

HENNEPIN COUNTY

MINNESOTA

To: City of Greenwood, Mayor and Council
From: Michael Smerdon, Principal Residential Appraiser
Date: March 5th, 2018
Re: 2018 Assessment and Local Board of Appeal and Equalization

The 2018 Greenwood Local Board of Appeal and Equalization Meeting is scheduled for Thursday, April 12th, at 6:00 P.M. In preparation for the upcoming Board of Appeal Meeting, please find the enclosed data to help you. There is market data, Board of Appeal meeting procedures, and sales photos with characteristics from a sample of sales throughout the city.

Annual Revaluation, Sales, and New Construction Reviews

Each year, one fifth of the properties in the city are reviewed and the records are updated. For the 2018 assessment we viewed single family properties along the South side of St. Albans Bay, including Maclynn Island, along with properties in the North West corner of St. Albans Bay. Properties along Meadville Street from Excelsior Bay to Meadville Park were also viewed for the 2018 assessment. Included in this sales book is a map of our revaluation areas over the next five year assessment cycle. (See 2018 Reval Map). All sales that occurred between October 1, 2016 and September 30, 2017 in the City of Greenwood were analyzed for the 2018 assessment.

Summary of the 2018 Assessment

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

<u>Residential</u>	+ 3.8%	<u>Condos</u>	+ 2.8%
<u>Residential Lakeshore</u>	+ 2.7%	<u>Townhouses</u>	+ 0.0%
<u>Commercial</u>	+ 1.5%	<u>Double Bungalow's</u>	+ 0.0%
<u>Industrial</u>	+ 0.0%	<u>Residential Zero Lot Line</u>	+ 0.0%
<u>Apartment</u>	+ 4.3%		



The City of Greenwood has a total market value of approximately \$357,311,600. This value includes \$1,660,000 due to new construction. The overall value increase for all property types in the City of Greenwood is 2.73%.

The Local Board of Appeal and Equalization Process

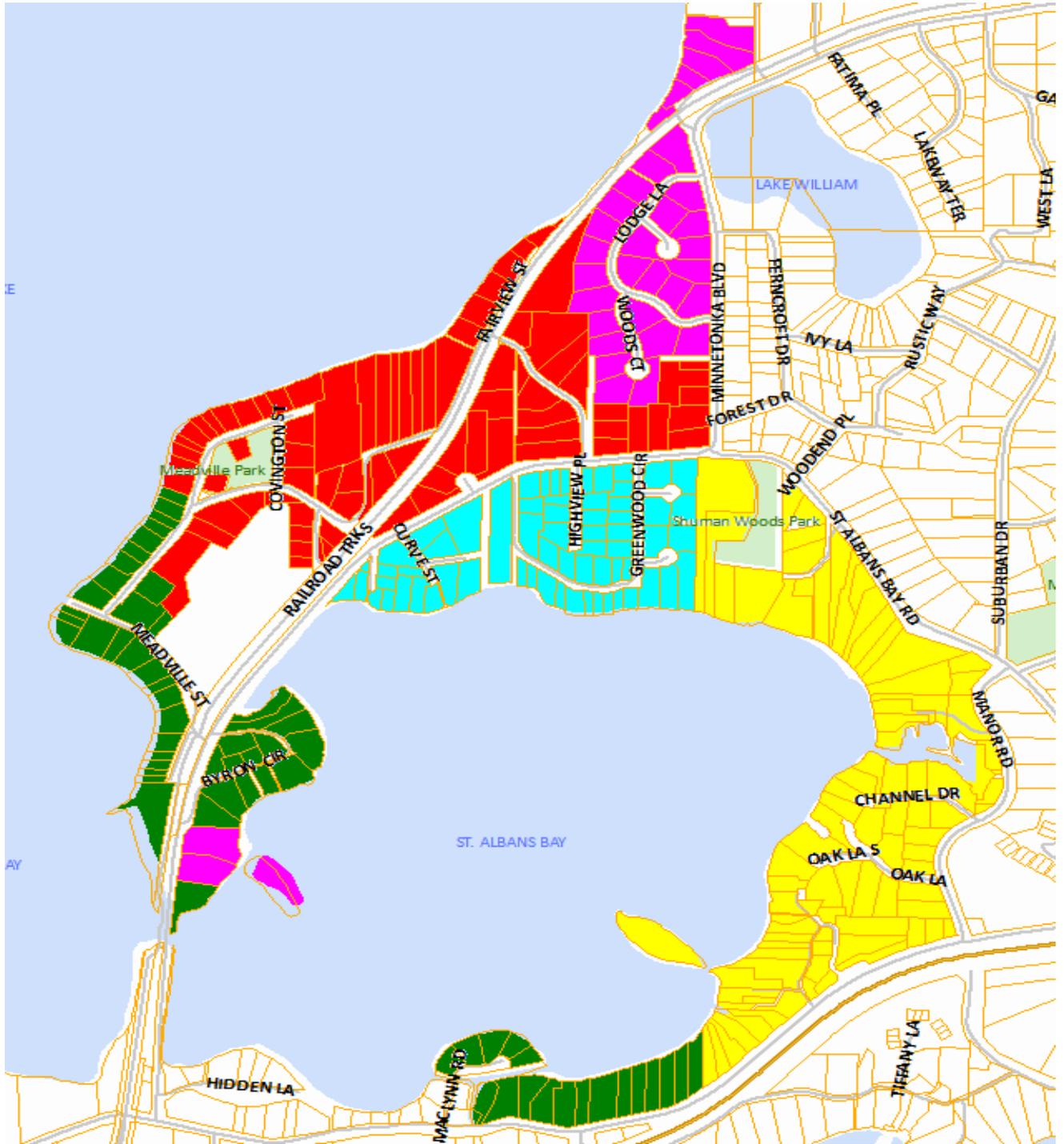
Value notices were scheduled to be mailed March 5th, 2018. Taxpayers with value or classification concerns should contact the assessor's office. During the initial conversation, the property owner may discuss their concerns and review sales information with an appraiser. The majority of the callers are satisfied after a conversation with an appraiser. If additional attention is necessary the appraiser will review the property.

The board has the authority to increase, decrease, or take no action on individual valuations. The total reduction must not reduce the cities aggregate assessment by more than one percent or none of the adjustments will be allowed. The board cannot increase or decrease by a percentage to all of the assessments in the district by class. If the board chooses to reconvene, it must do so within 20 days (from the meeting call to order.)

In order for the taxpayer to appeal to the County Board they must first appeal to the Local Board either in person or in writing. The County Board of Appeal and Equalization will begin meeting on June 11, 2018. All requests for appointments at the County Board must be received before May 16, 2018. To make an appointment, taxpayers should call 612-348-7050.

If you have any questions or concerns, please contact Mike Smerdon, 952-249-4641.

Greenwood Revaluation Map



2018

2019

2020

2021

2017



Hennepin County Assessor's Office

James R Atchison, County Assessor

2018 Assessment Report

Lake Minnetonka Report On Lake Residential Single Family Houses

City	Parcels	2017 Median EMV	2018 Median EMV	Chg	2018 Total EMV	Qualified Sales	Mean Sale Price	Median Sale Price	Median Sale Ratio	Median Time Adj Sale Ratio
Deephaven	257	\$1,807,000	\$1,926,000	4.6%	\$584,493,000	8	\$3,204,000	\$3,400,000	97.0%	95.4%
Excelsior	37	\$1,396,000	\$1,489,000	6.7%	\$62,521,000	2	\$2,200,000	\$2,200,000	98.6%	96.1%
Greenwood	164	\$1,287,000	\$1,289,500	1.5%	\$239,889,600	3	\$1,527,505	\$1,390,015	97.5%	95.6%
Minnetonka	135	\$1,004,900	\$1,073,500	4.8%	\$169,198,200	5	\$1,468,800	\$1,282,500	101.3%	94.9%
Minnetonka Beach	111	\$1,993,000	\$2,089,000	2.4%	\$254,626,700	6	\$2,090,417	\$1,677,500	102.2%	95.8%
Minnetrista	577	\$789,000	\$825,000	6.1%	\$594,002,000	24	\$1,184,410	\$1,115,000	100.5%	95.9%
Mound	844	\$547,000	\$596,500	6.1%	\$537,332,000	46	\$747,054	\$727,850	99.2%	95.0%
Orono	1,040	\$941,500	\$989,000	2.2%	\$1,447,435,200	40	\$1,518,518	\$1,161,250	100.4%	95.0%
Shorewood	253	\$1,199,000	\$1,156,000	-2.5%	\$362,672,000	14	\$1,142,464	\$902,500	99.2%	96.2%
Spring Park	113	\$584,000	\$630,000	4.2%	\$72,301,000	4	\$606,163	\$675,000	102.1%	96.1%
Tonka Bay	325	\$1,182,000	\$1,166,000	0.0%	\$442,534,000	15	\$1,451,512	\$1,375,000	97.6%	95.6%
Wayzata	119	\$2,982,000	\$2,991,000	-0.3%	\$475,671,000	6	\$3,338,333	\$3,375,000	100.1%	95.5%
Woodland	108	\$1,462,000	\$1,389,500	2.5%	\$234,165,000	4	\$2,743,500	\$2,570,000	97.8%	96.2%
Total	4,083	\$870,000	\$916,000	3.2%	\$5,476,840,700	177	\$1,408,067	\$1,006,000	99.3%	95.1%

How the Assessor Estimates Your Market Value

2

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 2016 market value, the assessor reviews property sales from October 1, 2014, to September 30, 2015.
- Property owners may appeal their market value and classification. This process occurs from April 1, 2016, to June 30, 2016.
- Property values and classifications become final on July 1, 2016. These values are used to determine taxes for 2017.

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

3

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 market value estimate 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 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 2015 assessment by April 30, 2016.

You can get more information, forms, and instructions at www.taxcourt.state.mn.us or by calling 651-296-2806.

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.

2017 Annual Housing Market Report – Twin Cities Metro

Median Prices – Around the Metro



MINNEAPOLIS AREA Association
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	2013	2014	2015	2016	2017	Change From 2016	Change From 2013
16-County Twin Cities Region	\$190,000	\$205,000	\$219,000	\$230,000	\$246,000	+ 7.0%	+ 29.5%
13-County Twin Cities Region	\$192,000	\$205,600	\$220,000	\$232,000	\$247,900	+ 6.9%	+ 29.1%
Afton	\$409,500	\$412,375	\$435,000	\$452,500	\$431,000	- 4.8%	+ 5.3%
Albertville	\$178,900	\$179,900	\$210,000	\$225,000	\$239,900	+ 6.6%	+ 34.1%
Andover	\$227,491	\$236,700	\$247,500	\$268,000	\$290,000	+ 8.2%	+ 27.5%
Annandale	\$159,000	\$172,221	\$204,450	\$205,000	\$222,400	+ 8.5%	+ 39.9%
Anoka	\$146,950	\$166,000	\$178,950	\$195,000	\$207,000	+ 6.2%	+ 40.9%
Apple Valley	\$195,000	\$213,000	\$224,900	\$229,900	\$245,800	+ 6.9%	+ 26.1%
Arden Hills	\$300,300	\$252,000	\$282,000	\$299,000	\$301,000	+ 0.7%	+ 0.2%
Bayport	\$200,000	\$237,450	\$207,000	\$233,250	\$300,000	+ 28.6%	+ 50.0%
Becker	\$155,900	\$169,900	\$183,900	\$193,250	\$211,450	+ 9.4%	+ 35.6%
Belle Plaine	\$159,000	\$187,700	\$193,250	\$207,050	\$225,000	+ 8.7%	+ 41.5%
Bethel	\$135,000	\$115,000	\$158,185	\$199,450	\$205,500	+ 3.0%	+ 52.2%
Big Lake	\$154,500	\$169,900	\$178,000	\$200,000	\$210,000	+ 5.0%	+ 35.9%
Birchwood Village	\$287,375	\$340,000	\$260,000	\$289,000	\$340,000	+ 17.6%	+ 18.3%
Blaine	\$199,200	\$218,665	\$220,000	\$230,000	\$242,643	+ 5.5%	+ 21.8%
Bloomington	\$193,100	\$201,000	\$218,000	\$232,000	\$250,000	+ 7.8%	+ 29.5%
Bloomington – East	\$169,000	\$182,000	\$198,250	\$210,000	\$232,000	+ 10.5%	+ 37.3%
Bloomington – West	\$215,000	\$225,000	\$235,000	\$250,000	\$264,750	+ 5.9%	+ 23.1%
Brainerd MSA	\$161,000	\$165,000	\$170,000	\$182,000	\$194,000	+ 6.6%	+ 20.5%
Brooklyn Center	\$122,000	\$139,950	\$154,900	\$165,000	\$186,125	+ 12.8%	+ 52.6%
Brooklyn Park	\$167,000	\$174,900	\$194,000	\$214,200	\$229,900	+ 7.3%	+ 37.7%
Buffalo	\$171,810	\$175,000	\$200,000	\$204,900	\$234,000	+ 14.2%	+ 36.2%
Burnsville	\$185,000	\$209,500	\$222,000	\$234,950	\$244,550	+ 4.1%	+ 32.2%
Cambridge	\$127,000	\$148,250	\$163,500	\$169,900	\$190,500	+ 12.1%	+ 50.0%
Cannon Falls	\$177,500	\$166,100	\$193,000	\$205,000	\$234,900	+ 14.6%	+ 32.3%
Carver	\$282,500	\$270,000	\$277,750	\$296,090	\$345,000	+ 16.5%	+ 22.1%
Centerville	\$189,950	\$197,500	\$223,000	\$235,000	\$243,000	+ 3.4%	+ 27.9%
Champlin	\$182,500	\$193,950	\$205,000	\$224,000	\$239,000	+ 6.7%	+ 31.0%
Chanhausen	\$305,000	\$318,838	\$325,000	\$336,950	\$346,950	+ 3.0%	+ 13.8%
Chaska	\$252,000	\$235,000	\$255,000	\$272,500	\$293,000	+ 7.5%	+ 16.3%
Chisago	\$199,850	\$201,500	\$235,000	\$250,000	\$255,000	+ 2.0%	+ 27.6%
Circle Pines	\$144,150	\$154,000	\$162,550	\$180,000	\$191,050	+ 6.1%	+ 32.5%
Clear Lake	\$160,375	\$154,500	\$185,000	\$177,000	\$214,900	+ 21.4%	+ 34.0%
Clearwater	\$160,000	\$159,500	\$157,500	\$190,000	\$182,500	- 3.9%	+ 14.1%
Coates	\$0	\$0	\$161,625	\$0	\$112,500	--	--
Cokato	\$129,900	\$123,200	\$132,450	\$159,550	\$157,000	- 1.6%	+ 20.9%
Cologne	\$181,500	\$262,950	\$250,000	\$240,000	\$293,313	+ 22.2%	+ 61.6%
Columbia Heights	\$132,000	\$140,000	\$158,125	\$173,950	\$190,000	+ 9.2%	+ 43.9%
Columbus	\$202,800	\$227,500	\$236,300	\$263,000	\$277,500	+ 5.5%	+ 36.8%
Coon Rapids	\$150,000	\$160,300	\$175,000	\$190,000	\$204,000	+ 7.4%	+ 36.0%
Corcoran	\$300,000	\$312,500	\$330,000	\$378,000	\$431,200	+ 14.1%	+ 43.7%
Cottage Grove	\$194,000	\$209,900	\$222,000	\$240,000	\$250,000	+ 4.2%	+ 28.9%
Crystal	\$149,250	\$157,500	\$172,000	\$185,450	\$200,900	+ 8.3%	+ 34.6%

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Median Prices – Around the Metro



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	2013	2014	2015	2016	2017	Change From 2016	Change From 2013
Dayton	\$274,000	\$218,250	\$328,709	\$358,123	\$425,195	+ 18.7%	+ 55.2%
Deephaven	\$518,500	\$585,000	\$622,500	\$581,000	\$689,000	+ 18.6%	+ 32.9%
Delano	\$232,870	\$241,250	\$275,100	\$280,000	\$295,000	+ 5.4%	+ 26.7%
Dellwood	\$507,500	\$765,000	\$594,215	\$532,000	\$600,000	+ 12.8%	+ 18.2%
Eagan	\$220,000	\$234,700	\$243,274	\$259,000	\$267,500	+ 3.3%	+ 21.6%
East Bethel	\$179,900	\$198,000	\$219,500	\$237,500	\$253,250	+ 6.6%	+ 40.8%
Eden Prairie	\$279,294	\$300,000	\$299,900	\$308,500	\$329,500	+ 6.8%	+ 18.0%
Edina	\$350,000	\$380,000	\$397,000	\$435,010	\$461,000	+ 6.0%	+ 31.7%
Elk River	\$172,000	\$195,000	\$215,500	\$230,500	\$245,000	+ 6.3%	+ 42.4%
Elko New Market	\$247,627	\$257,520	\$264,250	\$305,000	\$300,000	- 1.6%	+ 21.1%
Excelsior	\$409,750	\$452,500	\$502,500	\$502,000	\$529,500	+ 5.5%	+ 29.2%
Falcon Heights	\$238,000	\$257,450	\$257,000	\$288,800	\$270,000	- 6.5%	+ 13.4%
Faribault	\$135,000	\$135,250	\$143,450	\$158,700	\$175,000	+ 10.3%	+ 29.6%
Farmington	\$192,500	\$210,000	\$220,000	\$229,900	\$251,450	+ 9.4%	+ 30.6%
Forest Lake	\$191,500	\$219,900	\$225,500	\$230,000	\$250,500	+ 8.9%	+ 30.8%
Fridley	\$154,250	\$160,000	\$175,000	\$187,800	\$199,900	+ 6.4%	+ 29.6%
Gem Lake	\$169,450	\$563,864	\$411,000	\$205,000	\$617,500	+ 201.2%	+ 264.4%
Golden Valley	\$246,000	\$247,500	\$264,900	\$290,275	\$314,000	+ 8.2%	+ 27.6%
Grant	\$415,500	\$445,000	\$399,900	\$404,650	\$472,000	+ 16.6%	+ 13.6%
Greenfield	\$354,000	\$486,500	\$405,000	\$427,965	\$395,250	- 7.6%	+ 11.7%
Greenwood	\$921,500	\$747,500	\$965,000	\$1,233,450	\$1,227,350	- 0.5%	+ 33.2%
Ham Lake	\$271,600	\$289,900	\$297,500	\$319,000	\$329,900	+ 3.4%	+ 21.5%
Hamburg	\$95,500	\$138,000	\$119,900	\$186,000	\$197,750	+ 6.3%	+ 107.1%
Hammond	\$145,000	\$163,000	\$160,950	\$174,000	\$213,500	+ 22.7%	+ 47.2%
Hampton	\$204,000	\$200,000	\$233,000	\$233,900	\$253,750	+ 8.5%	+ 24.4%
Hanover	\$239,950	\$254,313	\$266,250	\$289,950	\$309,730	+ 6.8%	+ 29.1%
Hastings	\$169,900	\$182,250	\$196,000	\$206,000	\$205,000	- 0.5%	+ 20.7%
Hilltop	\$34,500	\$47,500	\$0	\$56,000	\$71,250	+ 27.2%	+ 106.5%
Hopkins	\$180,500	\$182,000	\$213,500	\$215,000	\$219,400	+ 2.0%	+ 21.6%
Hudson	\$228,500	\$233,500	\$262,000	\$263,000	\$294,361	+ 11.9%	+ 28.8%
Hugo	\$195,000	\$180,000	\$204,500	\$230,900	\$233,200	+ 1.0%	+ 19.6%
Hutchinson	\$125,000	\$142,900	\$145,000	\$147,700	\$161,000	+ 9.0%	+ 28.8%
Independence	\$411,500	\$424,950	\$525,000	\$535,000	\$497,684	- 7.0%	+ 20.9%
Inver Grove Heights	\$194,950	\$180,000	\$193,500	\$216,000	\$229,999	+ 6.5%	+ 18.0%
Isanti	\$125,000	\$149,900	\$158,500	\$177,900	\$189,950	+ 6.8%	+ 52.0%
Jordan	\$215,000	\$209,000	\$247,000	\$255,000	\$265,000	+ 3.9%	+ 23.3%
Lake Elmo	\$374,900	\$428,500	\$401,000	\$406,550	\$432,500	+ 6.4%	+ 15.4%
Lake Minnetonka Area	\$369,950	\$380,000	\$395,000	\$398,750	\$450,000	+ 12.9%	+ 21.6%
Lake St. Croix Beach	\$139,000	\$176,250	\$187,250	\$220,900	\$182,500	- 17.4%	+ 31.3%
Lakeland	\$204,990	\$223,000	\$244,000	\$255,000	\$276,500	+ 8.4%	+ 34.9%
Lakeland Shores	\$265,000	\$1,500,000	\$247,423	\$278,500	\$800,000	+ 187.3%	+ 201.9%
Lakeville	\$258,000	\$272,000	\$299,000	\$307,125	\$324,900	+ 5.8%	+ 25.9%
Lauderdale	\$175,000	\$117,750	\$175,000	\$187,500	\$196,000	+ 4.5%	+ 12.0%
Lexington	\$149,900	\$181,920	\$172,862	\$200,775	\$202,605	+ 0.9%	+ 35.2%

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	2013	2014	2015	2016	2017	Change From 2016	Change From 2013
Lilydale	\$200,250	\$280,000	\$240,000	\$212,500	\$292,750	+ 37.8%	+ 46.2%
Lindstrom	\$160,025	\$179,999	\$190,000	\$211,814	\$225,000	+ 6.2%	+ 40.6%
Lino Lakes	\$229,900	\$243,000	\$254,600	\$274,900	\$304,500	+ 10.8%	+ 32.4%
Little Canada	\$185,500	\$192,593	\$206,250	\$219,000	\$248,750	+ 13.6%	+ 34.1%
Long Lake	\$231,500	\$212,250	\$269,950	\$245,025	\$336,250	+ 37.2%	+ 45.2%
Lonsdale	\$171,900	\$183,000	\$211,300	\$222,222	\$234,950	+ 5.7%	+ 36.7%
Loretto	\$199,900	\$156,900	\$256,000	\$226,250	\$290,000	+ 28.2%	+ 45.1%
Mahtomedi	\$245,000	\$301,450	\$325,000	\$306,910	\$328,500	+ 7.0%	+ 34.1%
Maple Grove	\$233,000	\$245,500	\$245,000	\$256,700	\$274,025	+ 6.7%	+ 17.6%
Maple Lake	\$145,000	\$167,000	\$170,000	\$177,500	\$195,000	+ 9.9%	+ 34.5%
Maple Plain	\$178,750	\$212,500	\$243,900	\$253,000	\$271,750	+ 7.4%	+ 52.0%
Maplewood	\$165,000	\$182,000	\$187,500	\$199,900	\$219,999	+ 10.1%	+ 33.3%
Marine on St. Croix	\$320,000	\$322,450	\$320,000	\$376,825	\$335,000	- 11.1%	+ 4.7%
Mayer	\$189,900	\$190,000	\$212,000	\$224,950	\$239,000	+ 6.2%	+ 25.9%
Medicine Lake	\$542,000	\$465,000	\$836,250	\$657,500	\$677,500	+ 3.0%	+ 25.0%
Medina	\$521,623	\$527,500	\$555,047	\$541,250	\$640,000	+ 18.2%	+ 22.7%
Mendota	\$287,000	\$78,000	\$0	\$221,000	\$0	- 100.0%	- 100.0%
Mendota Heights	\$282,500	\$330,000	\$339,649	\$360,000	\$389,450	+ 8.2%	+ 37.9%
Miesville	\$231,671	\$205,000	\$0	\$274,000	\$217,500	- 20.6%	- 6.1%
Minneapolis - (Citywide)	\$189,000	\$205,000	\$220,000	\$230,000	\$242,000	+ 5.2%	+ 28.0%
Minneapolis - Calhoun-Isle	\$327,780	\$318,500	\$360,000	\$343,000	\$340,000	- 0.9%	+ 3.7%
Minneapolis - Camden	\$76,500	\$101,250	\$122,000	\$136,400	\$155,200	+ 13.8%	+ 102.9%
Minneapolis - Central	\$247,250	\$321,000	\$260,000	\$301,250	\$313,000	+ 3.9%	+ 26.6%
Minneapolis - Longfellow	\$185,200	\$196,250	\$207,250	\$229,449	\$250,000	+ 9.0%	+ 35.0%
Minneapolis - Near North	\$80,500	\$101,000	\$125,200	\$134,000	\$155,000	+ 15.7%	+ 92.5%
Minneapolis - Nokomis	\$199,900	\$222,375	\$227,000	\$245,000	\$259,950	+ 6.1%	+ 30.0%
Minneapolis - Northeast	\$168,755	\$179,500	\$199,825	\$219,625	\$236,000	+ 7.5%	+ 39.8%
Minneapolis - Phillips	\$90,225	\$115,000	\$141,500	\$156,500	\$177,000	+ 13.1%	+ 96.2%
Minneapolis - Powderhorn	\$157,250	\$168,000	\$185,050	\$200,000	\$215,000	+ 7.5%	+ 36.7%
Minneapolis - Southwest	\$306,000	\$323,500	\$340,000	\$350,000	\$382,500	+ 9.3%	+ 25.0%
Minneapolis - University	\$232,250	\$226,000	\$230,000	\$255,000	\$243,500	- 4.5%	+ 4.8%
Minnnetonka	\$279,000	\$270,000	\$300,000	\$307,350	\$335,000	+ 9.0%	+ 20.1%
Minnnetonka Beach	\$670,000	\$1,096,450	\$1,487,500	\$1,305,000	\$1,640,000	+ 25.7%	+ 144.8%
Minnetrissa	\$435,000	\$436,000	\$445,500	\$456,500	\$458,000	+ 0.3%	+ 5.3%
Monticello	\$156,045	\$172,000	\$186,000	\$199,700	\$214,000	+ 7.2%	+ 37.1%
Montrose	\$149,000	\$164,550	\$164,450	\$186,250	\$203,000	+ 9.0%	+ 36.2%
Mora	\$98,000	\$99,750	\$122,000	\$122,900	\$143,150	+ 16.5%	+ 46.1%
Mound	\$191,000	\$202,000	\$215,900	\$224,500	\$249,950	+ 11.3%	+ 30.9%
Mounds View	\$163,000	\$176,000	\$187,837	\$195,000	\$223,000	+ 14.4%	+ 36.8%
New Brighton	\$171,000	\$197,000	\$219,900	\$241,250	\$245,500	+ 1.8%	+ 43.6%
New Germany	\$142,450	\$165,708	\$153,610	\$144,900	\$212,930	+ 46.9%	+ 49.5%
New Hope	\$173,000	\$185,000	\$199,000	\$220,000	\$225,000	+ 2.3%	+ 30.1%
New Prague	\$195,000	\$189,900	\$215,000	\$250,000	\$249,000	- 0.4%	+ 27.7%
New Richmond	\$137,850	\$155,850	\$178,000	\$196,000	\$203,612	+ 3.9%	+ 47.7%

2017 Annual Housing Market Report – Twin Cities Metro

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	2013	2014	2015	2016	2017	Change From 2016	Change From 2013
New Trier	\$63,700	\$0	\$137,000	\$0	\$205,088	--	+ 222.0%
Newport	\$140,500	\$167,000	\$157,261	\$189,500	\$203,500	+ 7.4%	+ 44.8%
North Branch	\$150,000	\$164,900	\$175,778	\$187,000	\$206,500	+ 10.4%	+ 37.7%
North Oaks	\$625,000	\$632,997	\$692,844	\$650,000	\$660,000	+ 1.5%	+ 5.6%
North Saint Paul	\$150,500	\$168,000	\$174,000	\$196,000	\$210,500	+ 7.4%	+ 39.9%
Northfield	\$183,000	\$183,000	\$199,000	\$225,950	\$242,500	+ 7.3%	+ 32.5%
Norwood Young America	\$144,000	\$157,000	\$166,400	\$180,000	\$214,450	+ 19.1%	+ 48.9%
Nowthen	\$234,500	\$241,000	\$305,000	\$323,000	\$329,900	+ 2.1%	+ 40.7%
Oak Grove	\$228,920	\$243,495	\$265,000	\$286,000	\$324,950	+ 13.6%	+ 41.9%
Oak Park Heights	\$176,200	\$177,000	\$202,000	\$224,750	\$235,000	+ 4.6%	+ 33.4%
Oakdale	\$164,000	\$167,500	\$188,900	\$210,250	\$211,250	+ 0.5%	+ 28.8%
Orono	\$501,000	\$572,000	\$542,500	\$616,000	\$639,000	+ 3.7%	+ 27.5%
Osseo	\$141,950	\$175,000	\$174,900	\$219,000	\$205,000	- 6.4%	+ 44.4%
Otsego	\$194,525	\$214,950	\$218,700	\$252,825	\$255,500	+ 1.1%	+ 31.3%
Pine City	\$111,275	\$120,000	\$126,375	\$155,000	\$149,982	- 3.2%	+ 34.8%
Pine Springs	\$320,000	\$377,500	\$395,000	\$451,500	\$376,000	- 16.7%	+ 17.5%
Plymouth	\$304,450	\$305,000	\$320,000	\$325,000	\$340,000	+ 4.6%	+ 11.7%
Princeton	\$138,900	\$149,000	\$163,500	\$182,450	\$181,400	- 0.6%	+ 30.6%
Prior Lake	\$270,100	\$281,250	\$300,000	\$294,750	\$296,000	+ 0.4%	+ 9.6%
Ramsey	\$182,000	\$199,900	\$215,500	\$230,000	\$239,900	+ 4.3%	+ 31.8%
Randolph	\$190,000	\$262,500	\$208,250	\$247,000	\$257,000	+ 4.0%	+ 35.3%
Red Wing	\$133,875	\$145,000	\$147,950	\$162,000	\$169,250	+ 4.5%	+ 26.4%
Richfield	\$174,950	\$183,750	\$205,000	\$221,625	\$235,700	+ 6.4%	+ 34.7%
River Falls	\$168,500	\$179,900	\$195,000	\$204,950	\$230,000	+ 12.2%	+ 36.5%
Robbinsdale	\$140,000	\$158,875	\$175,000	\$185,000	\$205,000	+ 10.8%	+ 46.4%
Rockford	\$197,400	\$184,535	\$195,299	\$211,900	\$213,250	+ 0.6%	+ 8.0%
Rogers	\$265,000	\$278,950	\$293,978	\$287,250	\$315,000	+ 9.7%	+ 18.9%
Rosemount	\$215,000	\$228,500	\$240,000	\$261,350	\$270,000	+ 3.3%	+ 25.6%
Roseville	\$197,535	\$205,000	\$215,050	\$225,213	\$243,000	+ 7.9%	+ 23.0%
Rush City	\$122,750	\$149,000	\$129,500	\$155,000	\$172,000	+ 11.0%	+ 40.1%
Saint Anthony	\$179,950	\$211,700	\$248,435	\$240,000	\$269,000	+ 12.1%	+ 49.5%
Saint Bonifacius	\$185,500	\$179,000	\$220,000	\$234,900	\$243,500	+ 3.7%	+ 31.3%
Saint Cloud MSA	\$145,000	\$150,000	\$155,900	\$164,900	\$172,000	+ 4.3%	+ 18.6%
Saint Francis	\$149,900	\$159,450	\$180,500	\$196,500	\$210,350	+ 7.0%	+ 40.3%
Saint Louis Park	\$218,900	\$229,950	\$239,000	\$245,000	\$265,000	+ 8.2%	+ 21.1%
Saint Mary's Point	\$258,800	\$347,400	\$235,000	\$242,050	\$268,000	+ 10.7%	+ 3.6%
Saint Michael	\$198,900	\$220,000	\$230,000	\$255,000	\$275,000	+ 7.8%	+ 38.3%
Saint Paul	\$143,450	\$157,000	\$168,000	\$180,000	\$193,000	+ 7.2%	+ 34.5%
Saint Paul - Battle Creek / Highwood	\$135,050	\$146,251	\$157,900	\$174,250	\$191,258	+ 9.8%	+ 41.6%
Saint Paul - Como Park	\$177,500	\$187,080	\$195,000	\$205,000	\$225,000	+ 9.8%	+ 26.8%
Saint Paul - Dayton's Bluff	\$93,950	\$110,463	\$130,000	\$137,500	\$155,000	+ 12.7%	+ 65.0%
Saint Paul - Downtown	\$160,000	\$172,000	\$164,900	\$172,000	\$179,500	+ 4.4%	+ 12.2%
Saint Paul - Greater East Side	\$115,500	\$129,900	\$141,600	\$157,000	\$170,000	+ 8.3%	+ 47.2%
Saint Paul - Hamline-Midway	\$149,125	\$155,950	\$168,299	\$177,500	\$207,000	+ 16.6%	+ 38.8%

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	2013	2014	2015	2016	2017	Change From 2016	Change From 2013
Saint Paul - Highland Park	\$249,500	\$264,000	\$271,175	\$284,275	\$315,000	+ 10.8%	+ 26.3%
Saint Paul - Merriam Park / Lexington-Hamline	\$228,950	\$249,950	\$256,000	\$272,750	\$287,500	+ 5.4%	+ 25.6%
Saint Paul - Macalester-Groveland	\$263,500	\$277,750	\$292,000	\$303,500	\$324,000	+ 6.8%	+ 23.0%
Saint Paul - North End	\$89,900	\$107,750	\$128,500	\$139,900	\$149,900	+ 7.1%	+ 66.7%
Saint Paul - Payne-Phalen	\$100,000	\$124,900	\$134,000	\$143,500	\$165,000	+ 15.0%	+ 65.0%
Saint Paul - St. Anthony Park	\$259,500	\$239,000	\$227,900	\$241,700	\$250,000	+ 3.4%	- 3.7%
Saint Paul - Summit Hill	\$340,000	\$344,500	\$369,000	\$325,000	\$391,750	+ 20.5%	+ 15.2%
Saint Paul - Summit-University	\$170,000	\$194,280	\$210,000	\$218,450	\$230,000	+ 5.3%	+ 35.3%
Saint Paul - Thomas-Dale (Frogtown)	\$80,900	\$106,500	\$130,000	\$140,000	\$145,700	+ 4.1%	+ 80.1%
Saint Paul - West Seventh	\$145,000	\$148,250	\$169,900	\$185,500	\$210,000	+ 13.2%	+ 44.8%
Saint Paul - West Side	\$122,000	\$137,000	\$150,000	\$157,400	\$175,900	+ 11.8%	+ 44.2%
Saint Paul Park	\$145,200	\$160,000	\$172,200	\$185,000	\$193,000	+ 4.3%	+ 32.9%
Savage	\$235,000	\$255,000	\$255,000	\$265,000	\$289,900	+ 9.4%	+ 23.4%
Scandia	\$283,367	\$286,250	\$298,950	\$345,000	\$412,500	+ 19.6%	+ 45.6%
Shakopee	\$194,700	\$205,000	\$209,000	\$222,000	\$229,900	+ 3.6%	+ 18.1%
Shoreview	\$222,750	\$223,000	\$237,000	\$221,500	\$251,500	+ 13.5%	+ 12.9%
Shorewood	\$425,000	\$382,500	\$417,500	\$453,250	\$509,000	+ 12.3%	+ 19.8%
Somerset	\$144,500	\$175,000	\$179,550	\$190,718	\$218,075	+ 14.3%	+ 50.9%
South Haven	\$179,900	\$190,750	\$217,000	\$260,000	\$248,550	- 4.4%	+ 38.2%
South Saint Paul	\$139,450	\$148,000	\$165,000	\$179,950	\$192,000	+ 6.7%	+ 37.7%
Spring Lake Park	\$141,000	\$164,900	\$169,950	\$170,000	\$198,000	+ 16.5%	+ 40.4%
Spring Park	\$272,500	\$446,050	\$310,000	\$325,000	\$433,550	+ 33.4%	+ 59.1%
Stacy	\$181,750	\$201,950	\$200,000	\$226,000	\$245,000	+ 8.4%	+ 34.8%
Stillwater	\$233,000	\$265,000	\$256,500	\$287,000	\$316,000	+ 10.1%	+ 35.6%
Sunfish Lake	\$819,000	\$1,110,000	\$900,000	\$533,500	\$921,500	+ 72.7%	+ 12.5%
Tonka Bay	\$477,500	\$570,000	\$444,012	\$649,950	\$526,393	- 19.0%	+ 10.2%
Vadnais Heights	\$167,250	\$194,650	\$191,950	\$214,550	\$240,000	+ 11.9%	+ 43.5%
Vermillion	\$157,500	\$220,000	\$0	\$228,000	\$215,000	- 5.7%	+ 36.5%
Victoria	\$371,500	\$369,990	\$403,250	\$423,018	\$439,900	+ 4.0%	+ 18.4%
Waconia	\$229,000	\$237,000	\$250,000	\$266,500	\$272,000	+ 2.1%	+ 18.8%
Watertown	\$175,000	\$170,450	\$204,900	\$217,900	\$241,713	+ 10.9%	+ 38.1%
Wayzata	\$359,000	\$627,500	\$533,000	\$525,000	\$905,812	+ 72.5%	+ 152.3%
West Saint Paul	\$143,500	\$156,200	\$171,000	\$183,900	\$195,900	+ 6.5%	+ 36.5%
White Bear Lake	\$178,500	\$192,900	\$198,500	\$216,400	\$229,900	+ 6.2%	+ 28.8%
Willernie	\$128,900	\$160,000	\$145,767	\$165,000	\$215,000	+ 30.3%	+ 66.8%
Woodbury	\$267,500	\$284,000	\$288,600	\$294,500	\$312,400	+ 6.1%	+ 16.8%
Woodland	\$370,000	\$3,275,000	\$850,000	\$695,000	\$1,222,500	+ 75.9%	+ 230.4%
Wyoming	\$190,000	\$209,000	\$213,250	\$230,900	\$254,200	+ 10.1%	+ 33.8%
Zimmerman	\$150,500	\$161,900	\$185,000	\$206,000	\$216,250	+ 5.0%	+ 43.7%
Zumbrota	\$126,250	\$161,950	\$167,000	\$197,450	\$194,950	- 1.3%	+ 54.4%



4660 LINWOOD CIR

26-117-23-12-0003

2018 ESTIMATED MARKET VALUE : \$2,110,000

SALE DATE : May 12, 2017
NET SALE PRICE : \$2,750,000
ANNUAL MCAP ADJ : .0345
MCAP SALE PRICE : \$2,813,250

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STYLE :	Other	CENTRAL AC :	Yes
AGE :	1890	# FIREPLACES :	0
GROUND FL SF :	1,494	# DELUXE BATHS :	0
TOTAL ABOVE GRADE SF :	2,988	# FULL BATHS :	2
BASEMENT SF :	1,494	# 3/4 BATHS :	1
BASEMENT % FIN :	50%	# HALF BATHS :	2
WALKOUT :	Yes	# BEDROOMS :	5

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 1,046
OPEN PORCH SF : 0
DECK SF : 0

GARAGES

GARAGE 1 SF : 696
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF :	27,443	LAKE :	Minnetonka
LOT ACRES :	.63	EFFECTIVE LAKE FRONT FT :	100

APPRAISER COMMENTS

Rejected Sale - Home was removed after sale.



5540 MAPLE HEIGHTS RD

35-117-23-11-0093

2018 ESTIMATED MARKET VALUE : \$1,788,000

SALE DATE : November 2, 2016
NET SALE PRICE : \$1,867,500
ANNUAL MCAP ADJ : .0345
MCAP SALE PRICE : \$1,942,986

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STYLE : Other
AGE : 1995
GROUND FL SF : 2,261
TOTAL ABOVE GRADE SF : 4,522
BASEMENT SF : 2,540
BASEMENT % FIN : 70%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 132
OPEN PORCH SF : 112
DECK SF : 368

GARAGES

GARAGE 1 SF : 700
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 738
GARAGE 2 TYPE : Tuck Under Garage

LOT CHARACTERISTICS

LOT SF : 40,511
LOT ACRES : .93

LAKE : Minnetonka
EFFECTIVE LAKE FRONT FT : 120

APPRAISER COMMENTS



5185 GREENWOOD CIR

26-117-23-42-0040

2018 ESTIMATED MARKET VALUE : \$1,132,000

SALE DATE : May 30, 2017
NET SALE PRICE : \$1,725,000
ANNUAL MCAP ADJ : .0345
MCAP SALE PRICE : \$1,764,675

SALE DATE: May 25, 2012
SALE PRICE: \$460,000

BUILDING CHARACTERISTICS

STYLE : Colonial
AGE : 2012
GROUND FL SF : 994
TOTAL ABOVE GRADE SF : 1,682
BASEMENT SF : 1,193
BASEMENT % FIN : 70%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 218
DECK SF : 213

GARAGES

GARAGE 1 SF : 402
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 6,098
LOT ACRES : .14

LAKE : Minnetonka
EFFECTIVE LAKE FRONT FT : 48

APPRAISER COMMENTS

Sale rejected from study



21750 BYRON CIR

26-117-23-34-0055

2018 ESTIMATED MARKET VALUE : \$1,355,000

SALE DATE : June 27, 2017
NET SALE PRICE : \$1,390,015
ANNUAL MCAP ADJ : .0345
MCAP SALE PRICE : \$1,417,829

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STYLE : Other
AGE : 1988
GROUND FL SF : 1,275
TOTAL ABOVE GRADE SF : 2,112
BASEMENT SF : 1,530
BASEMENT % FIN : 80%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 212
SCREENED PORCH SF : 0
OPEN PORCH SF : 144
DECK SF : 698

GARAGES

GARAGE 1 SF : 908
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 22,651
LOT ACRES : .52

LAKE : Minnetonka
EFFECTIVE LAKE FRONT FT : 105

APPRAISER COMMENTS



21450 EXCELSIOR BLVD

35-117-23-12-0033

2018 ESTIMATED MARKET VALUE : \$1,321,000

SALE DATE : February 6, 2017
NET SALE PRICE : \$1,325,000
ANNUAL MCAP ADJ : .0345
MCAP SALE PRICE : \$1,366,902

SALE DATE: September 28, 2015
SALE PRICE: \$1,370,000

BUILDING CHARACTERISTICS

STYLE :	Other	CENTRAL AC :	Yes
AGE :	1910	# FIREPLACES :	0
GROUND FL SF :	2,180	# DELUXE BATHS :	1
TOTAL ABOVE GRADE SF :	2,955	# FULL BATHS :	1
BASEMENT SF :	1,308	# 3/4 BATHS :	1
BASEMENT % FIN :	60%	# HALF BATHS :	1
WALKOUT :	Yes	# BEDROOMS :	4

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 72
DECK SF : 378

GARAGES

GARAGE 1 SF : 952
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF :	23,522	LAKE :	Minnetonka
LOT ACRES :	.54	EFFECTIVE LAKE FRONT FT :	105

APPRAISER COMMENTS



5120 MEADVILLE ST

26-117-23-32-0015

2018 ESTIMATED MARKET VALUE : \$2,328,000

SALE DATE : October 18, 2017
NET SALE PRICE : \$3,045,000
ANNUAL MCAP ADJ : .0345
MCAP SALE PRICE : \$3,071,263

SALE DATE: August 5, 2015
SALE PRICE: \$2,550,000

BUILDING CHARACTERISTICS

STYLE : Other
AGE : 1964
GROUND FL SF : 2,764
TOTAL ABOVE GRADE SF : 3,471
BASEMENT SF : 2,764
BASEMENT % FIN : 40%
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 : 225
SCREENED PORCH SF : 0
OPEN PORCH SF : 235
DECK SF : 0

GARAGES

GARAGE 1 SF : 750
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 23,087
LOT ACRES : .53

LAKE : Minnetonka
EFFECTIVE LAKE FRONT FT : 140

APPRAISER COMMENTS

Sale was after study, sale will be rejected as it was not an open market transaction



20980 CHANNEL DR

26-117-23-44-0036

2018 ESTIMATED MARKET VALUE : \$1,784,000

SALE DATE : August 16, 2017
NET SALE PRICE : \$1,715,000
ANNUAL MCAP ADJ : .0345
MCAP SALE PRICE : \$1,739,653

SALE DATE: September 1, 2011
SALE PRICE: \$2,000,000

BUILDING CHARACTERISTICS

STYLE : Other
AGE : 1997
GROUND FL SF : 2,844
TOTAL ABOVE GRADE SF : 2,844
BASEMENT SF : 2,844
BASEMENT % FIN : 90%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 100
DECK SF : 400

GARAGES

GARAGE 1 SF : 1,054
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 1,534
GARAGE 2 TYPE : Tuck Under Garage

LOT CHARACTERISTICS

LOT SF : 20,473
LOT ACRES : .47

LAKE : Minnetonka
EFFECTIVE LAKE FRONT FT : 100

APPRAISER COMMENTS

Sale rejected from study as estate sale



21080 EXCELSIOR BLVD

35-117-23-11-0024

2018 ESTIMATED MARKET VALUE : \$525,000

SALE DATE : May 2, 2017
NET SALE PRICE : \$452,000
ANNUAL MCAP ADJ : .0345
MCAP SALE PRICE : \$462,396

SALE DATE: April 26, 2017
SALE PRICE: \$475,000

BUILDING CHARACTERISTICS

STYLE :	Other	CENTRAL AC :	Yes
AGE :	1925	# FIREPLACES :	0
GROUND FL SF :	1,508	# DELUXE BATHS :	0
TOTAL ABOVE GRADE SF :	1,508	# FULL BATHS :	3
BASEMENT SF :	1,508	# 3/4 BATHS :	0
BASEMENT % FIN :	70%	# HALF BATHS :	0
WALKOUT :	Yes	# BEDROOMS :	4

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 156
DECK SF : 801

GARAGES

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

LOT CHARACTERISTICS

LOT SF :	13,939	LAKE :	Minnetonka
LOT ACRES :	.32	EFFECTIVE LAKE FRONT FT :	30

APPRAISER COMMENTS

House had large amount of deferred maintenance when purchased. 2018 EMV includes \$77,000 of improvement amount due to repairs. April, 2017 sale was a contract for deed payoff from April of 2004 purchase.



5115 MEADVILLE ST

26-117-23-32-0019

2018 ESTIMATED MARKET VALUE : \$842,000

SALE DATE : February 3, 2017
NET SALE PRICE : \$950,000
ANNUAL MCAP ADJ : .0381
MCAP SALE PRICE : \$983,106

SALE DATE: September 21, 2007
SALE PRICE: \$800,000

BUILDING CHARACTERISTICS

STYLE :	Other	CENTRAL AC :	Yes
AGE :	2000	# FIREPLACES :	0
GROUND FL SF :	1,741	# DELUXE BATHS :	1
TOTAL ABOVE GRADE SF :	2,684	# FULL BATHS :	1
BASEMENT SF :	1,393	# 3/4 BATHS :	1
BASEMENT % FIN :	80%	# HALF BATHS :	1
WALKOUT :	Yes	# BEDROOMS :	3

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 254
DECK SF : 200

GARAGES

GARAGE 1 SF : 676
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 23,087
LOT ACRES : .53
LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



5410 MANOR RD

35-117-23-11-0017

2018 ESTIMATED MARKET VALUE : \$237,000

SALE DATE : October 14, 2016
NET SALE PRICE : \$230,000
ANNUAL MCAP ADJ : .0381
MCAP SALE PRICE : \$240,954

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STYLE :	Other	CENTRAL AC :	Yes
AGE :	1942	# FIREPLACES :	0
GROUND FL SF :	732	# DELUXE BATHS :	0
TOTAL ABOVE GRADE SF :	1,098	# FULL BATHS :	1
BASEMENT SF :	732	# 3/4 BATHS :	1
BASEMENT % FIN :	20%	# HALF BATHS :	1
WALKOUT :	No	# BEDROOMS :	3

PORCHES / DECKS

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

GARAGES

GARAGE 1 SF : 520
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



21957 MINNETONKA BLVD 19

26-117-23-34-0053

2018 ESTIMATED MARKET VALUE : \$1,114,000

SALE DATE : May 5, 2017
NET SALE PRICE : \$1,129,700
ANNUAL MCAP ADJ : .0381
MCAP SALE PRICE : \$1,158,198

SALE DATE: January 21, 2004
SALE PRICE: \$920,488

BUILDING CHARACTERISTICS

STYLE :	Condo	CENTRAL AC :	Yes
AGE :	2003	# FIREPLACES :	0
GROUND FL SF :	2,272	# DELUXE BATHS :	1
TOTAL ABOVE GRADE SF :	2,272	# FULL BATHS :	0
BASEMENT SF :	0	# 3/4 BATHS :	1
BASEMENT % FIN :		# HALF BATHS :	1
WALKOUT :	No	# BEDROOMS :	2

PORCHES / DECKS

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

GARAGES

GARAGE 1 SF : 500
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

Top floor unit



5135 MEADVILLE ST

26-117-23-32-0007

2018 ESTIMATED MARKET VALUE : \$948,000

SALE DATE : June 28, 2017
NET SALE PRICE : \$975,000
ANNUAL MCAP ADJ : .0381
MCAP SALE PRICE : \$996,487

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STYLE :	Other	CENTRAL AC :	Yes
AGE :	1952	# FIREPLACES :	0
GROUND FL SF :	3,873	# DELUXE BATHS :	0
TOTAL ABOVE GRADE SF :	4,373	# FULL BATHS :	3
BASEMENT SF :	1,610	# 3/4 BATHS :	0
BASEMENT % FIN :	0%	# HALF BATHS :	1
WALKOUT :	Yes	# BEDROOMS :	4

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 386
DECK SF : 0

GARAGES

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

LOT CHARACTERISTICS

LOT SF :	33,541	LAKE :	
LOT ACRES :	.77	EFFECTIVE LAKE FRONT FT :	0

APPRAISER COMMENTS



21957 MINNETONKA BLVD 11

26-117-23-34-0045

2018 ESTIMATED MARKET VALUE : \$740,000

SALE DATE : May 11, 2017
NET SALE PRICE : \$755,000
ANNUAL MCAP ADJ : .0381
MCAP SALE PRICE : \$774,045

SALE DATE: October 30, 2014
SALE PRICE: \$527,500

BUILDING CHARACTERISTICS

STYLE :	Condo	CENTRAL AC :	Yes
AGE :	2003	# FIREPLACES :	0
GROUND FL SF :	1,686	# DELUXE BATHS :	1
TOTAL ABOVE GRADE SF :	1,686	# FULL BATHS :	0
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 : 117

GARAGES

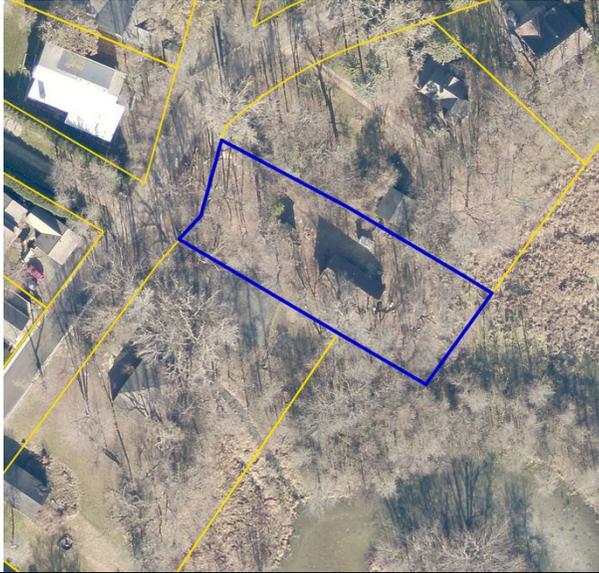
GARAGE 1 SF : 500
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 0
LOT ACRES : .00
LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS

Lower level unit next to driveway



5085 MEADVILLE ST

26-117-23-31-0051

2018 ESTIMATED MARKET VALUE : \$231,000

SALE DATE : October 27, 2017
NET SALE PRICE : \$226,650
ANNUAL MCAP ADJ : .0381
MCAP SALE PRICE : \$228,809

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STYLE :	Other	CENTRAL AC :	No
AGE :	1920	# FIREPLACES :	0
GROUND FL SF :	920	# DELUXE BATHS :	0
TOTAL ABOVE GRADE SF :	920	# FULL BATHS :	1
BASEMENT SF :	0	# 3/4 BATHS :	0
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 : 218

GARAGES

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

LOT CHARACTERISTICS

LOT SF :	20,909	LAKE :	
LOT ACRES :	.48	EFFECTIVE LAKE FRONT FT :	0

APPRAISER COMMENTS

Sale is after study, Structure is going to be removed per buyer



21200 MINNETONKA BLVD

26-117-23-13-0017

2018 ESTIMATED MARKET VALUE : \$270,000

SALE DATE : June 16, 2017
NET SALE PRICE : \$265,000
ANNUAL MCAP ADJ : .0381
MCAP SALE PRICE : \$270,890

SALE DATE: July 7, 2016
SALE PRICE: \$232,500

BUILDING CHARACTERISTICS

STYLE :	Vacant Land	CENTRAL AC :	No
AGE :		# FIREPLACES :	0
GROUND FL SF :		# DELUXE BATHS :	0
TOTAL ABOVE GRADE SF :		# FULL BATHS :	0
BASEMENT SF :	0	# 3/4 BATHS :	0
BASEMENT % FIN :		# HALF BATHS :	0
WALKOUT :	No	# 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 :	40,946	LAKE :	
LOT ACRES :	.94	EFFECTIVE LAKE FRONT FT :	0

APPRAISER COMMENTS

Vacant Land Parcel



21170 MINNETONKA BLVD

26-117-23-13-0016

2018 ESTIMATED MARKET VALUE : \$90,000

SALE DATE : September 29, 2017
NET SALE PRICE : \$88,000
ANNUAL MCAP ADJ : .0381
MCAP SALE PRICE : \$88,380

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STYLE :	Vacant Land	CENTRAL AC :	No
AGE :	1754	# FIREPLACES :	0
GROUND FL SF :		# DELUXE BATHS :	0
TOTAL ABOVE GRADE SF :		# FULL BATHS :	0
BASEMENT SF :	0	# 3/4 BATHS :	0
BASEMENT % FIN :		# HALF BATHS :	0
WALKOUT :	No	# 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 :	7,405	LAKE :	
LOT ACRES :	.17	EFFECTIVE LAKE FRONT FT :	0

APPRAISER COMMENTS

Vacant Land Parcel

