

ASSESSMENT GROWTH REPORT

RESIDENTIAL LAKESHORE PROPERTIES

| JAN-JAN | 98-99 Growth | | 99-00 Growth | | 00-01 Growth | | 01-02 Growth | | 02-03 Growth | | 03-04 Growth | | 04-05 Growth | | 05-06 Growth | | 06-07 Growth | | 07-08 Growth | | 08-09 Growth | | 09-10 Growth | | 10-11 Growth | | 11-12 Growth | | 12-13 Growth | | 13-14 Growth | | AVERAGE Annual Growth | TOTAL Growth |
|---|--------------|----|--------------|----|--------------|----|--------------|----|--------------|----|--------------|----|--------------|----|--------------|----|--------------|----|--------------|----|--------------|----|--------------|----|--------------|----|--------------|----|--------------|----|--------------|----|-----------------------|--------------|
| EXCELSIOR | 8.7% | 3 | 19.0% | 1 | 27.6% | 1 | 16.6% | 3 | 17.4% | 1 | 1.4% | 3 | 7.3% | 2 | 30.5% | 0 | 4.0% | 2 | 0.7% | 1 | -6.3% | 0 | -6.3% | 2 | -0.6% | 1 | -2.0% | 4 | 3.5% | 2 | 15.0% | 3 | 8.0% | 136.5% |
| GREENWOOD | 8.1% | 7 | 17.0% | 3 | 21.3% | 5 | 22.2% | 3 | 15.5% | 6 | 4.4% | 6 | 23.2% | 3 | 15.5% | 5 | 10.2% | 3 | 1.1% | 5 | -3.3% | 8 | -7.9% | 3 | -6.2% | 2 | -2.9% | 8 | -5.9% | 10 | 10.5% | 6 | 7.2% | 122.8% |
| MTKA BEACH | 1.3% | 0 | 14.4% | 3 | 38.3% | 2 | 20.0% | 5 | 9.1% | 2 | 8.6% | 5 | 14.2% | 7 | 12.6% | 5 | 10.5% | 5 | -0.1% | 5 | -7.4% | 1 | -6.4% | 5 | -2.0% | 3 | -9.9% | 6 | -13.0% | 4 | 27.8% | 5 | 6.9% | 118.0% |
| TONKA BAY | 10.1% | 12 | 18.9% | 14 | 19.8% | 17 | 24.3% | 11 | 9.0% | 14 | 1.2% | 17 | 17.2% | 11 | 16.2% | 18 | 13.3% | 12 | 1.3% | 6 | -3.1% | 9 | -6.7% | 6 | -4.9% | 4 | -7.0% | 12 | -4.1% | 20 | 7.6% | 15 | 6.7% | 113.1% |
| MINNETONKA | 2.5% | 7 | 13.5% | 1 | 26.1% | 3 | 22.5% | 6 | 11.0% | 6 | 2.9% | 7 | 17.8% | 2 | 22.0% | 2 | 10.5% | 5 | -0.4% | 2 | -7.5% | 6 | -14.5% | 1 | 0.0% | 2 | -4.6% | 4 | 1.0% | 7 | 1.2% | 9 | 6.1% | 104.0% |
| SPRING PARK | 3.0% | 3 | 31.3% | 8 | 17.7% | 1 | 10.4% | 1 | 16.5% | 6 | 5.8% | 4 | 25.3% | 5 | 8.6% | 3 | 13.3% | 2 | 2.8% | 0 | -10.5% | 0 | -6.0% | 1 | -8.2% | 1 | -12.7% | 2 | -2.4% | 4 | 5.9% | 5 | 5.9% | 100.8% |
| MOUND | 10.8% | 29 | 15.0% | 60 | 18.9% | 37 | 18.1% | 32 | 10.7% | 30 | 8.3% | 41 | 15.4% | 46 | 15.8% | 47 | 16.2% | 34 | 3.1% | 29 | -10.3% | 11 | -11.7% | 29 | -11.2% | 25 | -3.3% | 21 | -2.2% | 51 | 5.3% | 47 | 5.8% | 98.9% |
| ORONO | 9.9% | 38 | 17.1% | 50 | 21.6% | 42 | 13.9% | 36 | 17.7% | 38 | 10.6% | 40 | 11.8% | 47 | 9.5% | 49 | 9.8% | 26 | 0.8% | 27 | -1.8% | 19 | -7.0% | 16 | -8.2% | 18 | -8.6% | 25 | -1.7% | 33 | 2.4% | 38 | 5.8% | 97.8% |
| SHOREWOOD | 10.7% | 13 | 18.1% | 9 | 21.7% | 12 | 11.3% | 11 | 15.0% | 12 | 5.2% | 18 | 11.9% | 23 | 8.3% | 18 | 5.3% | 8 | 1.6% | 5 | -1.5% | 10 | -6.9% | 8 | -4.3% | 10 | -6.5% | 10 | -2.1% | 21 | 9.0% | 15 | 5.7% | 96.8% |
| DEEPHAVEN | 19.7% | 5 | 11.9% | 6 | 27.3% | 10 | 7.5% | 2 | 10.3% | 5 | 1.3% | 7 | 6.7% | 4 | 16.0% | 1 | 12.8% | 3 | -0.3% | 4 | -5.8% | 5 | -8.0% | 3 | -5.5% | 5 | -4.3% | 8 | -0.6% | 7 | 7.7% | 10 | 5.7% | 96.7% |
| MINNETRISTA | 13.4% | 21 | 12.4% | 31 | 15.7% | 14 | 17.2% | 8 | 11.7% | 24 | 8.1% | 16 | 13.9% | 27 | 19.4% | 28 | 8.4% | 25 | -3.9% | 18 | -3.9% | 15 | -8.7% | 8 | -4.8% | 14 | -6.3% | 9 | -2.2% | 12 | 2.7% | 25 | 5.5% | 93.1% |
| WAYZATA | 7.3% | 1 | 9.8% | 2 | 21.6% | 3 | 12.7% | 3 | 16.7% | 4 | 2.0% | 1 | 22.3% | 7 | 18.1% | 4 | 5.6% | 3 | 0.1% | 3 | -9.0% | 2 | -5.7% | 1 | -0.3% | 3 | -11.8% | 1 | -3.8% | 3 | 0.7% | 3 | 5.1% | 86.3% |
| WOODLAND | 9.7% | 2 | 8.4% | 0 | 28.3% | 1 | 18.2% | 0 | 8.6% | 2 | 1.1% | 1 | 12.0% | 0 | 7.1% | 1 | 5.7% | 3 | -0.2% | 1 | -3.7% | 1 | -2.8% | 0 | -6.4% | 2 | -6.7% | 1 | -4.0% | 3 | 3.0% | 5 | 4.6% | 78.3% |
| Average | 8.9% | | 15.9% | | 23.5% | | 16.5% | | 13.0% | | 4.7% | | 15.3% | | 15.4% | | 9.7% | | 0.5% | | -5.7% | | -7.6% | | -4.8% | | -6.7% | | -2.9% | | 7.6% | | 6.1% | 103.3% |
| OTHER SOUTH LAKE MINNETONKA CITIES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EXCELSIOR | 8.7% | 3 | 19.0% | 1 | 27.6% | 1 | 16.6% | 3 | 17.4% | 1 | 1.4% | 3 | 7.3% | 2 | 30.5% | 0 | 4.0% | 2 | 0.7% | 1 | -6.3% | 0 | -6.3% | 2 | -0.6% | 1 | -2.0% | 4 | 3.5% | 2 | 15.0% | 3 | 8.0% | 136.5% |
| TONKA BAY | 10.1% | 12 | 18.9% | 14 | 19.8% | 17 | 24.3% | 11 | 9.0% | 14 | 1.2% | 17 | 17.2% | 11 | 16.2% | 18 | 13.3% | 12 | 1.3% | 6 | -3.1% | 9 | -6.7% | 6 | -4.9% | 4 | -7.0% | 12 | -4.1% | 20 | 7.6% | 15 | 6.7% | 113.1% |
| SHOREWOOD | 10.7% | 13 | 18.1% | 9 | 21.7% | 12 | 11.3% | 11 | 15.0% | 12 | 5.2% | 18 | 11.9% | 23 | 8.3% | 18 | 5.3% | 8 | 1.6% | 5 | -1.5% | 10 | -6.9% | 8 | -4.3% | 10 | -6.5% | 10 | -2.1% | 21 | 9.0% | 15 | 5.7% | 96.8% |
| DEEPHAVEN | 19.7% | 5 | 11.9% | 6 | 27.3% | 10 | 7.5% | 2 | 10.3% | 5 | 1.3% | 7 | 6.7% | 4 | 16.0% | 1 | 12.8% | 3 | -0.3% | 4 | -5.8% | 5 | -8.0% | 3 | -5.5% | 5 | -4.3% | 8 | -0.6% | 7 | 7.7% | 10 | 5.7% | 96.7% |
| Average | 12.3% | | 17.0% | | 24.1% | | 14.9% | | 12.9% | | 2.3% | | 10.8% | | 17.8% | | 8.9% | | 0.8% | | -4.2% | | -7.0% | | -3.8% | | -5.0% | | -0.8% | | 9.8% | | 6.5% | 110.8% |
| Difference between Greenwood and average of other So Lake Mtka cities | -4.2% | 7 | 0.0% | 3 | -2.8% | 5 | 7.3% | 3 | 2.6% | 6 | 2.1% | 6 | 12.4% | 3 | -2.3% | 5 | 1.4% | 3 | 0.3% | 5 | 0.9% | 8 | -0.9% | 3 | -2.4% | 2 | 2.1% | 8 | -5.1% | 10 | 0.7% | 6 | 0.7% | 12.0% |

The numbers to the right of the percentages indicate the number of sales in the final sales study. Indicates years where change was based on fewer than 6 sales.

Data provided by county assessor. Organization done by Deb Kind 03-26-14, 7pm.

| JAN-JAN | 13-14 Growth | |
|--------------------------------|--------------|----|
| MTKA BEACH | 27.8% | 5 |
| EXCELSIOR | 15.0% | 3 |
| GREENWOOD | 10.5% | 6 |
| SHOREWOOD | 9.0% | 15 |
| DEEPHAVEN | 7.7% | 10 |
| TONKA BAY | 7.6% | 15 |
| SPRING PARK | 5.9% | 5 |
| MOUND | 5.3% | 47 |
| WOODLAND | 3.0% | 5 |
| MINNETRISTA | 2.7% | 25 |
| ORONO | 2.4% | 38 |
| MINNETONKA | 1.2% | 9 |
| WAYZATA | 0.7% | 3 |
| Average | 7.6% | |
| OTHER SO LK MTKA CITIES | | |
| EXCELSIOR | 15.0% | 3 |
| DEEPHAVEN | 7.7% | 10 |
| SHOREWOOD | 9.0% | 15 |
| TONKA BAY | 7.6% | 15 |
| Average | 9.8% | |

| JAN-JAN | 09-10 Growth | 10-11 Growth | 11-12 Growth | 12-13 Growth | 13-14 Growth | AVERAGE Annual Growth | TOTAL Growth | | | | | |
|---|--------------|--------------|--------------|--------------|--------------|-----------------------|--------------|----|-------|----|-------|--------|
| EXCELSIOR | -6.3% | 2 | -0.6% | 1 | -2.0% | 4 | 3.5% | 2 | 15.0% | 3 | 1.6% | 9.6% |
| MTKA BEACH | -6.4% | 5 | -2.0% | 3 | -9.9% | 6 | -13.0% | 4 | 27.8% | 5 | -0.6% | -3.5% |
| DEEPHAVEN | -8.0% | 3 | -5.5% | 5 | -4.3% | 8 | -0.6% | 7 | 7.7% | 10 | -1.8% | -10.7% |
| SHOREWOOD | -6.9% | 8 | -4.3% | 10 | -6.5% | 10 | -2.1% | 21 | 9.0% | 15 | -1.8% | -10.8% |
| GREENWOOD | -7.9% | 3 | -6.2% | 2 | -2.9% | 8 | -5.9% | 10 | 10.5% | 6 | -2.1% | -12.4% |
| TONKA BAY | -6.7% | 6 | -4.9% | 4 | -7.0% | 12 | -4.1% | 20 | 7.6% | 15 | -2.5% | -15.1% |
| MINNETONKA | -14.5% | 1 | 0.0% | 2 | -4.6% | 4 | 1.0% | 7 | 1.2% | 9 | -2.8% | -16.9% |
| WOODLAND | -2.8% | 0 | -6.4% | 2 | -6.7% | 1 | -4.0% | 3 | 3.0% | 5 | -2.8% | -16.9% |
| MINNETRISTA | -8.7% | 8 | -4.8% | 14 | -6.3% | 9 | -2.2% | 12 | 2.7% | 25 | -3.2% | -19.3% |
| WAYZATA | -5.7% | 1 | -0.3% | 3 | -11.8% | 1 | -3.8% | 3 | 0.7% | 3 | -3.5% | -20.9% |
| ORONO | -7.0% | 16 | -8.2% | 18 | -8.6% | 25 | -1.7% | 33 | 2.4% | 38 | -3.9% | -23.1% |
| MOUND | -11.7% | 29 | -11.2% | 25 | -3.3% | 21 | -2.2% | 51 | 5.3% | 47 | -3.9% | -23.1% |
| SPRING PARK | -6.0% | 1 | -8.2% | 1 | -12.7% | 2 | -2.4% | 4 | 5.9% | 5 | -3.9% | -23.4% |
| Average | -7.6% | | -4.8% | | -6.7% | | -2.9% | | 7.6% | | -2.4% | -14.3% |
| OTHER SOUTH LAKE MINNETONKA CITIES | | | | | | | | | | | | |
| EXCELSIOR | -6.3% | 2 | -0.6% | 1 | -2.0% | 4 | 3.5% | 2 | 15.0% | 3 | 1.6% | 9.6% |
| DEEPHAVEN | -8.0% | 3 | -5.5% | 5 | -4.3% | 8 | -0.6% | 7 | 7.7% | 10 | -1.8% | -10.7% |
| SHOREWOOD | -6.9% | 8 | -4.3% | 10 | -6.5% | 10 | -2.1% | 21 | 9.0% | 15 | -1.8% | -10.8% |
| TONKA BAY | -6.7% | 6 | -4.9% | 4 | -7.0% | 12 | -4.1% | 20 | 7.6% | 15 | -2.5% | -15.1% |
| Average | -7.0% | | -3.8% | | -5.0% | | -0.8% | | 9.8% | | -1.1% | -6.8% |