 1 SF : 396
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 0
LOT ACRES : .00

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



4371 WILSHIRE BLVD

106

19-117-23-13-0057

2020 ESTIMATED MARKET VALUE:

\$97,000

SALE DATE : January 16, 2019
NET SALE PRICE : \$91,000
ANNUAL MCAP ADJ : .0740
MCAP SALE PRICE : \$97,700

SALE DATE: December 21, 2017
SALE PRICE: \$83,500

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1969
GROUND FL SF : 869
TOTAL ABOVE GRADE SF : 869
BASEMENT SF : 0
BASEMENT % FIN :
WALKOUT : No

CENTRAL AC : No
FIREPLACES : 0
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 0
HALF BATHS : 0
BEDROOMS : 2

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 0

GARAGES

GARAGE 1 SF : 0
GARAGE 1 TYPE :
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 0
LOT ACRES : .00

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



4387 WILSHIRE BLVD

307

19-117-23-13-0142

2020 ESTIMATED MARKET VALUE:

\$130,000

SALE DATE : June 14, 2019
NET SALE PRICE : \$131,000
ANNUAL MCAP ADJ : .0740
MCAP SALE PRICE : \$136,600

SALE DATE: October 27, 2016
SALE PRICE: \$105,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1969
GROUND FL SF : 930
TOTAL ABOVE GRADE SF : 930
BASEMENT SF : 0
BASEMENT % FIN :
WALKOUT : No

CENTRAL AC : No
FIREPLACES : 0
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 0
HALF BATHS : 0
BEDROOMS : 2

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 75
DECK SF : 0

GARAGES

GARAGE 1 SF : 0
GARAGE 1 TYPE :
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 0
LOT ACRES : .00

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



5430 THREE POINTS BLVD 113

13-117-24-22-0060

2020 ESTIMATED MARKET VALUE:

\$152,000

SALE DATE : April 20, 2019
NET SALE PRICE : \$159,101
ANNUAL MCAP ADJ : .0740
MCAP SALE PRICE : \$167,900

SALE DATE: July 20, 2011
SALE PRICE: \$65,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1965
GROUND FL SF : 978
TOTAL ABOVE GRADE SF : 978
BASEMENT SF : 0
BASEMENT % FIN :
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 0
HALF BATHS : 0
BEDROOMS : 2

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 0

GARAGES

GARAGE 1 SF : 0
GARAGE 1 TYPE :
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 0
LOT ACRES : .00

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



2100 OLD SCHOOL RD

102

14-117-24-41-0115

2020 ESTIMATED MARKET VALUE:

\$203,000

SALE DATE : August 1, 2019
NET SALE PRICE : \$200,000
ANNUAL MCAP ADJ : .0740
MCAP SALE PRICE : \$206,000

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 2002
GROUND FL SF : 1,525
TOTAL ABOVE GRADE SF : 1,525
BASEMENT SF : 0
BASEMENT % FIN :
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 1
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 1
HALF BATHS : 0
BEDROOMS : 2

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 136

GARAGES

GARAGE 1 SF : 0
GARAGE 1 TYPE :
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 0
LOT ACRES : .00

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



2150 OLD SCHOOL RD

351

14-117-24-41-0187

2020 ESTIMATED MARKET VALUE:

\$301,000

SALE DATE : June 27, 2019
NET SALE PRICE : \$290,000
ANNUAL MCAP ADJ : .0740
MCAP SALE PRICE : \$302,300

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 2007
GROUND FL SF : 2,539
TOTAL ABOVE GRADE SF : 2,539
BASEMENT SF : 0
BASEMENT % FIN :
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 1
DELUXE BATHS : 1
FULL BATHS : 1
3/4 BATHS : 0
HALF BATHS : 0
BEDROOMS : 2

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 105
DECK SF : 0

GARAGES

GARAGE 1 SF : 0
GARAGE 1 TYPE :
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 0
LOT ACRES : .00

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



5400 THREE POINTS BLVD 314

13-117-24-22-0097

2020 ESTIMATED MARKET VALUE: \$290,000

SALE DATE : August 15, 2019
NET SALE PRICE : \$315,500
ANNUAL MCAP ADJ : .0740
MCAP SALE PRICE : \$325,000

SALE DATE: September 21, 2001
SALE PRICE: \$200,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1965
GROUND FL SF : 978
TOTAL ABOVE GRADE SF : 978
BASEMENT SF : 0
BASEMENT % FIN :
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 0
HALF BATHS : 0
BEDROOMS : 2

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 0

GARAGES

GARAGE 1 SF : 0
GARAGE 1 TYPE :
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 0
LOT ACRES : .00

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS

Garage PID 13-117-24-22-0167 was included in the sale (assessed 2020 value = \$10,000).



2670 COMMERCE BLVD

101

23-117-24-14-0134

2020 ESTIMATED MARKET VALUE:

\$315,000

SALE DATE : June 26, 2019
NET SALE PRICE : \$317,154
ANNUAL MCAP ADJ : .0740
MCAP SALE PRICE : \$330,600

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1985
GROUND FL SF : 1,271
TOTAL ABOVE GRADE SF : 1,271
BASEMENT SF : 0
BASEMENT % FIN :
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 1
DELUXE BATHS : 0
FULL BATHS : 2
3/4 BATHS : 0
HALF BATHS : 0
BEDROOMS : 2

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 60

GARAGES

GARAGE 1 SF : 0
GARAGE 1 TYPE :
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 0
LOT ACRES : .00

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS