

Sales Study for the 2013 Assessment for Taxes Payable 2014

GREENWOOD SALES FROM OCTOBER 1, 2011 THRU SEPTEMBER 30, 2012

(MUNIC) PID	PT	ADDRNO	ADDRST	STYHGT	ACTAGE	GBA	SALEDATE	SALEPRICE	SALECODE	2012 LAND	2012 BUILD	2012 TOTAL	2012 RATIO
(19) 26-117-23-42-0011	R	5100	GREENWOOD CIR	100	1938	941	03/2012	\$205,000.00	W	120,000.00	56,000.00	176,000.00	85.85%
(19) 26-117-23-13-0058	R	4870	WOODS CT	100	1993	2396	08/2012	\$758,000.00	W	257,000.00	484,000.00	741,000.00	97.76%
(19) 26-117-23-31-0039	R	21620	MINNETONKA BLVD	200	1920	2052	08/2012	\$304,580.00	W	142,000.00	159,000.00	301,000.00	98.82%
(19) 26-117-23-13-0067	R	4777	LYMAN CT	200	1992	2597	06/2012	\$623,964.00	O	231,000.00	390,000.00	621,000.00	99.52%
(19) 26-117-23-13-0010	RL	21580	FAIRVIEW ST	200	1880	2938	09/2012	\$1,850,000.00	W	1,400,000.00	41,000.00	1,441,000.00	77.89%
(19) 26-117-23-42-0034	RL	5125	GREENWOOD CIR	175	1999	1431	05/2012	\$875,000.00	W	473,000.00	249,000.00	722,000.00	82.51%
(19) 26-117-23-24-0013	RL	21650	FAIRVIEW ST	200	1920	2868	09/2012	\$1,496,750.00	W	988,000.00	300,000.00	1,288,000.00	86.05%
(19) 26-117-23-44-0042	RL	20870	ST ALBANS GREEN	100	1980	2216	10/2011	\$1,150,000.00	C	648,000.00	376,000.00	1,024,000.00	89.04%
(19) 26-117-23-34-0056	RL	21800	BYRON CIR	175	1910	3544	06/2012	\$1,695,800.00	W	1,030,000.00	508,000.00	1,538,000.00	90.69%
(19) 26-117-23-42-0049	RL	5160	QUEENS CIR	200	1994	2510	01/2012	\$660,000.00	W	264,000.00	490,000.00	754,000.00	114.24%
(19) 26-117-23-34-0022	RL	21793	MINNETONKA BLVD	175	1978	2554	05/2012	\$620,000.00	W	595,000.00	145,000.00	740,000.00	119.35%
(19) 26-117-23-42-0040	RL	5185	GREENWOOD CIR	200	1952	1300	05/2012	\$460,000.00	O	525,000.00	32,000.00	557,000.00	121.09%
(19) 26-117-23-32-0005	RL	5190	MEADVILLE ST	175	1915	2071	08/2012	\$1,050,000.00	W	1,325,000.00	10,000.00	1,335,000.00	127.14%
(19) 26-117-23-44-0025	RL	20965	CHANNEL DR	175	1964	2339	03/2012	\$887,500.00	W	1,265,000.00	89,000.00	1,354,000.00	152.56%
(19) 26-117-23-34-0036	X	21955	MINNETONKA BLVD	100	2001	2036	10/2011	\$626,900.00	W	324,000.00	266,000.00	590,000.00	94.11%
(19) 26-117-23-34-0041	X	21955	MINNETONKA BLVD	200	2001	2844	09/2012	\$702,000.00	W	502,000.00	303,000.00	805,000.00	114.67%
												MEDIAN* ALL PROPERTIES*	98.29%
												Minus 95%	-3.29%
												MEDIAN* LAKESHORE	102.47%
												Minus 95%	-7.47%
												MEDIAN* OFF-SHORE	98.29%
												Minus 95%	-3.29%
												MEDIAN* CONDOS	104.39%
												Minus 95%	-9.39%

SALES NOT INCLUDED IN STUDY

(19) 26-117-23-44-0070	RL	20840	CHANNEL DR	200	2004	3781	04/2012	\$905,000.00	R	416,000.00	1,084,000.00	1,500,000.00	165.75%
(19) 26-117-23-34-0014	RM	21890	BYRON CIR	0	0	0	06/2012	\$35,000.00	L	21,000.00	3,000.00	24,000.00	68.57%
(19) 26-117-23-34-0045	X	21957	MINNETONKA BLVD	100	2003	1686	03/2012	\$525,000.00	R	227,000.00	251,000.00	478,000.00	91.05%
(19) 26-117-23-12-0016	R	4725	LODGE LA	200	1992	2536	01/2012	\$450,000.00	R	231,000.00	309,000.00	540,000.00	120.00%

PROPERTY TYPE: R = RESIDENTIAL, RL = RESIDENTIAL LAKESHORE, X = CONDO, LR = RESIDENTIAL LAND, LL = RESIDENTIAL LAKESHORE LAND, RM = RESIDENTIAL MISC.

SALE CODE: W = IN STUDY, R = REMOVED FROM STUDY, O = OTHER, IN STUDY, L = LAND SALE (NOT IN STUDY BUT LOOKED AT), M = MULTIPLE PIDs INVOLVED

* To ensure equalization the assessor's goal is to keep each city's MEDIAN (middle) sales ratio percentage at 95% for each property type.

There must be at least 6 sales to have a meaningful sales study.

Note: There is a lag with the market because the timing of the sales study is 15-plus months before the EMVs go into effect for the year taxes are payable.

This lag occurs in up and down markets.