

Greenwood 2013 Fall Sales Study for the 2014 Assessment for Taxes Payable 2015

"SALES STUDY" INCLUDES GREENWOOD SALES FROM OCTOBER 1, 2012 THRU SEPTEMBER 30, 2013

| PID | PT | ADDRESS | NEIGH | STY | AGE | GBA | DATE | SALE PRICE | MCAP* | 2013 LAND | 2013 BLDG | 2013 EMV | RATIO | MCAP* RATIO |
|--------------------|----|-----------------------|-------|-----|------|------|---------|-------------|-------------|-------------|-----------|--|---------------|----------------|
| RESIDENTIAL | | | | | | | | | | | | | | |
| 2611723420072 | R | 5070 HIGHVIEW PL | 05 | 200 | 2005 | 4602 | 09/2013 | \$1,600,000 | \$1,673,013 | \$418,000 | \$904,000 | \$1,322,000 | 82.63% | 79.02% |
| 3511723110036 | R | 5590 MAPLE HEIGHTS RD | 07 | 175 | 1910 | 1575 | 06/2013 | \$280,000 | \$302,360 | \$100,000 | \$116,000 | \$216,000 | 77.14% | 71.44% |
| 2611723130070 | R | 4855 LODGE LA | 01 | 100 | 1992 | 2089 | 11/2012 | \$725,000 | \$840,795 | \$257,000 | \$359,000 | \$616,000 | 84.97% | 73.26% |
| 2611723130028 | R | 4965 SLEEPY HOLLOW RD | 02 | 100 | 1949 | 800 | 12/2013 | \$280,000 | \$283,194 | \$158,000 | \$80,000 | \$238,000 | 85.00% | 84.04% |
| 2611723420011 | R | 5100 GREENWOOD CIR | 05 | 100 | 1938 | 941 | 06/2013 | \$200,000 | \$215,972 | \$122,000 | \$74,000 | \$196,000 | 98.00% | 90.75% |
| 2611723310036 | R | 5095 MEADVILLE ST | 03 | 100 | 1930 | 1324 | 05/2013 | \$300,000 | \$327,380 | \$191,000 | \$3,000 | \$194,000 | 64.67% | 59.26% |
| 3511723110056 | R | 20860 EXCELSIOR BLVD | 07 | 150 | 1915 | 1000 | 11/2013 | \$179,353 | \$183,445 | \$100,000 | \$81,000 | \$181,000 | 100.92% | 98.67% |
| | | | | | | | | | | | | MEDIAN study | 74.82% | 66.26% |
| | | | | | | | | | | | | Minus 95% | 20.18% | 28.74% |
| | | | | | | | | | | | | MEDIAN all sales | 84.97% | 79.02% |
| | | | | | | | | | | | | Minus 95% | 10.03% | 15.98% |
| CONDO | | | | | | | | | | | | | | |
| 2611723340039 | X | 21955 MINNETONKA BLVD | 70 | 100 | 2001 | 2047 | 05/2013 | \$955,000 | \$1,042,160 | \$474,000 | \$259,000 | \$733,000 | 76.75% | 70.33% |
| | | | | | | | | | | | | MEDIAN study | 76.75% | 70.33% |
| | | | | | | | | | | | | Minus 95% | 18.25% | 24.67% |
| | | | | | | | | | | | | MEDIAN all sales | 76.75% | 70.33% |
| | | | | | | | | | | | | Minus 95% | 18.25% | 24.67% |
| LAKESHORE | | | | | | | | | | | | | | |
| 3511723110092 | RL | 5560 MAPLE HEIGHTS RD | 10305 | 100 | 1957 | 944 | 01/2013 | \$871,000 | \$950,958 | \$655,000 | \$10,000 | \$665,000 | 76.35% | 69.93% |
| 3511723120034 | RL | 21470 EXCELSIOR BLVD | 10307 | 200 | 1987 | 2604 | 12/2013 | \$1,550,000 | \$1,561,858 | \$625,000 | \$307,000 | \$932,000 | 60.13% | 59.67% |
| 2611723320023 | RL | 5210 MEADVILLE ST | 10202 | 200 | 2004 | 4045 | 9/2013 | \$1,800,000 | \$1,855,080 | \$655,000 | \$429,000 | \$1,084,000 | 60.22% | 58.43% |
| 2611723440022 | RL | 20885 CHANNEL DR | 10310 | 200 | 1957 | 3080 | 09/2013 | \$677,000 | \$697,716 | \$234,000 | \$261,000 | \$495,000 | 73.12% | 70.95% |
| 2611723310055 | RL | 5030 MEADVILLE ST | 10102 | 200 | 1996 | 4500 | 09/2013 | \$3,500,000 | \$3,607,100 | \$1,945,000 | \$955,000 | \$2,900,000 | 82.86% | 80.40% |
| 2611723440066 | RL | 5490 MANOR RD | 10310 | 100 | 2002 | 2482 | 08/2013 | \$695,000 | \$721,584 | \$234,000 | \$402,000 | \$636,000 | 91.51% | 88.14% |
| 2611723410001 | RL | 5180 ST ALBANS BAY RD | 10305 | 200 | 1925 | 2339 | 10/2012 | \$1,087,500 | \$1,212,291 | \$822,000 | \$163,000 | \$985,000 | 90.57% | 81.25% |
| 3511723110022 | RL | 21170 EXCELSIOR BLVD | 10307 | 200 | 1988 | 1800 | 11/2013 | \$921,500 | \$935,599 | \$555,000 | \$200,000 | \$755,000 | 81.93% | 80.70% |
| 2611723310013 | RL | 5125 WEST ST | 10304 | 200 | 1940 | 1388 | 05/2013 | \$585,000 | \$620,802 | \$504,000 | \$11,000 | \$515,000 | 88.03% | 82.96% |
| 2611723330010 | RL | 5220 MEADVILLE ST | 10202 | 200 | 1966 | 5058 | 05/2013 | \$1,887,500 | \$2,003,015 | \$893,000 | \$456,000 | \$1,349,000 | 71.47% | 67.35% |
| 2611723330007 | RL | 5280 MEADVILLE ST | 10202 | 100 | 1940 | 1073 | 07/2013 | \$511,000 | \$534,455 | \$448,000 | \$10,000 | \$458,000 | 89.63% | 85.69% |
| 2611723130005 | RL | 21500 FAIRVIEW ST | 10101 | 200 | 1925 | 2141 | 11/2013 | \$875,000 | \$888,388 | \$855,000 | \$15,000 | \$870,000 | 99.43% | 97.93% |
| 2611723440037 | RL | 20985 CHANNEL DR | 10305 | 200 | 1977 | 3589 | 12/2013 | \$1,497,150 | \$1,508,603 | \$875,000 | \$556,000 | \$1,431,000 | 95.58% | 94.86% |
| 2611723440042 | RL | 20870 ST ALBANS GREEN | 10305 | 100 | 1980 | 2216 | 03/2013 | \$741,185 | \$797,886 | \$648,000 | \$381,000 | \$1,029,000 | 138.83% | 128.97% |
| 3511723120001 | RL | 5560 MAPLE HEIGHTS RD | 10308 | 200 | 2004 | 7584 | 01/2013 | \$1,004,000 | \$1,096,167 | \$1,300,000 | \$100,000 | \$1,400,000 | 139.44% | 127.72% |
| | | | | | | | | | | | | MEDIAN study | 88.83% | 82.10% |
| | | | | | | | | | | | | Minus 95% | 6.17% | 12.90% |
| | | | | | | | | | | | | MEDIAN all sales | 88.03% | 81.25% |
| | | | | | | | | | | | | Minus 95% | 6.97% | 13.75% |
| | | | | | | | | | | | | MEDIAN study after June 2013 (3) plus after study (4) | 89.63% | 85.69% |
| | | | | | | | | | | | | Minus 95% | 5.37% | 9.31% |
| | | | | | | | | | | | | MEDIAN after study (4) | 88.76% | 87.78% |
| | | | | | | | | | | | | Minus 95% | 6.24% | 7.22% |

* MCAP = Market Conditions Adjusted Price

PROPERTY TYPE: R = RESIDENTIAL, RL = RESIDENTIAL LAKESHORE, X = CONDO

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. 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.

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| | Sales that were included in the State Sales Ratio Study |
| | Sales that were rejected from the State Sales Ratio Study |
| | Sales that occurred after the official end of the State Sales Ratio Study period |