

HENNEPIN COUNTY

MINNESOTA

Memo

To: City of Mound, Mayor and Council

From: Shane Larsen, SAMA, Residential Appraiser

Date: 3/10/2023

2023 assessment and appeals

In preparation for the upcoming Open Book meetings, please find the enclosed information.

- Annual Assessment
- Summary of property growth
- The Open Book process
- Representative sales of residential properties with photos and property highlights
- Additional information on the 2023 assessment is available at <https://www.hennepin.us/assessment>.

Annual assessment

The county assessor is required to value property as of January 2nd of each year. All market indicators are used to establish the assessment. The main source of data is the Department of Revenue's sales ratio. Sales from this study period of October 1, 2021, through September 30, 2022, are reviewed by the assessor and trended forward to the January 2, 2023, assessment date to ensure all market conditions are considered. Sales occurring after the study period, pending sales, and property listings are also analyzed to ensure an appropriate assessment level for all property types.

In addition to sales review, all appraisers view one fifth of the properties in the city. This is referred to as the quintile and the geographic area for the 2023 residential assessment is the west portion of the city. A map on page 4 depicts the residential quintile areas for the next 5-year cycle. Appraisers also analyze all building permit data, after inspection of these properties, if the completed work improves the property, then an improvement amount is added.

Hennepin County Assessor's Office

A-2103 Government Center, Minneapolis, MN 55487

612-348-3046 | [hennepin.us](https://www.hennepin.us)



Summary of the 2023 assessment

Growth statistics for each submarket in the City of Mound are listed below. The growth statistics are net figures that consider only market changes. These figures do not include new construction.

Single Family Homes	+ 8.4 %	Residential Condos	+ 13.1 %
Commercial	+ 30.0 %	Townhouses	+ 6.1 %
Industrial	+ 5.0 %	Double Bungalow	+ 2.0 %
Apartment	+ 3.2 %	Residential Zero Lot Line	+ 12.2 %

City of Mound 2023 Assessment

Total market value:	\$2,255,875,200
New construction:	\$18,445,000
Net percent increase for all property types:	8.7 %
Gross percent increase:	9.6 %

The Open Book Process

The City of Mound uses the Open Book meeting format. The Open Book meeting allows property owners to address questions about their property assessment directly to the assessing staff on a one-on-one basis.

The 2023 Open Book meetings will be held in various locations throughout Hennepin County. Residents may choose what date and location works best for their schedule. We will also have a virtual option available.

<u>Location</u>	<u>Date</u>	<u>Time</u>
Richfield City Hall	April 17th	3 pm-7 pm
Plymouth City Hall	April 19th	8 am-7 pm
Rogers Community Center	April 20th	3 pm-7 pm
Mound Centennial Building	April 26th	3 pm-7 pm
Golden Valley City Hall	April 27th	8 am-7 pm
Virtual	April 25th	8 am-7 pm

Taxpayers with value or classification concerns should call the number listed on their value notice to address questions and set up an appointment prior to the Open Book meeting. Value notices are mailed in March. If additional attention is necessary, the appraiser will review the property.

If a taxpayer's concerns are addressed prior to the Open Book meeting and they are satisfied with the results, the owner would not need to attend the virtual Open Book meeting.

If they are not satisfied with the results of their property value or classification after speaking with an appraiser, they may appeal their value to the County Board of Appeal and Equalization.

The County Board of Appeal and Equalization will begin meeting on June 12, 2023. All requests for appointments at the County Board must be received by May 17, 2023.

To make a County Board appointment, taxpayers should call 612-348-7050 or email countyvalueappeal@hennepin.us.

Contact

Residential Appraiser

Shane Larsen

612-715-3026

shane.larsen@hennepin.us

Mound, MN

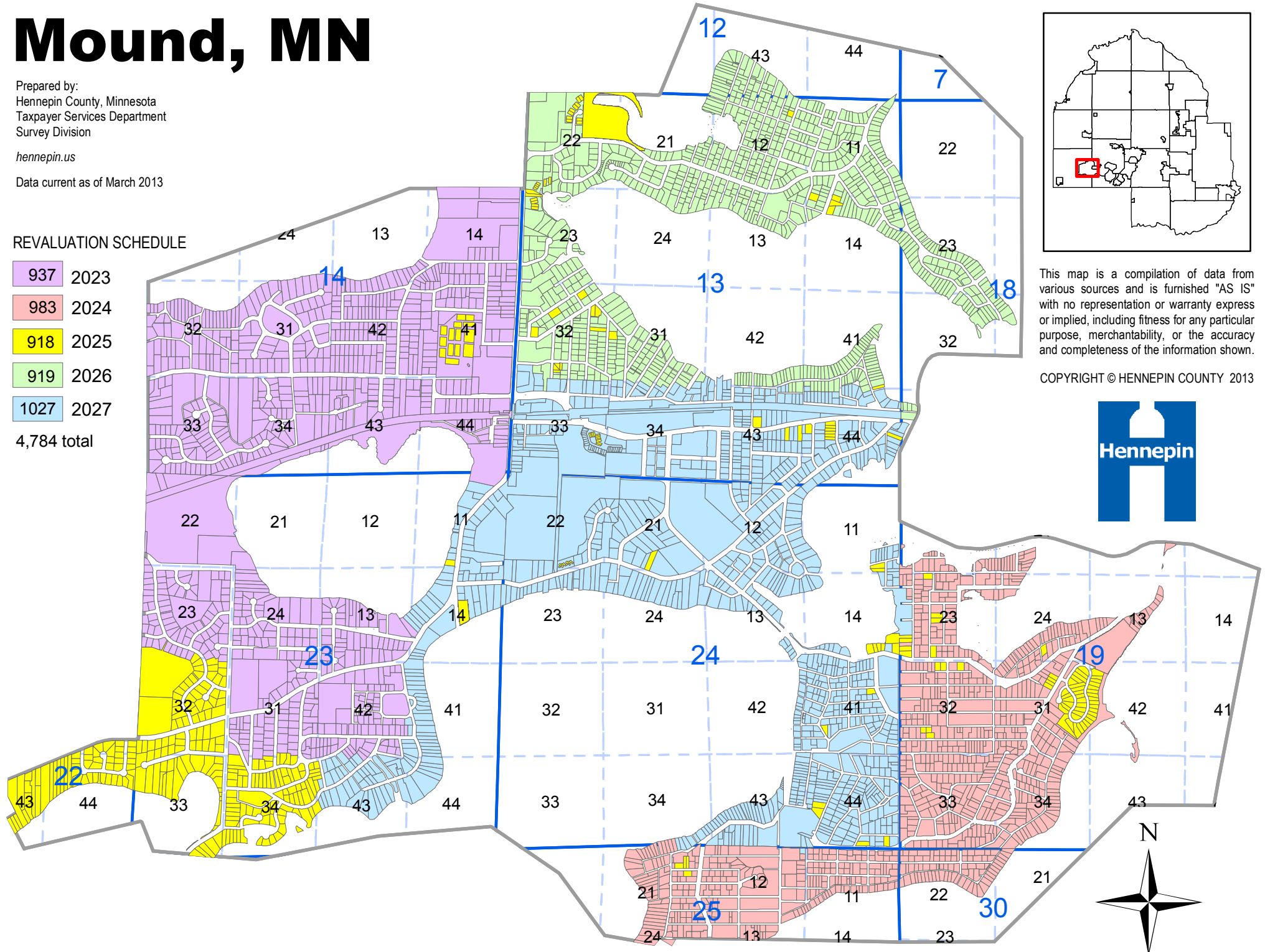
Prepared by:
Hennepin County, Minnesota
Taxpayer Services Department
Survey Division

hennepin.us

Data current as of March 2013

REVALUATION SCHEDULE

937	2023
983	2024
918	2025
919	2026
1027	2027
4,784 total	



This map is a compilation of data from various sources and is furnished "AS IS" with no representation or warranty express or implied, including fitness for any particular purpose, merchantability, or the accuracy and completeness of the information shown.

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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.

Flow Chart of the Appeal Process

What do I do if I think my property is valued or classified incorrectly?

After you receive your value notice (mailed February – April)

Examine your notice; if you have a question OR if you think your property assessment for this year is incorrect, follow these steps:

Step 1

Talk to your assessor

- Call the number listed on the notice
- Discuss your concerns with the assessor/appraiser
- Review sales information

Step 2

Attend the Local Board of Appeal and Equalization or Open Book Meeting**

- The local board of appeal and equalization meets at the city level
- Meets in April or May
- Appeal in person, by letter or by designated representative
- Call your assessor – an appointment may be requested

** “Open Book” meeting: If your notice refers to an open book meeting, this is held in lieu of the local board of appeal and equalization. It’s an informal review between the property owners and the assessor/appraiser to resolve assessment questions prior to the county board of appeal and equalization.

Step 3

Attend County Board of Appeal and Equalization

- You must first appeal to the local board of appeal and equalization if your city holds this meeting.
- If your city has an open book meeting, you may appeal directly to the county board of appeal and equalization. Although it is strongly recommended, you are not required to appear at the open book meeting.
- Meets in June
- Appeal in person, by letter or by designated representative

Appeal to the Minnesota Tax Court

Appeals must be filed by April 30 of the year following the assessment. There are two divisions in which you may file an appeal as described below:

www.taxcourt.state.mn.us

Regular Division

Non-homestead property valued over \$300,000
Appeal can be used for all property
Attorney is recommended
Decisions can be appealed to MN Supreme Court

Small Claims Division

Estimated market value of the property is less than \$300,000, or
If residential (1a) or disabled (1b) homestead, then there must be only one dwelling unit per parcel per petition.
If ag homestead (2a), homestead must apply to entire property, or
Denial of current year application for homestead.
Attorney is not necessary; decisions are final.

Preparing an Appeal to Your Local and County Boards of Appeal and Equalization

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Property Tax Fact Sheet 10

Fact Sheet

You have decided to appeal the valuation and/or classification of your property to your Local or County Boards of Appeal and Equalization. **You must appeal to the Local Board of Appeal and Equalization before appealing to your County Board of Appeal and Equalization.**

If you haven't done so already, you should contact your assessor's office before making a formal appeal to discuss changing your assessment. Often issues and concerns can be resolved at this level.



If you and the assessor were unable to agree on your valuation or classification you may decide to appeal to your Local and/or County Boards of Appeal and Equalization.

The general information contained in this fact sheet is applicable to preparing for appeals to both the Local and County Boards of Appeal and Equalization.

Successfully appealing your assessment

Minnesota law assumes that the County Assessor has correctly valued and classified your property. You must present factual evidence to convince the Board otherwise in order to win your appeal. Make sure all facts are presented, and the board understands the information presented, so a decision can be made based on facts.



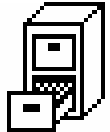
Successfully appealing your value or classification at your Local or County Board of Appeal and Equalization can mean a number of things.

It does not necessarily mean that the board ruled in your favor and lowered your value or changed your classification.

Whether or not the local board decides to make a change in your estimated market value or classification, you can still be successful in appealing to your local board. The ultimate result you want to achieve is to make sure your value is warranted and the classification of your property is correct based on its use.

Preparing for your appeal

The first step is to do some research to collect information to show why you believe your estimated market value or classification is incorrect. Begin by contacting the assessor's office.



- Verify information about your property, such as its dimensions, age and condition of its structures.
- Review records to determine the market value of similar property in your neighborhood.
- Review sales data to find out what similar property in your area is selling for.
- Check real estate ads in your newspaper to get an idea of the asking price of local properties.
- Ask the assessor to explain the criteria used for classifying your property. You may also review the classification of other property used in the same manner as yours.

Gathering supporting evidence

You must have documentation to support your appeal. Items you may wish to bring to the meeting include:



- A recent appraisal of your property.
- Recent sales of similar property.
- Documentation supporting the use of your property (if you are appealing the classification).
- Copies of other property owners' field cards/property information.
- Photos of your property.
- Photos or exhibits comparing neighboring properties to yours.

If you should have questions, please don't hesitate to contact your assessor's office. Staff members are always willing to answer questions and give you information that will help you understand your assessment.

See page 2 for helpful hints →

Presenting your case

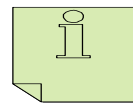
Remember, how you present your case may affect the outcome of your appeal – you want to be sure you get your point across as effectively as possible.

- Make a list of key points you may wish to present.
- The board has never seen your property. Describe your property so they will understand your arguments more fully. Photos can be helpful to support your argument.
- Keep your presentation brief and factual.
- Be prepared to discuss your case with the board or answer any questions that the board may have.



Other helpful information

Please keep in mind that taxes are not the issue. To strengthen your appeal, you should present evidence about your property's value or classification, not how much you are paying in taxes.



This fact sheet is not meant to give you legal advice. It is intended to be a helpful tool with general information for presenting your property tax appeal at your Local and County Boards of Appeal and Equalization.

Written appeals

You may also appeal your value or classification by submitting a letter of appeal to the board instead of appearing in person.

You will want to do your research and explain your appeal in writing. Your letter should state the facts and include supporting documentation. You may want to include your daytime phone number so you can be reached in case the board has any questions.



Median Prices – Around the Metro

	2018	2019	2020	2021	2022	Change From 2021	Change From 2018
16-County Twin Cities Region	\$265,000	\$280,000	\$305,000	\$339,900	\$362,500	+ 6.6%	+ 36.8%
13-County Twin Cities Region	\$265,000	\$282,000	\$307,000	\$340,000	\$365,000	+ 7.4%	+ 37.7%
Afton	\$470,000	\$436,250	\$545,000	\$700,000	\$650,000	- 7.1%	+ 38.3%
Albertville	\$255,300	\$259,350	\$314,950	\$320,000	\$355,000	+ 10.9%	+ 39.1%
Andover	\$305,000	\$336,250	\$363,917	\$416,987	\$435,008	+ 4.3%	+ 42.6%
Annandale	\$227,800	\$245,000	\$282,000	\$335,700	\$352,450	+ 5.0%	+ 54.7%
Anoka	\$230,000	\$235,000	\$256,103	\$300,000	\$315,000	+ 5.0%	+ 37.0%
Apple Valley	\$265,000	\$282,000	\$290,000	\$325,000	\$350,000	+ 7.7%	+ 32.1%
Arden Hills	\$361,000	\$339,000	\$362,000	\$375,000	\$410,000	+ 9.3%	+ 13.6%
Arlington	\$145,145	\$157,400	\$183,000	\$206,000	\$208,500	+ 1.2%	+ 43.6%
Bayport	\$429,500	\$422,400	\$425,113	\$421,000	\$345,000	- 18.1%	- 19.7%
Becker	\$219,900	\$249,900	\$260,000	\$310,000	\$336,500	+ 8.5%	+ 53.0%
Belle Plaine	\$239,900	\$250,000	\$278,000	\$308,000	\$335,000	+ 8.8%	+ 39.6%
Bethel	\$230,000	\$196,000	\$230,000	\$250,000	\$325,000	+ 30.0%	+ 41.3%
Big Lake	\$234,000	\$244,450	\$276,950	\$320,000	\$353,000	+ 10.3%	+ 50.9%
Birchwood Village	\$365,000	\$360,000	\$347,500	\$429,000	\$450,000	+ 4.9%	+ 23.3%
Blaine	\$265,000	\$280,000	\$302,500	\$340,000	\$370,000	+ 8.8%	+ 39.6%
Bloomington	\$260,000	\$279,900	\$299,500	\$325,000	\$350,000	+ 7.7%	+ 34.6%
Bloomington – East	\$242,000	\$259,950	\$277,250	\$309,500	\$320,000	+ 3.4%	+ 32.2%
Bloomington – West	\$279,777	\$300,500	\$315,250	\$340,000	\$373,450	+ 9.8%	+ 33.5%
Brainerd MSA	\$208,000	\$220,000	\$250,000	\$283,500	\$325,000	+ 14.6%	+ 56.3%
Brooklyn Center	\$204,000	\$220,000	\$240,000	\$265,000	\$280,000	+ 5.7%	+ 37.3%
Brooklyn Park	\$249,900	\$265,000	\$283,380	\$315,000	\$329,950	+ 4.7%	+ 32.0%
Buffalo	\$240,000	\$251,000	\$275,000	\$326,450	\$349,900	+ 7.2%	+ 45.8%
Burnsville	\$262,000	\$274,000	\$299,000	\$335,000	\$356,000	+ 6.3%	+ 35.9%
Cambridge	\$206,000	\$224,200	\$245,000	\$285,000	\$305,000	+ 7.0%	+ 48.1%
Cannon Falls	\$246,500	\$261,750	\$274,500	\$327,000	\$350,000	+ 7.0%	+ 42.0%
Carver	\$367,167	\$367,500	\$393,070	\$455,585	\$511,940	+ 12.4%	+ 39.4%
Centerville	\$174,000	\$135,250	\$210,000	\$180,000	\$323,750	+ 79.9%	+ 86.1%
Champlin	\$255,000	\$270,000	\$288,000	\$335,075	\$366,174	+ 9.3%	+ 43.6%
Chanhassen	\$357,500	\$390,110	\$410,000	\$500,000	\$525,000	+ 5.0%	+ 46.9%
Chaska	\$289,900	\$308,000	\$347,000	\$372,000	\$418,000	+ 12.4%	+ 44.2%
Chisago	\$283,800	\$290,000	\$332,000	\$394,900	\$452,000	+ 14.5%	+ 59.3%
Circle Pines	\$210,000	\$218,938	\$237,750	\$279,500	\$286,000	+ 2.3%	+ 36.2%
Clear Lake	\$218,750	\$237,500	\$250,000	\$270,000	\$330,000	+ 22.2%	+ 50.9%
Clearwater	\$213,875	\$209,000	\$248,485	\$284,150	\$302,750	+ 6.5%	+ 41.6%
Cleveland	\$189,000	\$184,950	\$397,000	\$320,000	\$275,000	- 14.1%	+ 45.5%
Coates	\$0	\$228,850	\$223,800	\$0	\$0	--	--
Cokato	\$158,700	\$200,000	\$182,500	\$200,000	\$240,000	+ 20.0%	+ 51.2%
Cologne	\$321,500	\$341,700	\$325,365	\$350,000	\$403,852	+ 15.4%	+ 25.6%
Columbia Heights	\$209,900	\$220,111	\$241,000	\$265,000	\$290,000	+ 9.4%	+ 38.2%
Columbus	\$365,500	\$369,900	\$401,250	\$490,000	\$540,000	+ 10.2%	+ 47.7%
Coon Rapids	\$226,350	\$235,000	\$256,000	\$289,900	\$309,900	+ 6.9%	+ 36.9%
Corcoran	\$439,243	\$474,153	\$500,000	\$570,953	\$594,175	+ 4.1%	+ 35.3%
Cottage Grove	\$262,500	\$290,000	\$315,000	\$355,000	\$395,923	+ 11.5%	+ 50.8%
Crystal	\$220,000	\$233,500	\$255,000	\$281,000	\$305,000	+ 8.5%	+ 38.6%

Median Prices – Around the Metro

	2018	2019	2020	2021	2022	Change From 2021	Change From 2018
Dayton	\$400,000	\$433,645	\$450,490	\$494,150	\$514,990	+ 4.2%	+ 28.7%
Deephaven	\$910,000	\$779,900	\$760,000	\$867,530	\$1,087,500	+ 25.4%	+ 19.5%
Delano	\$315,560	\$327,014	\$349,900	\$375,000	\$444,825	+ 18.6%	+ 41.0%
Dellwood	\$587,500	\$725,000	\$652,850	\$1,000,000	\$875,000	- 12.5%	+ 48.9%
Eagan	\$280,000	\$305,000	\$320,000	\$350,000	\$375,000	+ 7.1%	+ 33.9%
East Bethel	\$269,900	\$287,250	\$336,000	\$369,786	\$387,832	+ 4.9%	+ 43.7%
Eden Prairie	\$337,000	\$360,000	\$380,000	\$425,500	\$455,000	+ 6.9%	+ 35.0%
Edina	\$450,000	\$472,900	\$520,000	\$577,000	\$585,000	+ 1.4%	+ 30.0%
Elk River	\$262,000	\$273,000	\$314,900	\$350,000	\$378,082	+ 8.0%	+ 44.3%
Elko New Market	\$325,000	\$325,000	\$355,000	\$410,000	\$434,900	+ 6.1%	+ 33.8%
Excelsior	\$605,000	\$600,000	\$794,597	\$650,000	\$700,000	+ 7.7%	+ 15.7%
Falcon Heights	\$298,900	\$310,500	\$356,500	\$366,000	\$400,000	+ 9.3%	+ 33.8%
Faribault	\$177,485	\$190,500	\$215,000	\$240,000	\$259,950	+ 8.3%	+ 46.5%
Farmington	\$260,000	\$271,000	\$300,000	\$339,500	\$380,000	+ 11.9%	+ 46.2%
Forest Lake	\$269,900	\$305,000	\$303,750	\$338,200	\$365,000	+ 7.9%	+ 35.2%
Fridley	\$219,900	\$240,500	\$260,000	\$290,000	\$307,750	+ 6.1%	+ 39.9%
Gaylord	\$143,900	\$137,500	\$140,000	\$186,000	\$210,000	+ 12.9%	+ 45.9%
Gem Lake	\$500,000	\$626,889	\$565,000	\$540,000	\$475,000	- 12.0%	- 5.0%
Golden Valley	\$309,950	\$343,400	\$367,450	\$390,000	\$425,000	+ 9.0%	+ 37.1%
Grant	\$567,750	\$600,000	\$641,000	\$610,006	\$705,000	+ 15.6%	+ 24.2%
Greenfield	\$365,000	\$417,500	\$525,575	\$475,000	\$675,000	+ 42.1%	+ 84.9%
Greenwood	\$1,250,000	\$1,012,500	\$980,000	\$1,332,411	\$1,095,000	- 17.8%	- 12.4%
Ham Lake	\$358,200	\$374,500	\$417,000	\$437,000	\$505,000	+ 15.6%	+ 41.0%
Hamburg	\$137,950	\$165,000	\$215,000	\$250,600	\$237,500	- 5.2%	+ 72.2%
Hammond	\$228,250	\$232,500	\$255,000	\$306,761	\$339,900	+ 10.8%	+ 48.9%
Hampton	\$110,900	\$100,000	\$130,000	\$130,950	\$164,222	+ 25.4%	+ 48.1%
Hanover	\$312,000	\$328,000	\$358,450	\$406,391	\$429,070	+ 5.6%	+ 37.5%
Hastings	\$225,000	\$244,000	\$260,000	\$295,000	\$311,000	+ 5.4%	+ 38.2%
Hilltop	\$79,000	\$91,250	\$0	\$0	\$0	--	- 100.0%
Hopkins	\$250,000	\$259,950	\$288,000	\$294,900	\$315,000	+ 6.8%	+ 26.0%
Hudson	\$297,250	\$336,000	\$363,000	\$400,000	\$440,000	+ 10.0%	+ 48.0%
Hugo	\$235,250	\$280,000	\$322,500	\$385,018	\$450,000	+ 16.9%	+ 91.3%
Hutchinson	\$170,000	\$181,000	\$200,000	\$235,000	\$262,450	+ 11.7%	+ 54.4%
Independence	\$561,000	\$552,000	\$680,000	\$775,000	\$735,000	- 5.2%	+ 31.0%
Inver Grove Heights	\$255,000	\$265,250	\$270,000	\$305,000	\$325,000	+ 6.6%	+ 27.5%
Isanti	\$220,000	\$231,000	\$250,485	\$293,000	\$330,000	+ 12.6%	+ 50.0%
Jordan	\$285,727	\$300,550	\$335,000	\$367,100	\$465,000	+ 26.7%	+ 62.7%
Lake Elmo	\$473,439	\$468,619	\$495,500	\$550,852	\$635,000	+ 15.3%	+ 34.1%
Lake Minnetonka Area	\$500,000	\$490,560	\$520,000	\$622,680	\$636,845	+ 2.3%	+ 27.4%
Lake St. Croix Beach	\$225,075	\$233,750	\$250,000	\$289,950	\$320,000	+ 10.4%	+ 42.2%
Lakeland	\$271,000	\$298,500	\$319,000	\$322,450	\$361,500	+ 12.1%	+ 33.4%
Lakeland Shores	\$650,000	\$360,000	\$360,000	\$595,000	\$589,000	- 1.0%	- 9.4%
Lakeville	\$356,500	\$370,999	\$397,095	\$440,000	\$485,000	+ 10.2%	+ 36.0%
Lauderdale	\$213,750	\$225,000	\$225,000	\$252,500	\$257,500	+ 2.0%	+ 20.5%
Le Center	\$153,000	\$150,500	\$177,450	\$210,000	\$273,200	+ 30.1%	+ 78.6%
Lexington	\$203,000	\$239,900	\$245,000	\$265,300	\$299,950	+ 13.1%	+ 47.8%

Median Prices – Around the Metro

	2018	2019	2020	2021	2022	Change From 2021	Change From 2018
Lilydale	\$275,000	\$342,500	\$389,900	\$336,850	\$450,000	+ 33.6%	+ 63.6%
Lindstrom	\$236,330	\$271,997	\$293,150	\$335,000	\$365,000	+ 9.0%	+ 54.4%
Lino Lakes	\$305,521	\$309,950	\$351,000	\$400,000	\$440,000	+ 10.0%	+ 44.0%
Little Canada	\$262,250	\$265,000	\$272,500	\$326,000	\$290,000	- 11.0%	+ 10.6%
Long Lake	\$382,500	\$349,900	\$337,500	\$405,000	\$460,000	+ 13.6%	+ 20.3%
Lonsdale	\$253,000	\$274,050	\$293,291	\$317,900	\$354,900	+ 11.6%	+ 40.3%
Loretto	\$257,600	\$266,500	\$376,750	\$395,000	\$355,000	- 10.1%	+ 37.8%
Mahtomedi	\$345,000	\$370,000	\$400,000	\$427,250	\$411,000	- 3.8%	+ 19.1%
Maple Grove	\$297,750	\$314,885	\$335,550	\$371,000	\$400,000	+ 7.8%	+ 34.3%
Maple Lake	\$205,000	\$233,337	\$257,000	\$268,318	\$300,000	+ 11.8%	+ 46.3%
Maple Plain	\$300,500	\$286,250	\$329,900	\$350,500	\$351,000	+ 0.1%	+ 16.8%
Maplewood	\$235,000	\$250,000	\$267,000	\$300,000	\$310,000	+ 3.3%	+ 31.9%
Marine on St. Croix	\$510,250	\$380,000	\$482,500	\$537,500	\$650,000	+ 20.9%	+ 27.4%
Mayer	\$266,950	\$276,610	\$289,900	\$320,000	\$352,764	+ 10.2%	+ 32.1%
Medicine Lake	\$0	\$760,000	\$750,000	\$762,500	\$1,514,000	+ 98.6%	--
Medina	\$675,000	\$616,560	\$670,845	\$801,000	\$800,000	- 0.1%	+ 18.5%
Mendota	\$372,500	\$612,500	\$960,000	\$1,175,000	\$299,995	- 74.5%	- 19.5%
Mendota Heights	\$385,000	\$424,250	\$406,000	\$499,000	\$489,800	- 1.8%	+ 27.2%
Miesville	\$122,000	\$0	\$296,000	\$0	\$412,500	--	+ 238.1%
Milaca	\$170,000	\$185,000	\$205,000	\$252,000	\$261,000	+ 3.6%	+ 53.5%
Minneapolis - (Citywide)	\$265,000	\$280,000	\$300,000	\$315,000	\$320,000	+ 1.6%	+ 20.8%
Minneapolis - Calhoun-Isle	\$337,050	\$349,000	\$375,000	\$417,500	\$423,500	+ 1.4%	+ 25.6%
Minneapolis - Camden	\$175,000	\$190,000	\$209,000	\$230,000	\$225,000	- 2.2%	+ 28.6%
Minneapolis - Central	\$386,109	\$388,000	\$343,000	\$335,000	\$320,000	- 4.5%	- 17.1%
Minneapolis - Longfellow	\$265,950	\$280,000	\$310,000	\$325,000	\$349,000	+ 7.4%	+ 31.2%
Minneapolis - Near North	\$169,900	\$185,000	\$214,900	\$230,000	\$240,000	+ 4.3%	+ 41.3%
Minneapolis - Nokomis	\$275,000	\$291,000	\$324,900	\$340,000	\$350,000	+ 2.9%	+ 27.3%
Minneapolis - Northeast	\$255,000	\$274,450	\$291,250	\$305,000	\$330,000	+ 8.2%	+ 29.4%
Minneapolis - Phillips	\$185,000	\$197,750	\$224,750	\$233,500	\$230,000	- 1.5%	+ 24.3%
Minneapolis - Powderhorn	\$235,000	\$250,000	\$268,750	\$285,000	\$295,000	+ 3.5%	+ 25.5%
Minneapolis - Southwest	\$390,000	\$412,500	\$431,750	\$480,000	\$500,000	+ 4.2%	+ 28.2%
Minneapolis - University	\$279,900	\$276,000	\$298,992	\$310,000	\$337,000	+ 8.7%	+ 20.4%
Minnnetonka	\$347,500	\$358,250	\$399,000	\$430,000	\$461,000	+ 7.2%	+ 32.7%
Minnnetonka Beach	\$1,287,750	\$1,617,500	\$1,548,797	\$1,878,043	\$3,150,000	+ 67.7%	+ 144.6%
Minnetrissa	\$492,460	\$498,004	\$489,500	\$606,250	\$625,000	+ 3.1%	+ 26.9%
Montgomery	\$187,500	\$186,500	\$231,800	\$254,380	\$280,000	+ 10.1%	+ 49.3%
Monticello	\$229,950	\$240,000	\$263,000	\$307,000	\$319,500	+ 4.1%	+ 38.9%
Montrose	\$217,000	\$222,000	\$245,000	\$273,000	\$298,900	+ 9.5%	+ 37.7%
Mora	\$160,000	\$160,000	\$191,250	\$230,000	\$247,450	+ 7.6%	+ 54.7%
Mound	\$247,500	\$264,900	\$300,000	\$339,950	\$350,000	+ 3.0%	+ 41.4%
Mounds View	\$252,500	\$249,950	\$268,650	\$300,000	\$329,900	+ 10.0%	+ 30.7%
New Brighton	\$260,000	\$277,500	\$307,500	\$335,555	\$357,000	+ 6.4%	+ 37.3%
New Germany	\$185,900	\$192,500	\$233,950	\$293,000	\$265,000	- 9.6%	+ 42.5%
New Hope	\$244,000	\$259,900	\$292,250	\$320,000	\$335,000	+ 4.7%	+ 37.3%
New Prague	\$268,000	\$273,950	\$298,691	\$342,950	\$376,000	+ 9.6%	+ 40.3%
New Richmond	\$225,000	\$244,841	\$265,000	\$300,000	\$325,000	+ 8.3%	+ 44.4%

Median Prices – Around the Metro

	2018	2019	2020	2021	2022	Change From 2021	Change From 2018
New Trier	\$69,100	\$239,900	\$135,000	\$290,000	\$0	- 100.0%	- 100.0%
Newport	\$260,000	\$290,000	\$311,000	\$430,000	\$397,500	- 7.6%	+ 52.9%
North Branch	\$230,000	\$229,900	\$264,400	\$298,000	\$325,250	+ 9.1%	+ 41.4%
North Oaks	\$717,500	\$780,000	\$778,500	\$847,450	\$960,000	+ 13.3%	+ 33.8%
North Saint Paul	\$222,450	\$239,900	\$256,000	\$295,000	\$321,000	+ 8.8%	+ 44.3%
Northfield	\$258,000	\$264,450	\$281,950	\$324,900	\$335,500	+ 3.3%	+ 30.0%
Norwood Young America	\$220,000	\$222,450	\$230,000	\$267,450	\$270,000	+ 1.0%	+ 22.7%
Nowthen	\$352,750	\$394,500	\$397,000	\$438,500	\$475,000	+ 8.3%	+ 34.7%
Oak Grove	\$327,500	\$342,500	\$373,000	\$456,000	\$485,000	+ 6.4%	+ 48.1%
Oak Park Heights	\$240,000	\$243,000	\$277,750	\$314,950	\$353,124	+ 12.1%	+ 47.1%
Oakdale	\$225,000	\$234,000	\$255,000	\$295,250	\$320,000	+ 8.4%	+ 42.2%
Onamia	\$149,775	\$165,000	\$191,500	\$210,000	\$240,000	+ 14.3%	+ 60.2%
Orono	\$727,804	\$724,550	\$755,000	\$950,000	\$1,112,500	+ 17.1%	+ 52.9%
Osseo	\$215,000	\$250,000	\$257,900	\$299,000	\$295,000	- 1.3%	+ 37.2%
Otsego	\$305,000	\$329,945	\$346,656	\$388,085	\$440,000	+ 13.4%	+ 44.3%
Pine City	\$149,500	\$189,000	\$207,000	\$221,000	\$275,000	+ 24.4%	+ 83.9%
Pine Springs	\$494,000	\$423,375	\$465,000	\$627,500	\$670,000	+ 6.8%	+ 35.6%
Plymouth	\$369,050	\$380,000	\$391,000	\$440,000	\$469,900	+ 6.8%	+ 27.3%
Princeton	\$215,000	\$236,250	\$259,900	\$310,000	\$324,950	+ 4.8%	+ 51.1%
Prior Lake	\$325,000	\$360,697	\$399,500	\$450,000	\$494,450	+ 9.9%	+ 52.1%
Ramsey	\$262,500	\$274,900	\$300,000	\$343,900	\$370,000	+ 7.6%	+ 41.0%
Randolph	\$220,000	\$288,500	\$374,900	\$360,000	\$475,000	+ 31.9%	+ 115.9%
Red Wing	\$184,000	\$192,000	\$215,000	\$253,000	\$268,488	+ 6.1%	+ 45.9%
Richfield	\$250,000	\$272,000	\$290,000	\$325,000	\$335,000	+ 3.1%	+ 34.0%
River Falls	\$237,500	\$247,200	\$289,923	\$325,000	\$335,000	+ 3.1%	+ 41.1%
Robbinsdale	\$223,200	\$240,000	\$264,000	\$280,000	\$308,200	+ 10.1%	+ 38.1%
Rockford	\$226,800	\$257,000	\$272,950	\$325,091	\$359,900	+ 10.7%	+ 58.7%
Rogers	\$330,000	\$331,900	\$360,900	\$430,000	\$458,450	+ 6.6%	+ 38.9%
Rosemount	\$293,000	\$310,000	\$336,250	\$375,000	\$432,750	+ 15.4%	+ 47.7%
Roseville	\$262,000	\$275,000	\$290,000	\$332,250	\$330,000	- 0.7%	+ 26.0%
Rush City	\$184,500	\$213,000	\$229,000	\$272,000	\$287,500	+ 5.7%	+ 55.8%
Saint Anthony	\$285,000	\$285,500	\$330,000	\$363,045	\$370,000	+ 1.9%	+ 29.8%
Saint Bonifacius	\$255,000	\$280,000	\$299,450	\$335,000	\$351,500	+ 4.9%	+ 37.8%
Saint Cloud MSA	\$180,000	\$196,000	\$214,450	\$239,000	\$263,000	+ 10.0%	+ 46.1%
Saint Francis	\$232,900	\$249,900	\$255,000	\$301,000	\$330,000	+ 9.6%	+ 41.7%
Saint Louis Park	\$287,300	\$305,000	\$329,900	\$340,000	\$359,900	+ 5.9%	+ 25.3%
Saint Mary's Point	\$169,100	\$1,013,750	\$502,000	\$345,000	\$600,000	+ 73.9%	+ 254.8%
Saint Michael	\$305,500	\$305,000	\$346,700	\$407,350	\$434,620	+ 6.7%	+ 42.3%
Saint Paul	\$212,000	\$225,000	\$240,000	\$264,000	\$275,000	+ 4.2%	+ 29.7%
Saint Paul - Battle Creek / Highwood	\$209,500	\$219,900	\$232,000	\$255,000	\$280,000	+ 9.8%	+ 33.7%
Saint Paul - Como Park	\$240,000	\$253,000	\$274,950	\$290,000	\$317,000	+ 9.3%	+ 32.1%
Saint Paul - Dayton's Bluff	\$174,450	\$175,000	\$200,000	\$220,000	\$235,000	+ 6.8%	+ 34.7%
Saint Paul - Downtown	\$193,250	\$205,900	\$210,000	\$191,500	\$188,500	- 1.6%	- 2.5%
Saint Paul - Greater East Side	\$185,100	\$199,500	\$215,000	\$240,000	\$250,000	+ 4.2%	+ 35.1%
Saint Paul - Hamline-Midway	\$218,000	\$223,500	\$250,000	\$275,000	\$285,000	+ 3.6%	+ 30.7%
Saint Paul - Highland Park	\$325,000	\$334,450	\$371,500	\$398,000	\$405,000	+ 1.8%	+ 24.6%

Median Prices – Around the Metro

	2018	2019	2020	2021	2022	Change From 2021	Change From 2018
Saint Paul - Merriam Park / Lexington-Hamline	\$325,000	\$335,000	\$350,000	\$367,400	\$400,950	+ 9.1%	+ 23.4%
Saint Paul - Macalester-Groveland	\$351,000	\$354,900	\$362,900	\$400,000	\$422,000	+ 5.5%	+ 20.2%
Saint Paul - North End	\$160,000	\$173,950	\$190,000	\$214,000	\$219,188	+ 2.4%	+ 37.0%
Saint Paul - Payne-Phalen	\$179,900	\$201,250	\$211,000	\$230,000	\$230,500	+ 0.2%	+ 28.1%
Saint Paul - St. Anthony Park	\$280,900	\$302,950	\$320,000	\$325,000	\$366,500	+ 12.8%	+ 30.5%
Saint Paul - Summit Hill	\$418,000	\$454,950	\$418,750	\$432,000	\$452,500	+ 4.7%	+ 8.3%
Saint Paul - Summit-University	\$244,250	\$251,000	\$287,450	\$280,000	\$300,500	+ 7.3%	+ 23.0%
Saint Paul - Thomas-Dale (Frogtown)	\$165,000	\$180,000	\$198,454	\$218,450	\$215,000	- 1.6%	+ 30.3%
Saint Paul - West Seventh	\$229,930	\$230,000	\$249,850	\$285,000	\$285,000	0.0%	+ 24.0%
Saint Paul - West Side	\$191,000	\$209,000	\$224,500	\$250,000	\$257,000	+ 2.8%	+ 34.6%
Saint Paul Park	\$215,000	\$231,633	\$250,000	\$279,000	\$296,000	+ 6.1%	+ 37.7%
Savage	\$315,000	\$323,500	\$348,000	\$390,000	\$421,000	+ 7.9%	+ 33.7%
Scandia	\$362,450	\$400,000	\$398,000	\$550,000	\$550,000	0.0%	+ 51.7%
Shakopee	\$250,000	\$274,808	\$305,000	\$340,629	\$400,000	+ 17.4%	+ 60.0%
Shoreview	\$264,900	\$288,500	\$305,500	\$347,500	\$360,000	+ 3.6%	+ 35.9%
Shorewood	\$549,795	\$630,000	\$560,000	\$779,750	\$760,000	- 2.5%	+ 38.2%
Somerset	\$230,000	\$235,000	\$260,000	\$300,000	\$370,000	+ 23.3%	+ 60.9%
South Haven	\$285,160	\$277,625	\$270,000	\$300,000	\$319,938	+ 6.6%	+ 12.2%
South Saint Paul	\$214,950	\$223,000	\$241,950	\$268,500	\$279,000	+ 3.9%	+ 29.8%
Spring Lake Park	\$221,000	\$225,500	\$252,150	\$280,000	\$296,125	+ 5.8%	+ 34.0%
Spring Park	\$315,000	\$471,450	\$377,500	\$627,000	\$775,000	+ 23.6%	+ 146.0%
Stacy	\$265,000	\$245,000	\$310,000	\$350,000	\$400,469	+ 14.4%	+ 51.1%
Stillwater	\$334,950	\$345,000	\$380,000	\$455,000	\$505,000	+ 11.0%	+ 50.8%
Sunfish Lake	\$738,750	\$1,125,000	\$1,212,500	\$1,700,000	\$1,603,750	- 5.7%	+ 117.1%
Tonka Bay	\$861,862	\$642,500	\$910,350	\$1,144,500	\$926,000	- 19.1%	+ 7.4%
Vadnais Heights	\$247,450	\$270,125	\$299,900	\$300,000	\$360,000	+ 20.0%	+ 45.5%
Vermillion	\$217,000	\$264,000	\$245,100	\$0	\$306,000	--	+ 41.0%
Victoria	\$439,000	\$459,845	\$488,370	\$526,250	\$619,950	+ 17.8%	+ 41.2%
Waconia	\$304,000	\$315,000	\$330,000	\$415,000	\$465,000	+ 12.0%	+ 53.0%
Watertown	\$263,756	\$268,250	\$290,632	\$315,000	\$366,450	+ 16.3%	+ 38.9%
Waterville	\$162,400	\$164,900	\$198,000	\$220,000	\$232,500	+ 5.7%	+ 43.2%
Wayzata	\$741,050	\$647,500	\$887,500	\$855,000	\$1,150,000	+ 34.5%	+ 55.2%
West Saint Paul	\$220,000	\$230,000	\$249,200	\$280,000	\$295,000	+ 5.4%	+ 34.1%
White Bear Lake	\$244,900	\$260,000	\$282,750	\$315,000	\$331,000	+ 5.1%	+ 35.2%
Willernie	\$229,585	\$209,000	\$255,000	\$244,967	\$290,000	+ 18.4%	+ 26.3%
Winthrop	\$120,000	\$115,900	\$140,250	\$158,000	\$158,620	+ 0.4%	+ 32.2%
Woodbury	\$325,000	\$352,000	\$376,200	\$410,000	\$450,000	+ 9.8%	+ 38.5%
Woodland	\$1,300,000	\$1,175,000	\$1,052,500	\$1,301,250	\$850,000	- 34.7%	- 34.6%
Wyoming	\$280,000	\$305,000	\$310,000	\$354,500	\$405,000	+ 14.2%	+ 44.6%
Zimmerman	\$240,000	\$260,000	\$286,000	\$324,840	\$360,000	+ 10.8%	+ 50.0%
Zumbrota	\$210,000	\$226,450	\$237,750	\$272,000	\$300,000	+ 10.3%	+ 42.9%



5021 WOODLAND RD

13-117-24-12-0091

2023 ESTIMATED MARKET VALUE:

\$220,700

SALE DATE : March 30, 2022
NET SALE PRICE : \$210,000
ANNUAL MCAP ADJ : .1167
MCAP SALE PRICE : \$230,200

SALE DATE: April 13, 2018
SALE PRICE: \$145,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1930
GROUND FL SF : 680
TOTAL ABOVE GRADE SF : 680
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 : 96

GARAGES

GARAGE 1 SF : 300
GARAGE 1 TYPE : Detached 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



3021 DRURY LA

19-117-23-33-0122

2023 ESTIMATED MARKET VALUE:

\$278,200

SALE DATE : June 30, 2022
NET SALE PRICE : \$268,000
ANNUAL MCAP ADJ : .1167
MCAP SALE PRICE : \$285,800

SALE DATE: May 27, 2020
SALE PRICE: \$205,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1920
GROUND FL SF : 904
TOTAL ABOVE GRADE SF : 904
BASEMENT SF : 560
BASEMENT % FIN : 30%
WALKOUT : Yes

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 : 142
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 : 12,632
LOT ACRES : .29

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



5933 HAWTHORNE RD

23-117-24-43-0016

2023 ESTIMATED MARKET VALUE:

\$275,700

SALE DATE : April 26, 2022
NET SALE PRICE : \$273,000
ANNUAL MCAP ADJ : .1167
MCAP SALE PRICE : \$296,600

SALE DATE: June 27, 2003
SALE PRICE: \$178,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1965
GROUND FL SF : 1,064
TOTAL ABOVE GRADE SF : 1,064
BASEMENT SF : 1,064
BASEMENT % FIN : 40%
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 : 132

GARAGES

GARAGE 1 SF : 360
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



2320 CHATEAU LA

13-117-24-43-0013

2023 ESTIMATED MARKET VALUE:

\$258,900

SALE DATE : May 2, 2022
NET SALE PRICE : \$285,000
ANNUAL MCAP ADJ : .1167
MCAP SALE PRICE : \$306,800

SALE DATE: June 23, 2017
SALE PRICE: \$172,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1948
GROUND FL SF : 944
TOTAL ABOVE GRADE SF : 944
BASEMENT SF : 944
BASEMENT % FIN : 0%
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 : 180
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



4790 CARRICK RD

19-117-23-23-0140

2023 ESTIMATED MARKET VALUE:

\$320,700

SALE DATE : November 8, 2021
NET SALE PRICE : \$296,100
ANNUAL MCAP ADJ : .1167
MCAP SALE PRICE : \$336,800

SALE DATE: June 29, 2009
SALE PRICE: \$95,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1980
GROUND FL SF : 960
TOTAL ABOVE GRADE SF : 960
BASEMENT SF : 960
BASEMENT % FIN : 80%
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 : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 288

GARAGES

GARAGE 1 SF : 440
GARAGE 1 TYPE : Detached 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



2021 SYCAMORE LA

14-117-24-42-0067

2023 ESTIMATED MARKET VALUE:

\$332,500

SALE DATE : October 22, 2021
NET SALE PRICE : \$300,000
ANNUAL MCAP ADJ : .1167
MCAP SALE PRICE : \$344,400

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1965
GROUND FL SF : 1,072
TOTAL ABOVE GRADE SF : 1,072
BASEMENT SF : 1,040
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 : 456

GARAGES

GARAGE 1 SF : 312
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



1704 EAGLE LA

13-117-24-12-0068

2023 ESTIMATED MARKET VALUE:

\$318,200

SALE DATE : October 29, 2021
NET SALE PRICE : \$302,000
ANNUAL MCAP ADJ : .1167
MCAP SALE PRICE : \$346,700

SALE DATE: June 27, 2016
SALE PRICE: \$193,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1922
GROUND FL SF : 1,064
TOTAL ABOVE GRADE SF : 1,064
BASEMENT SF : 1,064
BASEMENT % FIN : 40%
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 0
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 : 82

GARAGES

GARAGE 1 SF : 624
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



4515 MANCHESTER RD

19-117-23-31-0060

2023 ESTIMATED MARKET VALUE:

\$328,800

SALE DATE : March 31, 2022
NET SALE PRICE : \$330,000
ANNUAL MCAP ADJ : .1167
MCAP SALE PRICE : \$361,800

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1920
GROUND FL SF : 1,794
TOTAL ABOVE GRADE SF : 1,794
BASEMENT SF : 1,535
BASEMENT % FIN : 0%
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 : 120
OPEN PORCH SF : 0
DECK SF : 420

GARAGES

GARAGE 1 SF : 728
GARAGE 1 TYPE : Tuck Under Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 8,276
LOT ACRES : .19

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



4748 ABERDEEN RD

19-117-23-33-0182

2023 ESTIMATED MARKET VALUE:

\$349,900

SALE DATE : February 3, 2022
NET SALE PRICE : \$330,000
ANNUAL MCAP ADJ : .1167
MCAP SALE PRICE : \$365,100

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1976
GROUND FL SF : 1,260
TOTAL ABOVE GRADE SF : 1,260
BASEMENT SF : 1,836
BASEMENT % FIN : 40%
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 : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 144
DECK SF : 773

GARAGES

GARAGE 1 SF : 576
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 576
GARAGE 2 TYPE : Tuck Under Garage

LOT CHARACTERISTICS

LOT SF : 10,454
LOT ACRES : .24

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



2116 GRANDVIEW CT

14-117-24-42-0109

2023 ESTIMATED MARKET VALUE:

\$403,000

SALE DATE : September 30, 2022
NET SALE PRICE : \$393,200
ANNUAL MCAP ADJ : .1167
MCAP SALE PRICE : \$407,900

SALE DATE: May 15, 2020
SALE PRICE: \$300,700

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1979
GROUND FL SF : 1,200
TOTAL ABOVE GRADE SF : 1,200
BASEMENT SF : 1,188
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 : 304

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



4870 GLASGOW RD

24-117-24-44-0083

2023 ESTIMATED MARKET VALUE:

\$460,900

SALE DATE : March 4, 2022
NET SALE PRICE : \$427,900
ANNUAL MCAP ADJ : .1167
MCAP SALE PRICE : \$469,100

SALE DATE: September 28, 2021
SALE PRICE: \$436,300

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 2003
GROUND FL SF : 1,620
TOTAL ABOVE GRADE SF : 1,620
BASEMENT SF : 1,620
BASEMENT % FIN : 60%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 1
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 : 184

GARAGES

GARAGE 1 SF : 506
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



4972 NORTHERN RD

13-117-24-44-0067

2023 ESTIMATED MARKET VALUE:

\$487,900

SALE DATE : December 17, 2021
NET SALE PRICE : \$475,000
ANNUAL MCAP ADJ : .1167
MCAP SALE PRICE : \$535,300

SALE DATE: March 1, 2013
SALE PRICE: \$234,400

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1970
GROUND FL SF : 1,664
TOTAL ABOVE GRADE SF : 1,664
BASEMENT SF : 1,664
BASEMENT % FIN : 60%
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 1
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 : 160

GARAGES

GARAGE 1 SF : 676
GARAGE 1 TYPE : Tuck Under 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



4751 WILSHIRE BLVD

19-117-23-32-0163

2023 ESTIMATED MARKET VALUE:

\$313,700

SALE DATE : May 18, 2022
NET SALE PRICE : \$291,000
ANNUAL MCAP ADJ : .1167
MCAP SALE PRICE : \$313,200

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : Split Entry
AGE : 1971
GROUND FL SF : 924
TOTAL ABOVE GRADE SF : 924
BASEMENT SF : 864
BASEMENT % FIN : 80%
WALKOUT : No

CENTRAL AC : Yes
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 : 358

GARAGES

GARAGE 1 SF : 576
GARAGE 1 TYPE : Detached 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



2207 BELMONT LA

13-117-24-32-0172

2023 ESTIMATED MARKET VALUE:

\$342,400

SALE DATE : October 15, 2021
NET SALE PRICE : \$310,000
ANNUAL MCAP ADJ : .1167
MCAP SALE PRICE : \$355,900

SALE DATE: April 26, 2010
SALE PRICE: \$139,925

BUILDING CHARACTERISTICS

STORIES : Split Entry
AGE : 1995
GROUND FL SF : 960
TOTAL ABOVE GRADE SF : 960
BASEMENT SF : 960
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 : 120

GARAGES

GARAGE 1 SF : 484
GARAGE 1 TYPE : Attached 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



5070 GLENDALE RD

24-117-24-12-0033

2023 ESTIMATED MARKET VALUE:

\$368,600

SALE DATE : February 1, 2022
NET SALE PRICE : \$342,000
ANNUAL MCAP ADJ : .1167
MCAP SALE PRICE : \$378,400

SALE DATE: June 29, 2017
SALE PRICE: \$278,000

BUILDING CHARACTERISTICS

STORIES : Split Entry
AGE : 1972
GROUND FL SF : 1,040
TOTAL ABOVE GRADE SF : 1,040
BASEMENT SF : 1,040
BASEMENT % FIN : 70%
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 : 126

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 8,712
LOT ACRES : .20

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



5505 SPRUCE RD

13-117-24-32-0056

2023 ESTIMATED MARKET VALUE:

\$357,800

SALE DATE : June 30, 2022
NET SALE PRICE : \$355,000
ANNUAL MCAP ADJ : .1167
MCAP SALE PRICE : \$378,600

SALE DATE: April 1, 2015
SALE PRICE: \$160,000

BUILDING CHARACTERISTICS

STORIES : Split Entry
AGE : 1972
GROUND FL SF : 1,040
TOTAL ABOVE GRADE SF : 1,040
BASEMENT SF : 1,040
BASEMENT % FIN : 70%
WALKOUT : No

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 : 224

GARAGES

GARAGE 1 SF : 484
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



2760 GROVE LA

23-117-24-13-0054

2023 ESTIMATED MARKET VALUE:

\$343,700

SALE DATE : June 30, 2022
NET SALE PRICE : \$370,000
ANNUAL MCAP ADJ : .1167
MCAP SALE PRICE : \$394,600

SALE DATE: February 29, 2016
SALE PRICE: \$211,700

BUILDING CHARACTERISTICS

STORIES : Split Entry
AGE : 1984
GROUND FL SF : 768
TOTAL ABOVE GRADE SF : 768
BASEMENT SF : 768
BASEMENT % FIN : 90%
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 : 80
DECK SF : 192

GARAGES

GARAGE 1 SF : 360
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



4759 MANCHESTER RD

19-117-23-32-0231

2023 ESTIMATED MARKET VALUE:

\$481,000

SALE DATE : March 17, 2022
NET SALE PRICE : \$490,000
ANNUAL MCAP ADJ : .1167
MCAP SALE PRICE : \$537,200

SALE DATE: November 5, 2021
SALE PRICE: \$414,700

BUILDING CHARACTERISTICS

STORIES : Split Entry
AGE : 2017
GROUND FL SF : 1,532
TOTAL ABOVE GRADE SF : 1,532
BASEMENT SF : 1,512
BASEMENT % FIN : 50%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 0
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 : 0
DECK SF : 250

GARAGES

GARAGE 1 SF : 591
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



6609 BARTLETT BLVD

22-117-24-43-0044

2023 ESTIMATED MARKET VALUE:

\$572,400

SALE DATE : April 8, 2022
NET SALE PRICE : \$573,000
ANNUAL MCAP ADJ : .1167
MCAP SALE PRICE : \$622,500

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : Split Entry
AGE : 1973
GROUND FL SF : 1,984
TOTAL ABOVE GRADE SF : 1,984
BASEMENT SF : 1,768
BASEMENT % FIN : 80%
WALKOUT : No

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 : 182
SCREENED PORCH SF : 182
OPEN PORCH SF : 0
DECK SF : 78

GARAGES

GARAGE 1 SF : 832
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 1,040
GARAGE 2 TYPE : Detached Garage

LOT CHARACTERISTICS

LOT SF : 18,295
LOT ACRES : .42

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



1944 LAKESIDE LA

18-117-23-23-0033

2023 ESTIMATED MARKET VALUE:

\$202,600

SALE DATE : November 23, 2021
NET SALE PRICE : \$200,000
ANNUAL MCAP ADJ : .1167
MCAP SALE PRICE : \$227,500

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 1 1/2 Story
AGE : 1920
GROUND FL SF : 840
TOTAL ABOVE GRADE SF : 984
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 : 3

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 72
DECK SF : 0

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 5,663
LOT ACRES : .13

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



2217 LYNWOOD BLVD

14-117-24-44-0059

2023 ESTIMATED MARKET VALUE:

\$304,300

SALE DATE : September 30, 2022
NET SALE PRICE : \$305,000
ANNUAL MCAP ADJ : .1167
MCAP SALE PRICE : \$316,400

SALE DATE: September 21, 2018
SALE PRICE: \$230,000

BUILDING CHARACTERISTICS

STORIES : 1 1/2 Story
AGE : 1918
GROUND FL SF : 912
TOTAL ABOVE GRADE SF : 1,317
BASEMENT SF : 810
BASEMENT % FIN : 0%
WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 200
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 280

GARAGES

GARAGE 1 SF : 576
GARAGE 1 TYPE : Detached Garage
GARAGE 2 SF : 280
GARAGE 2 TYPE : Detached Garage

LOT CHARACTERISTICS

LOT SF : 14,810
LOT ACRES : .34

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



2909 MEADOW LA

23-117-24-42-0064

2023 ESTIMATED MARKET VALUE:

\$276,500

SALE DATE : November 29, 2021
NET SALE PRICE : \$250,000
ANNUAL MCAP ADJ : .1167
MCAP SALE PRICE : \$284,400

SALE DATE: September 21, 2017
SALE PRICE: \$192,500

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1915
GROUND FL SF : 560
TOTAL ABOVE GRADE SF : 1,120
BASEMENT SF : 560
BASEMENT % FIN : 0%
WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 192
SCREENED PORCH SF : 0
OPEN PORCH SF : 140
DECK SF : 0

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 6,970
LOT ACRES : .16

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



1586 BLUEBIRD LA

12-117-24-43-0068

2023 ESTIMATED MARKET VALUE:

\$348,000

SALE DATE : June 21, 2022
NET SALE PRICE : \$352,000
ANNUAL MCAP ADJ : .1167
MCAP SALE PRICE : \$375,400

SALE DATE: August 19, 2019
SALE PRICE: \$235,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1920
GROUND FL SF : 784
TOTAL ABOVE GRADE SF : 1,184
BASEMENT SF : 0
BASEMENT % FIN :
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 : 109
DECK SF : 209

GARAGES

GARAGE 1 SF : 900
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



5340 BARTLETT BLVD

24-117-24-21-0001

2023 ESTIMATED MARKET VALUE:

\$395,200

SALE DATE : September 9, 2022
NET SALE PRICE : \$405,000
ANNUAL MCAP ADJ : .1167
MCAP SALE PRICE : \$420,200

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1900
GROUND FL SF : 1,199
TOTAL ABOVE GRADE SF : 2,272
BASEMENT SF : 294
BASEMENT % FIN : 0%
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 : 144
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 0

GARAGES

GARAGE 1 SF : 832
GARAGE 1 TYPE : Detached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 71,438
LOT ACRES : 1.64

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



6246 LADYSLIPPER CIR

14-117-24-33-0051

2023 ESTIMATED MARKET VALUE:

\$517,900

SALE DATE : November 4, 2021
NET SALE PRICE : \$470,000
ANNUAL MCAP ADJ : .1167
MCAP SALE PRICE : \$534,600

SALE DATE: October 12, 2018
SALE PRICE: \$395,000

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 : 1
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



2430 LOST LAKE RD

24-117-24-21-0040

2023 ESTIMATED MARKET VALUE:

\$504,700

SALE DATE : April 14, 2022
NET SALE PRICE : \$532,000
ANNUAL MCAP ADJ : .1167
MCAP SALE PRICE : \$577,900

SALE DATE: July 28, 2020
SALE PRICE: \$407,900

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1992
GROUND FL SF : 1,299
TOTAL ABOVE GRADE SF : 1,974
BASEMENT SF : 1,285
BASEMENT % FIN : 80%
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 1
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 : 0
DECK SF : 784

GARAGES

GARAGE 1 SF : 506
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



4646 ISLAND VIEW DR

30-117-23-22-0093

2023 ESTIMATED MARKET VALUE:

\$558,700

SALE DATE : July 13, 2022
NET SALE PRICE : \$577,000
ANNUAL MCAP ADJ : .1167
MCAP SALE PRICE : \$609,700

SALE DATE: October 11, 2018
SALE PRICE: \$366,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2002
GROUND FL SF : 1,082
TOTAL ABOVE GRADE SF : 2,682
BASEMENT SF : 534
BASEMENT % FIN : 80%
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 0
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 : 180

GARAGES

GARAGE 1 SF : 726
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 13,068
LOT ACRES : .30

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



2256 WOODLYN RIDGE CT

14-117-24-33-0094

2023 ESTIMATED MARKET VALUE:

\$651,900

SALE DATE : April 29, 2022
NET SALE PRICE : \$645,000
ANNUAL MCAP ADJ : .1167
MCAP SALE PRICE : \$700,700

SALE DATE: December 15, 2014
SALE PRICE: \$354,403

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2014
GROUND FL SF : 1,132
TOTAL ABOVE GRADE SF : 2,438
BASEMENT SF : 1,114
BASEMENT % FIN : 80%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 0
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 : 126
DECK SF : 398

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 27,007
LOT ACRES : .62

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



5932 IDLEWOOD RD

23-117-24-42-0119

2023 ESTIMATED MARKET VALUE:

\$823,200

SALE DATE : November 18, 2021
NET SALE PRICE : \$790,000
ANNUAL MCAP ADJ : .1167
MCAP SALE PRICE : \$898,600

SALE DATE: October 2, 2015
SALE PRICE: \$494,900

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2013
GROUND FL SF : 1,228
TOTAL ABOVE GRADE SF : 3,284
BASEMENT SF : 1,184
BASEMENT % FIN : 80%
WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 50
DECK SF : 216

GARAGES

GARAGE 1 SF : 1,036
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



4901 BARTLETT BLVD

13-117-24-44-0013

2023 ESTIMATED MARKET VALUE:

\$881,500

SALE DATE : December 23, 2021
NET SALE PRICE : \$800,100
ANNUAL MCAP ADJ : .1108
MCAP SALE PRICE : \$896,600

SALE DATE: July 15, 2015
SALE PRICE: \$387,903

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1950
GROUND FL SF : 950
TOTAL ABOVE GRADE SF : 950
BASEMENT SF : 836
BASEMENT % FIN : 80%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 140
OPEN PORCH SF : 0
DECK SF : 240

GARAGES

GARAGE 1 SF : 240
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 8,712
LOT ACRES : .20

LAKE : Minnetonka
EFFECTIVE LAKE FRONT FT : 90

APPRAISER COMMENTS



4408 DENBIGH RD

19-117-23-24-0024

2023 ESTIMATED MARKET VALUE:

\$804,800

SALE DATE : January 27, 2022
NET SALE PRICE : \$805,000
ANNUAL MCAP ADJ : .1108
MCAP SALE PRICE : \$894,200

SALE DATE: October 2, 2015
SALE PRICE: \$500,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1968
GROUND FL SF : 864
TOTAL ABOVE GRADE SF : 864
BASEMENT SF : 864
BASEMENT % FIN : 60%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 1
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 : 480
GARAGE 1 TYPE : Detached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 7,841
LOT ACRES : .18

LAKE : Minnetonka
EFFECTIVE LAKE FRONT FT : 50

APPRAISER COMMENTS



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6080 ASPEN RD

14-117-24-31-0030

2023 ESTIMATED MARKET VALUE:

\$818,100

SALE DATE : July 6, 2022
NET SALE PRICE : \$860,000
ANNUAL MCAP ADJ : .1410
MCAP SALE PRICE : \$918,600

SALE DATE: December 27, 2012
SALE PRICE: \$300,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1957
GROUND FL SF : 1,346
TOTAL ABOVE GRADE SF : 1,346
BASEMENT SF : 1,296
BASEMENT % FIN : 80%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 144
OPEN PORCH SF : 0
DECK SF : 581

GARAGES

GARAGE 1 SF : 647
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 28,750
LOT ACRES : .66

LAKE : Dutch
EFFECTIVE LAKE FRONT FT : 110

APPRAISER COMMENTS



2885 CAMBRIDGE LA

24-117-24-42-0017

2023 ESTIMATED MARKET VALUE:

\$927,800

SALE DATE : December 16, 2021
NET SALE PRICE : \$920,000
ANNUAL MCAP ADJ : .1108
MCAP SALE PRICE : \$1,030,900

SALE DATE: November 12, 2007
SALE PRICE: \$545,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1957
GROUND FL SF : 1,040
TOTAL ABOVE GRADE SF : 1,040
BASEMENT SF : 1,040
BASEMENT % FIN : 90%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 28
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 248

GARAGES

GARAGE 1 SF : 484
GARAGE 1 TYPE : Detached Garage
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



5975 RIDGEWOOD RD

23-117-24-43-0026

2023 ESTIMATED MARKET VALUE:

\$1,001,000

SALE DATE : June 22, 2022
NET SALE PRICE : \$950,000
ANNUAL MCAP ADJ : .1108
MCAP SALE PRICE : \$1,010,100

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1954
GROUND FL SF : 1,814
TOTAL ABOVE GRADE SF : 1,814
BASEMENT SF : 1,718
BASEMENT % FIN : 60%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 156
OPEN PORCH SF : 0
DECK SF : 228

GARAGES

GARAGE 1 SF : 582
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 21,780
LOT ACRES : .50

LAKE : Minnetonka
EFFECTIVE LAKE FRONT FT : 90

APPRAISER COMMENTS



5361 BAYWOOD SHORES DR

13-117-24-21-0063

2023 ESTIMATED MARKET VALUE:

\$1,475,200

SALE DATE : January 28, 2022
NET SALE PRICE : \$1,470,000
ANNUAL MCAP ADJ : .1108
MCAP SALE PRICE : \$1,632,900

SALE DATE: March 30, 2016
SALE PRICE: \$585,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1965
GROUND FL SF : 2,040
TOTAL ABOVE GRADE SF : 2,040
BASEMENT SF : 0
BASEMENT % FIN :
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 1
FULL BATHS : 0
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 : 308

GARAGES

GARAGE 1 SF : 480
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 : 80

APPRAISER COMMENTS



2618 WESTEDGE BLVD

23-117-24-24-0004

2023 ESTIMATED MARKET VALUE:

\$586,800

SALE DATE : October 20, 2021
NET SALE PRICE : \$565,000
ANNUAL MCAP ADJ : .1410
MCAP SALE PRICE : \$666,300

SALE DATE: June 22, 2000
SALE PRICE: \$232,900

BUILDING CHARACTERISTICS

STORIES : Split Entry
AGE : 1976
GROUND FL SF : 1,188
TOTAL ABOVE GRADE SF : 1,188
BASEMENT SF : 1,144
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 : 280

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 19,602
LOT ACRES : .45

LAKE : Langdon
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



4767 ISLAND VIEW DR

30-117-23-22-0061

2023 ESTIMATED MARKET VALUE:

\$1,296,800

SALE DATE : May 2, 2022
NET SALE PRICE : \$1,250,000
ANNUAL MCAP ADJ : .1108
MCAP SALE PRICE : \$1,340,700

SALE DATE: September 27, 2013
SALE PRICE: \$620,000

BUILDING CHARACTERISTICS

STORIES : 1 1/4 Story
AGE : 1925
GROUND FL SF : 1,524
TOTAL ABOVE GRADE SF : 1,779
BASEMENT SF : 1,512
BASEMENT % FIN : 0%
WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 55
DECK SF : 743

GARAGES

GARAGE 1 SF : 504
GARAGE 1 TYPE : Tuck Under Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 9,148
LOT ACRES : .21

LAKE : Minnetonka
EFFECTIVE LAKE FRONT FT : 60

APPRAISER COMMENTS



1872 SHOREWOOD LA

18-117-23-23-0025

2023 ESTIMATED MARKET VALUE:

\$1,296,200

SALE DATE : June 15, 2022
NET SALE PRICE : \$1,360,000
ANNUAL MCAP ADJ : .1108
MCAP SALE PRICE : \$1,446,000

SALE DATE: August 3, 2020
SALE PRICE: \$855,000

BUILDING CHARACTERISTICS

STORIES : 1 1/4 Story
AGE : 1932
GROUND FL SF : 975
TOTAL ABOVE GRADE SF : 1,216
BASEMENT SF : 912
BASEMENT % FIN : 80%
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 : 0
DECK SF : 294

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 6,970
LOT ACRES : .16

LAKE : Minnetonka
EFFECTIVE LAKE FRONT FT : 50

APPRAISER COMMENTS



2516 AVON DR

24-117-24-12-0007

2023 ESTIMATED MARKET VALUE:

\$1,064,100

SALE DATE : April 29, 2022
NET SALE PRICE : \$1,050,000
ANNUAL MCAP ADJ : .1108
MCAP SALE PRICE : \$1,136,100

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 1 1/2 Story
AGE : 1961
GROUND FL SF : 988
TOTAL ABOVE GRADE SF : 1,482
BASEMENT SF : 988
BASEMENT % FIN : 30%
WALKOUT : Yes

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 : 0
DECK SF : 164

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 18,731
LOT ACRES : .43

LAKE : Minnetonka
EFFECTIVE LAKE FRONT FT : 100

APPRAISER COMMENTS



2600 GRANGER LA

23-117-24-24-0024

2023 ESTIMATED MARKET VALUE:

\$620,400

SALE DATE : November 2, 2021
NET SALE PRICE : \$520,000
ANNUAL MCAP ADJ : .1410
MCAP SALE PRICE : \$606,500

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1991
GROUND FL SF : 1,206
TOTAL ABOVE GRADE SF : 2,228
BASEMENT SF : 1,190
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 : 394
DECK SF : 258

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 17,860
LOT ACRES : .41

LAKE : Langdon
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



4766 KILDARE RD

19-117-23-22-0056

2023 ESTIMATED MARKET VALUE:

\$989,800

SALE DATE : April 13, 2022
NET SALE PRICE : \$960,000
ANNUAL MCAP ADJ : .1108
MCAP SALE PRICE : \$1,038,700

SALE DATE: November 20, 2017
SALE PRICE: \$595,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1964
GROUND FL SF : 1,244
TOTAL ABOVE GRADE SF : 2,128
BASEMENT SF : 1,196
BASEMENT % FIN : 80%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 1
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 : 252
DECK SF : 288

GARAGES

GARAGE 1 SF : 448
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 17,860
LOT ACRES : .41

LAKE : Minnetonka
EFFECTIVE LAKE FRONT FT : 80

APPRAISER COMMENTS



6615 BARTLETT BLVD

22-117-24-43-0010

2023 ESTIMATED MARKET VALUE: \$1,045,100

SALE DATE : June 6, 2022
NET SALE PRICE : \$1,050,000
ANNUAL MCAP ADJ : .1108
MCAP SALE PRICE : \$1,116,400

SALE DATE: November 10, 2011
SALE PRICE: \$465,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1920
GROUND FL SF : 1,948
TOTAL ABOVE GRADE SF : 2,477
BASEMENT SF : 1,439
BASEMENT % FIN : 30%
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 0
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 : 110
DECK SF : 776

GARAGES

GARAGE 1 SF : 616
GARAGE 1 TYPE : Detached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 34,412
LOT ACRES : .79

LAKE : Minnetonka
EFFECTIVE LAKE FRONT FT : 40

APPRAISER COMMENTS



2033 ARBOR LA

13-117-24-41-0032

2023 ESTIMATED MARKET VALUE:

\$1,160,600

SALE DATE : November 4, 2021
NET SALE PRICE : \$1,075,000
ANNUAL MCAP ADJ : .1108
MCAP SALE PRICE : \$1,215,200

SALE DATE: July 1, 2020
SALE PRICE: \$881,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2011
GROUND FL SF : 954
TOTAL ABOVE GRADE SF : 2,292
BASEMENT SF : 0
BASEMENT % FIN :
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 0
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 : 54
DECK SF : 21

GARAGES

GARAGE 1 SF : 420
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 4,792
LOT ACRES : .11

LAKE : Minnetonka
EFFECTIVE LAKE FRONT FT : 40

APPRAISER COMMENTS



2712 SHANNON LA

19-117-23-23-0074

2023 ESTIMATED MARKET VALUE:

\$1,024,900

SALE DATE : August 19, 2022
NET SALE PRICE : \$1,135,000
ANNUAL MCAP ADJ : .1108
MCAP SALE PRICE : \$1,185,800

SALE DATE: May 20, 2015
SALE PRICE: \$630,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2004
GROUND FL SF : 1,464
TOTAL ABOVE GRADE SF : 2,724
BASEMENT SF : 1,412
BASEMENT % FIN : 80%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 0
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 : 224
DECK SF : 192

GARAGES

GARAGE 1 SF : 640
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



4878 EDGEWATER DR

13-117-24-41-0043

2023 ESTIMATED MARKET VALUE:

\$1,212,200

SALE DATE : December 15, 2021
NET SALE PRICE : \$1,135,000
ANNUAL MCAP ADJ : .1108
MCAP SALE PRICE : \$1,271,800

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1920
GROUND FL SF : 1,140
TOTAL ABOVE GRADE SF : 1,788
BASEMENT SF : 918
BASEMENT % FIN : 80%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 270
SCREENED PORCH SF : 0
OPEN PORCH SF : 300
DECK SF : 306

GARAGES

GARAGE 1 SF : 1,200
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 : 40

APPRAISER COMMENTS



4613 LAKESIDE LA

18-117-23-32-0014

2023 ESTIMATED MARKET VALUE:

\$1,336,600

SALE DATE : August 3, 2022
NET SALE PRICE : \$1,342,500
ANNUAL MCAP ADJ : .1108
MCAP SALE PRICE : \$1,402,600

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1987
GROUND FL SF : 1,228
TOTAL ABOVE GRADE SF : 2,408
BASEMENT SF : 0
BASEMENT % FIN :
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 0
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 : 0
DECK SF : 526

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 11,326
LOT ACRES : .26

LAKE : Minnetonka
EFFECTIVE LAKE FRONT FT : 50

APPRAISER COMMENTS



4757 ISLAND VIEW DR

30-117-23-22-0059

2023 ESTIMATED MARKET VALUE: \$1,373,600

SALE DATE : June 6, 2022
NET SALE PRICE : \$1,410,000
ANNUAL MCAP ADJ : .1108
MCAP SALE PRICE : \$1,499,100

SALE DATE: October 7, 2016
SALE PRICE: \$725,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1940
GROUND FL SF : 1,328
TOTAL ABOVE GRADE SF : 2,336
BASEMENT SF : 1,008
BASEMENT % FIN : 20%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 240
SCREENED PORCH SF : 0
OPEN PORCH SF : 120
DECK SF : 159

GARAGES

GARAGE 1 SF : 1,100
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 7,405
LOT ACRES : .17

LAKE : Minnetonka
EFFECTIVE LAKE FRONT FT : 50

APPRAISER COMMENTS



1776 JONES LA

13-117-24-22-0035

2023 ESTIMATED MARKET VALUE:

\$1,606,900

SALE DATE : July 28, 2022
NET SALE PRICE : \$1,760,000
ANNUAL MCAP ADJ : .1108
MCAP SALE PRICE : \$1,854,900

SALE DATE: August 25, 2020
SALE PRICE: \$815,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1985
GROUND FL SF : 1,136
TOTAL ABOVE GRADE SF : 2,399
BASEMENT SF : 0
BASEMENT % FIN :
WALKOUT : No

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 : 0
DECK SF : 0

GARAGES

GARAGE 1 SF : 750
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 : 80

APPRAISER COMMENTS



1720 DOVE LA

13-117-24-13-0006

2023 ESTIMATED MARKET VALUE:

\$1,819,500

SALE DATE : May 10, 2022
NET SALE PRICE : \$1,780,000
ANNUAL MCAP ADJ : .1108
MCAP SALE PRICE : \$1,909,200

SALE DATE: January 15, 2014
SALE PRICE: \$706,500

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1994
GROUND FL SF : 1,132
TOTAL ABOVE GRADE SF : 2,560
BASEMENT SF : 1,132
BASEMENT % FIN : 80%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 110
DECK SF : 437

GARAGES

GARAGE 1 SF : 704
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 1,196
GARAGE 2 TYPE : Detached Garage

LOT CHARACTERISTICS

LOT SF : 23,087
LOT ACRES : .53

LAKE : Minnetonka
EFFECTIVE LAKE FRONT FT : 120

APPRAISER COMMENTS



2048 SHOREWOOD LA

18-117-23-31-0003

2023 ESTIMATED MARKET VALUE: \$1,992,700

SALE DATE : September 29, 2022
NET SALE PRICE : \$1,925,000
ANNUAL MCAP ADJ : .1108
MCAP SALE PRICE : \$1,993,600

SALE DATE: September 16, 2020
SALE PRICE: \$1,700,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2016
GROUND FL SF : 1,564
TOTAL ABOVE GRADE SF : 3,238
BASEMENT SF : 1,776
BASEMENT % FIN : 60%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 80
DECK SF : 216

GARAGES

GARAGE 1 SF : 630
GARAGE 1 TYPE : Tuck Under Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 7,405
LOT ACRES : .17

LAKE : Minnetonka
EFFECTIVE LAKE FRONT FT : 50

APPRAISER COMMENTS



2051 ARBOR LA

13-117-24-41-0065

2023 ESTIMATED MARKET VALUE: \$2,013,000

SALE DATE : February 14, 2022
NET SALE PRICE : \$1,975,000
ANNUAL MCAP ADJ : .1108
MCAP SALE PRICE : \$2,174,700

SALE DATE: December 10, 2020
SALE PRICE: \$1,700,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2008
GROUND FL SF : 1,670
TOTAL ABOVE GRADE SF : 3,928
BASEMENT SF : 0
BASEMENT % FIN :
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 0
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 : 72
DECK SF : 431

GARAGES

GARAGE 1 SF : 912
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 : 60

APPRAISER COMMENTS



5958 HILLCREST RD

14-117-24-42-0093

2023 ESTIMATED MARKET VALUE:

\$347,900

SALE DATE : September 14, 2022
NET SALE PRICE : \$348,400
ANNUAL MCAP ADJ :
MCAP SALE PRICE :

SALE DATE: September 3, 2019
SALE PRICE: \$225,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1947
GROUND FL SF : 884
TOTAL ABOVE GRADE SF : 884
BASEMENT SF : 884
BASEMENT % FIN : 80%
WALKOUT : Yes

CENTRAL AC : No
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 : 244

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 13,068
LOT ACRES : .30

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



4664 SUFFOLK RD

19-117-23-32-0199

2023 ESTIMATED MARKET VALUE:

\$414,100

SALE DATE : May 12, 2022
NET SALE PRICE : \$404,000
ANNUAL MCAP ADJ :
MCAP SALE PRICE :

SALE DATE: March 27, 2018
SALE PRICE: \$282,500

BUILDING CHARACTERISTICS

STORIES : Split Entry
AGE : 1979
GROUND FL SF : 1,152
TOTAL ABOVE GRADE SF : 1,152
BASEMENT SF : 1,152
BASEMENT % FIN : 80%
WALKOUT : Yes

CENTRAL AC : No
FIREPLACES : 0
DELUXE BATHS : 0
FULL BATHS : 2
3/4 BATHS : 0
HALF BATHS : 0
BEDROOMS : 6

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 128

GARAGES

GARAGE 1 SF : 576
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



2208 FERN LA

13-117-24-32-0154

2023 ESTIMATED MARKET VALUE:

\$207,900

SALE DATE : May 10, 2022
NET SALE PRICE : \$200,000
ANNUAL MCAP ADJ : .1167
MCAP SALE PRICE : \$215,300

SALE DATE: November 15, 2016
SALE PRICE: \$140,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1982
GROUND FL SF : 476
TOTAL ABOVE GRADE SF : 952
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 : 264
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



1601 MAPLE MANORS CT

13-117-24-22-0281

2023 ESTIMATED MARKET VALUE:

\$361,700

SALE DATE : July 28, 2022
NET SALE PRICE : \$412,000
ANNUAL MCAP ADJ : .1167
MCAP SALE PRICE : \$435,400

SALE DATE: May 25, 2016
SALE PRICE: \$230,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1997
GROUND FL SF : 1,481
TOTAL ABOVE GRADE SF : 1,481
BASEMENT SF : 1,481
BASEMENT % FIN : 80%
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 : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 280

GARAGES

GARAGE 1 SF : 494
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 3,485
LOT ACRES : .08

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



2994 PELICAN POINT CIR

19-117-23-31-0165

2023 ESTIMATED MARKET VALUE:

\$988,000

SALE DATE : December 8, 2021
NET SALE PRICE : \$920,000
ANNUAL MCAP ADJ : .1167
MCAP SALE PRICE : \$1,036,900

SALE DATE: September 20, 2017
SALE PRICE: \$682,500

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1996
GROUND FL SF : 2,116
TOTAL ABOVE GRADE SF : 2,116
BASEMENT SF : 2,116
BASEMENT % FIN : 80%
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 : 0
SCREENED PORCH SF : 164
OPEN PORCH SF : 0
DECK SF : 241

GARAGES

GARAGE 1 SF : 484
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 : 0

APPRAISER COMMENTS



2908 PELICAN POINT CIR

19-117-23-42-0031

2023 ESTIMATED MARKET VALUE:

\$1,496,400

SALE DATE : August 2, 2022
NET SALE PRICE : \$1,460,000
ANNUAL MCAP ADJ : .1167
MCAP SALE PRICE : \$1,528,700

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1996
GROUND FL SF : 1,845
TOTAL ABOVE GRADE SF : 1,845
BASEMENT SF : 2,030
BASEMENT % FIN : 80%
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 : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 293

GARAGES

GARAGE 1 SF : 543
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



4379 WILSHIRE BLVD

104

19-117-23-13-0079

2023 ESTIMATED MARKET VALUE:

\$93,500

SALE DATE : June 15, 2022
NET SALE PRICE : \$97,000
ANNUAL MCAP ADJ : .1167
MCAP SALE PRICE : \$103,500

SALE DATE: June 7, 2019
SALE PRICE: \$69,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1969
GROUND FL SF : 377
TOTAL ABOVE GRADE SF : 377
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 : 0

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



4363 WILSHIRE BLVD

109

19-117-23-13-0025

2023 ESTIMATED MARKET VALUE:

\$136,000

SALE DATE : June 3, 2022
NET SALE PRICE : \$135,000
ANNUAL MCAP ADJ : .1167
MCAP SALE PRICE : \$144,000

SALE DATE: December 14, 2017
SALE PRICE: \$65,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1969
GROUND FL SF : 600
TOTAL ABOVE GRADE SF : 600
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 : 1

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



5410 THREE POINTS BLVD 421

13-117-24-22-0118

2023 ESTIMATED MARKET VALUE:

\$167,600

SALE DATE : February 25, 2022
NET SALE PRICE : \$147,500
ANNUAL MCAP ADJ : .1167
MCAP SALE PRICE : \$163,200

SALE DATE: December 3, 2021
SALE PRICE: \$91,500

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1965
GROUND FL SF : 789
TOTAL ABOVE GRADE SF : 789
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 : 1

PORCHES / DECKS

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

204

19-117-23-13-0127

2023 ESTIMATED MARKET VALUE:

\$163,000

SALE DATE : September 12, 2022
NET SALE PRICE : \$160,000
ANNUAL MCAP ADJ : .1167
MCAP SALE PRICE : \$166,000

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1969
GROUND FL SF : 637
TOTAL ABOVE GRADE SF : 637
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 : 1

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 55
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



4397 WILSHIRE BLVD

307

19-117-23-42-0024

2023 ESTIMATED MARKET VALUE:

\$176,000

SALE DATE : November 5, 2021
NET SALE PRICE : \$170,000
ANNUAL MCAP ADJ : .1167
MCAP SALE PRICE : \$193,400

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1969
GROUND FL SF : 635
TOTAL ABOVE GRADE SF : 635
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 : 1

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 55
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



5410 THREE POINTS BLVD 436

13-117-24-22-0129

2023 ESTIMATED MARKET VALUE:

\$214,900

SALE DATE : March 18, 2022
NET SALE PRICE : \$206,000
ANNUAL MCAP ADJ : .1167
MCAP SALE PRICE : \$225,800

SALE DATE: February 27, 2020
SALE PRICE: \$162,000

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 : 0
3/4 BATHS : 1
HALF BATHS : 0
BEDROOMS : 2

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 114
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 108 14-117-24-41-0121

2023 ESTIMATED MARKET VALUE: \$274,900

SALE DATE : September 8, 2022
NET SALE PRICE : \$290,000
ANNUAL MCAP ADJ : .1167
MCAP SALE PRICE : \$300,900

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES :	1 Story	CENTRAL AC :	Yes
AGE :	2002	# FIREPLACES :	0
GROUND FL SF :	1,530	# DELUXE BATHS :	0
TOTAL ABOVE GRADE SF :	1,530	# FULL BATHS :	1
BASEMENT SF :	0	# 3/4 BATHS :	1
BASEMENT % FIN :		# HALF BATHS :	0
WALKOUT :	No	# 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	LAKE :	
LOT ACRES :	.00	EFFECTIVE LAKE FRONT FT :	0

APPRAISER COMMENTS



5430 THREE POINTS BLVD 116

13-117-24-22-0063

2023 ESTIMATED MARKET VALUE:

\$373,800

SALE DATE : April 8, 2022
NET SALE PRICE : \$395,000
ANNUAL MCAP ADJ : .1167
MCAP SALE PRICE : \$429,100

SALE DATE: May 21, 2001
SALE PRICE: \$140,000

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



2670 COMMERCE BLVD

102

23-117-24-14-0053

2023 ESTIMATED MARKET VALUE:

\$443,800

SALE DATE : May 12, 2022
NET SALE PRICE : \$430,000
ANNUAL MCAP ADJ : .1167
MCAP SALE PRICE : \$462,800

SALE DATE: August 1, 2003
SALE PRICE: \$110,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1985
GROUND FL SF : 1,462
TOTAL ABOVE GRADE SF : 1,462
BASEMENT SF : 0
BASEMENT % FIN :
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 0
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



2670 COMMERCE BLVD

201

23-117-24-14-0060

2023 ESTIMATED MARKET VALUE:

\$469,500

SALE DATE : December 7, 2021
NET SALE PRICE : \$500,000
ANNUAL MCAP ADJ : .1167
MCAP SALE PRICE : \$563,500

SALE DATE: March 27, 2019
SALE PRICE: \$375,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1985
GROUND FL SF : 1,341
TOTAL ABOVE GRADE SF : 1,341
BASEMENT SF : 0
BASEMENT % FIN :
WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 60
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



2123 OLD SCHOOL RD

14-117-24-41-0101

2023 ESTIMATED MARKET VALUE:

\$266,800

SALE DATE : February 11, 2022
NET SALE PRICE : \$255,000
ANNUAL MCAP ADJ : .1167
MCAP SALE PRICE : \$282,200

SALE DATE: October 10, 2006
SALE PRICE: \$179,900

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2002
GROUND FL SF : 692
TOTAL ABOVE GRADE SF : 1,340
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 : 2

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



2145 OLD SCHOOL RD

14-117-24-41-0149

2023 ESTIMATED MARKET VALUE:

\$306,400

SALE DATE : December 20, 2021
NET SALE PRICE : \$285,000
ANNUAL MCAP ADJ : .1167
MCAP SALE PRICE : \$321,200

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2004
GROUND FL SF : 1,088
TOTAL ABOVE GRADE SF : 1,736
BASEMENT SF : 0
BASEMENT % FIN :
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 0
FULL BATHS : 2
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



5715 VILLAGE TR

14-117-24-41-0106

2023 ESTIMATED MARKET VALUE:

\$319,300

SALE DATE : February 25, 2022
NET SALE PRICE : \$325,000
ANNUAL MCAP ADJ : .1167
MCAP SALE PRICE : \$359,600

SALE DATE: June 29, 2007
SALE PRICE: \$171,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2002
GROUND FL SF : 816
TOTAL ABOVE GRADE SF : 1,632
BASEMENT SF : 734
BASEMENT % FIN : 20%
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 : 77
OPEN PORCH SF : 0
DECK SF : 120

GARAGES

GARAGE 1 SF : 396
GARAGE 1 TYPE : Tuck Under Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

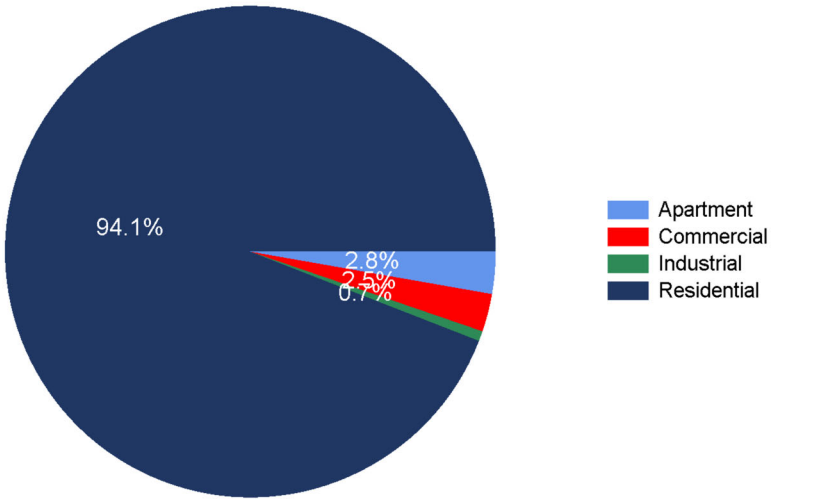
LOT SF : 0
LOT ACRES : .00

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS

Mound Totals

Estimated Market Value	9.6%
Taxable Market Value	9.9%
Net Tax Capacity	11.0%



Property Type	2022		2023			New Construction		
	Parcels	Est Market Value	Parcels	Est Market Value	Gross Growth	Parcels	Improvement Value	Net Growth
Apartment	31	56,661,000	36	62,251,000	9.9%	8	3,775,000	3.2%
Apartments	29	54,326,000	33	59,780,000	10.0%	8	3,775,000	3.1%
Vacant Apartment Land	2	2,335,000	3	2,471,000	5.8%	0	0	5.8%
Commercial	84	42,023,500	87	56,226,100	33.8%	4	1,575,000	30.0%
Retail	22	20,492,000	23	31,778,000	55.1%	4	1,575,000	47.4%
Vacant Commercial Land	17	2,798,100	17	2,882,100	3.0%	0	0	3.0%
Other	15	4,251,400	17	4,950,000	16.4%	0	0	16.4%
Office	12	4,758,000	13	5,534,000	16.3%	0	0	16.3%
Automotive	8	3,261,000	7	3,737,000	14.6%	0	0	14.6%
Food / Entertainment	6	2,480,000	6	3,301,000	33.1%	0	0	33.1%
Medical	2	1,521,000	2	1,582,000	4.0%	0	0	4.0%
Bank	2	2,462,000	2	2,462,000	0.0%	0	0	0.0%
Industrial	11	14,199,000	11	14,902,000	5.0%	0	0	5.0%
Industrial	11	14,199,000	11	14,902,000	5.0%	0	0	5.0%
Residential	4,338	1,945,479,000	4,338	2,122,294,100	9.1%	189	13,095,000	8.4%
Single Family	3,386	1,730,005,000	3,388	1,887,221,400	9.1%	170	12,575,800	8.4%
Condominium	424	88,706,000	424	100,592,000	13.4%	9	223,200	13.1%
Vacant Res Land	213	15,648,000	211	16,536,600	5.7%	0	0	5.7%
Other Residential	146	4,018,000	146	4,191,300	4.3%	0	0	4.3%
Townhome	94	75,984,000	94	80,832,200	6.4%	6	189,000	6.1%
Duplex/Triplex	47	20,644,000	47	21,173,900	2.6%	4	107,000	2.0%
Zero Lot Line	28	10,474,000	28	11,746,700	12.2%	0	0	12.2%
State Assessed	2	202,000	2	202,000	0.0%	0	0	0.0%
Utility	2	202,000	2	202,000	0.0%	0	0	0.0%
Total Real Property	4,466	2,058,564,500	4,474	2,255,875,200	9.6%	201	18,445,000	8.7%

2023 Static Assessment Growth

Single Family Residential Properties

Lake Minnetonka

City	Off Lake	On Lake
Deephaven	9.5%	6.9%
Excelsior	12.7%	12.0%
Greenwood	7.2%	6.4%
Minnetonka	4.8%	9.8%
Minnetonka Beach	17.1%	13.4%
Minnetrista	1.5%	12.7%
Mound	6.6%	9.8%
Orono	13.4%	10.6%
Shorewood	9.1%	6.2%
Spring Park	12.8%	10.6%
Tonka Bay	10.8%	10.4%
Wayzata	15.3%	10.9%
Woodland	5.2%	7.7%
Overall Static Growth	4.2%	9.9%

Off lake refers to off Lake Minnetonka but may include other lakes in the City

On lake refers to being on, or having deeded access to, Lake Minnetonka

2023 Static Assessment Growth

Single Family Residential Properties

All Lakes, Lake Minnetonka Cities

City	Off Lake	On Lake
Deephaven	9.7%	6.7%
Excelsior	12.7%	11.9%
Greenwood	7.2%	6.4%
Minnetonka	4.8%	8.5%
Minnetonka Beach	17.1%	13.4%
Minnetrista	0.6%	13.1%
Mound	6.3%	9.9%
Orono	13.6%	10.5%
Shorewood	9.6%	6.3%
Spring Park	12.8%	10.6%
Tonka Bay	10.8%	10.4%
Wayzata	15.2%	11.1%
Woodland	6.5%	7.2%
Overall Static Growth	7.3%	9.7%

Off Lake refers to not being on any lake and no deeded access

On Lake refers to being on or having deeded access to any lake

2023 Static Assessment Growth

Single Family Residential Properties

All Lakes, All Cities

City	Off Lake	On Lake
Bloomington	1.6%	0.4%
Brooklyn Center	1.5%	-2.5%
Brooklyn Park	2.1%	12.7%
Champlin	4.8%	2.6%
Corcoran	3.9%	5.4%
Crystal	4.6%	3.5%
Dayton	4.3%	3.5%
Deephaven	9.7%	6.7%
Eden Prairie	4.8%	21.8%
Edina	6.5%	6.4%
Excelsior	12.7%	11.9%
Golden Valley	2.9%	5.0%
Greenfield	6.0%	6.8%
Greenwood	7.2%	6.4%
Hanover	9.3%	8.3%
Independence	8.3%	8.0%
Long Lake	7.3%	2.3%
Maple Grove	1.0%	0.1%
Medicine Lake	6.7%	12.7%
Medina	5.6%	5.2%
Minnetonka	4.8%	8.5%
Minnetonka Beach	17.1%	13.4%
Minnetrista	0.6%	13.1%
Mound	6.3%	9.9%
Orono	13.6%	10.5%
Plymouth	5.3%	6.9%
Robbinsdale	0.8%	10.6%
Rockford	6.8%	3.9%
Rogers	6.6%	9.9%
Saint Louis Park	0.4%	2.5%
Shorewood	9.6%	6.3%
Spring Park	12.8%	10.6%
Tonka Bay	10.8%	10.4%
Wayzata	15.2%	11.1%
Woodland	6.5%	7.2%
Overall Static Growth	4.2%	9.0%

Lake Minnetonka Area

+ 42.1%

Change in
New Listings

- 42.2%

Change in
Closed Sales

- 23.1%

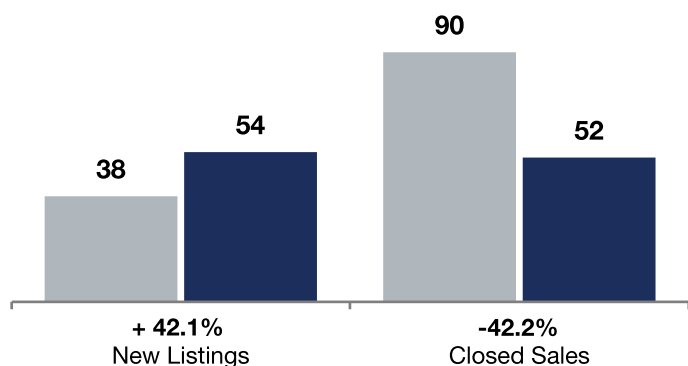
Change in
Median Sales Price

	December			Rolling 12 Months		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	38	54	+ 42.1%	1,293	1,335	+ 3.2%
Closed Sales	90	52	-42.2%	1,206	925	-23.3%
Median Sales Price*	\$650,000	\$500,000	-23.1%	\$622,680	\$636,845	+ 2.3%
Average Sales Price*	\$964,543	\$888,486	-7.9%	\$882,574	\$1,018,513	+ 15.4%
Price Per Square Foot*	\$293	\$267	-8.9%	\$283	\$316	+ 11.7%
Percent of Original List Price Received*	97.4%	95.1%	-2.4%	99.5%	99.6%	+ 0.1%
Days on Market Until Sale	42	52	+ 23.8%	48	35	-27.1%
Inventory of Homes for Sale	96	145	+ 51.0%	--	--	--
Months Supply of Inventory	1.0	1.9	+ 90.0%	--	--	--

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

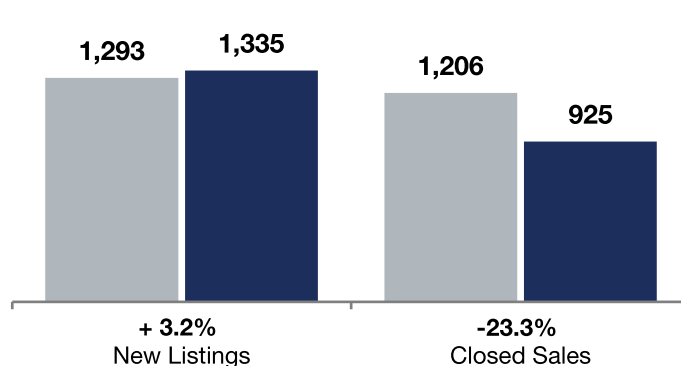
December

■ 2021 ■ 2022



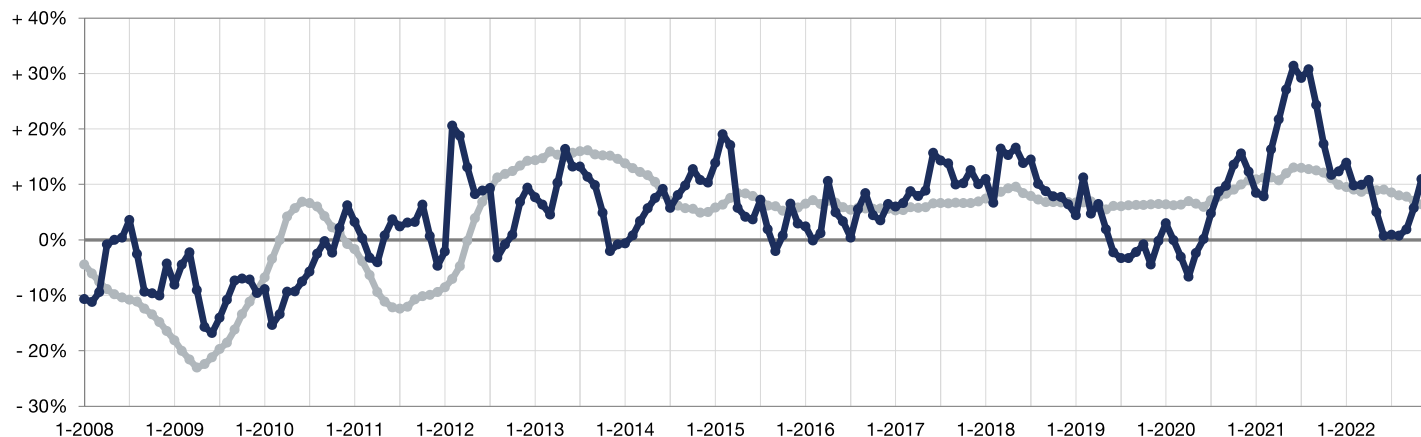
Rolling 12 Months

■ 2021 ■ 2022



Change in Median Sales Price from Prior Year (6-Month Average)**

16-County Twin Cities Region —
Lake Minnetonka Area —



** Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period.

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY MINNEAPOLIS AREA REALTORS®



New Listings

	12-2021	12-2022	+ / -	Prior Year R12*	Current R12*	+ / -
Deephaven	3	2	- 33.3%	71	58	- 18.3%
Excelsior	2	1	- 50.0%	50	50	0.0%
Greenwood	0	0	--	22	15	- 31.8%
Long Lake	2	1	- 50.0%	30	27	- 10.0%
Minnetonka Beach	2	2	0.0%	24	15	- 37.5%
Minnetrista	3	25	+ 733.3%	281	315	+ 12.1%
Mound	6	7	+ 16.7%	261	232	- 11.1%
Orono	9	7	- 22.2%	187	235	+ 25.7%
Shorewood	4	3	- 25.0%	159	157	- 1.3%
Spring Park	0	1	--	19	22	+ 15.8%
St. Bonifacius	1	2	+ 100.0%	40	50	+ 25.0%
Tonka Bay	3	2	- 33.3%	30	30	0.0%
Wayzata	3	1	- 66.7%	110	118	+ 7.3%
Woodland	0	0	--	9	11	+ 22.2%

Closed Sales

	12-2021	12-2022	+ / -	Prior Year R12*	Current R12*	+ / -
	5	3	- 40.0%	63	42	- 33.3%
	3	3	0.0%	44	34	- 22.7%
	0	0	--	19	9	- 52.6%
	4	1	- 75.0%	31	19	- 38.7%
	1	0	- 100.0%	21	9	- 57.1%
	16	10	- 37.5%	266	196	- 26.3%
	17	10	- 41.2%	244	180	- 26.2%
	15	9	- 40.0%	177	142	- 19.8%
	12	6	- 50.0%	158	114	- 27.8%
	2	1	- 50.0%	21	18	- 14.3%
	5	2	- 60.0%	33	40	+ 21.2%
	2	2	0.0%	25	25	0.0%
	8	2	- 75.0%	92	92	0.0%
	0	3	--	12	5	- 58.3%

Median Sales Price (in thousands)

	12-2021	12-2022	+ / -	Prior Year R12*	Current R12*	+ / -
Deephaven	\$1,555	\$900	- 42.1%	\$868	\$1,088	+ 25.4%
Excelsior	\$950	\$412	- 56.6%	\$650	\$700	+ 7.7%
Greenwood	\$0	\$0	--	\$1,332	\$1,095	- 17.8%
Long Lake	\$478	\$350	- 26.7%	\$405	\$460	+ 13.6%
Minnetonka Beach	\$742	\$0	- 100.0%	\$1,878	\$3,150	+ 67.7%
Minnetrista	\$581	\$624	+ 7.4%	\$606	\$625	+ 3.1%
Mound	\$360	\$250	- 30.4%	\$340	\$350	+ 3.0%
Orono	\$995	\$525	- 47.2%	\$950	\$1,113	+ 17.1%
Shorewood	\$860	\$463	- 46.2%	\$780	\$760	- 2.5%
Spring Park	\$850	\$330	- 61.2%	\$627	\$775	+ 23.6%
St. Bonifacius	\$270	\$394	+ 45.7%	\$335	\$352	+ 4.9%
Tonka Bay	\$1,338	\$1,650	+ 23.4%	\$1,145	\$926	- 19.1%
Wayzata	\$933	\$845	- 9.4%	\$855	\$1,150	+ 34.5%
Woodland	\$0	\$680	--	\$1,301	\$850	- 34.7%

Days on Market Until Sale

	12-2021	12-2022	+ / -	Prior Year R12*	Current R12*	+ / -
	102	37	- 63.7%	58	53	- 8.6%
	44	82	+ 86.4%	53	39	- 26.4%
	0	0	--	21	42	+ 100.0%
	21	11	- 47.6%	22	14	- 36.4%
	47	0	- 100.0%	64	129	+ 101.6%
	24	88	+ 266.7%	43	37	- 14.0%
	21	20	- 4.8%	25	26	+ 4.0%
	60	30	- 50.0%	73	29	- 60.3%
	63	79	+ 25.4%	44	38	- 13.6%
	64	2	- 96.9%	27	14	- 48.1%
	27	23	- 14.8%	15	25	+ 66.7%
	37	69	+ 86.5%	58	47	- 19.0%
	33	74	+ 124.2%	81	48	- 40.7%
	0	67	--	129	91	- 29.5%

Pct. Of Original Price Received

	12-2021	12-2022	+ / -	Prior Year R12*	Current R12*	+ / -
Deephaven	95.3%	84.9%	- 10.9%	98.1%	98.2%	+ 0.1%
Excelsior	91.3%	89.5%	- 2.0%	97.6%	96.3%	- 1.3%
Greenwood	0.0%	0.0%	--	99.0%	97.5%	- 1.5%
Long Lake	103.5%	100.0%	- 3.4%	102.0%	103.0%	+ 1.0%
Minnetonka Beach	90.0%	0.0%	- 100.0%	95.7%	102.6%	+ 7.2%
Minnetrista	96.9%	95.8%	- 1.1%	100.3%	99.9%	- 0.4%
Mound	100.1%	99.9%	- 0.2%	101.8%	100.1%	- 1.7%
Orono	97.0%	96.8%	- 0.2%	97.6%	99.5%	+ 1.9%
Shorewood	96.6%	97.1%	+ 0.5%	99.6%	100.4%	+ 0.8%
Spring Park	89.0%	100.0%	+ 12.4%	98.8%	100.1%	+ 1.3%
St. Bonifacius	98.9%	97.6%	- 1.3%	102.1%	101.2%	- 0.9%
Tonka Bay	98.0%	82.5%	- 15.8%	98.5%	97.9%	- 0.6%
Wayzata	96.7%	86.8%	- 10.2%	96.0%	98.0%	+ 2.1%
Woodland	0.0%	93.3%	--	97.1%	97.3%	+ 0.2%

Inventory

	12-2021	12-2022	+ / -	12-2021	12-2022	+ / -
	5	5	0.0%	1.0	1.3	+ 30.0%
	3	7	+ 133.3%	0.8	2.2	+ 175.0%
	2	1	- 50.0%	0.8	0.8	0.0%
	0	3	--	0.0	1.5	--
	3	3	0.0%	1.2	2.0	+ 66.7%
	16	44	+ 175.0%	0.7	2.9	+ 314.3%
	19	26	+ 36.8%	1.0	1.7	+ 70.0%
	19	21	+ 10.5%	1.4	1.7	+ 21.4%
	6	11	+ 83.3%	0.5	1.2	+ 140.0%
	0	1	--	0.0	0.4	--
	2	4	+ 100.0%	0.7	1.2	+ 71.4%
	7	1	- 85.7%	2.7	0.5	- 81.5%
	14	17	+ 21.4%	1.8	2.4	+ 33.3%
	0	1	--	0.0	0.8	--

Months Supply

* R12 = Rolling 12 Months. This means 12 months of data, combining the report month's total and the 11 months prior.