

# ASSESSMENT GROWTH REPORT: LK MTKA RESIDENTIAL LAKESHORE PROPERTIES

Data provided by county assessor. Organization by Deb Kind 04.05.16.

The numbers to the right of the percentages indicate the number of sales in the final sales study.

Yellow indicates sorting column.

## 10YR ASSESSMENT GROWTH

JAN-JAN	06-07 Growth		07-08 Growth		08-09 Growth		09-10 Growth		10-11 Growth		11-12 Growth		12-13 Growth		13-14 Growth		14-15 Growth		15-16 Growth		AVERAGE Annual Growth	TOTAL Growth
EXCELSIOR	4.0%	2	0.7%	1	-6.3%	0	-6.3%	2	-0.6%	1	-2.0%	4	3.5%	2	15.0%	3	8.4%	3	2.2%	2	1.9%	18.6%
DEEPHAVEN	12.8%	3	-0.3%	4	-5.8%	5	-8.0%	3	-5.5%	5	-4.3%	8	-0.6%	7	7.7%	10	10.0%	8	2.8%	7	0.9%	8.8%
MTKA BEACH	10.5%	5	-0.1%	5	-7.4%	1	-6.4%	5	-2.0%	3	-9.9%	6	-13.0%	4	27.8%	5	0.1%	29	6.9%	43	0.7%	6.5%
GREENWOOD	10.2%	3	1.1%	5	-3.3%	8	-7.9%	3	-6.2%	2	-2.9%	8	-5.9%	10	10.5%	6	3.3%	8	7.2%	9	0.6%	6.1%
TONKA BAY	13.3%	12	1.3%	6	-3.1%	9	-6.7%	6	-4.9%	4	-7.0%	12	-4.1%	20	7.6%	15	0.9%	7	3.8%	11	0.1%	1.1%
MINNETONKA	10.5%	5	-0.4%	2	-7.5%	6	-14.5%	1	0.0%	2	-4.6%	4	1.0%	7	1.2%	9	8.7%	3	6.0%	9	0.0%	0.4%
SPRING PARK	13.3%	2	2.8%	0	-10.5%	0	-6.0%	1	-8.2%	1	-12.7%	2	-2.4%	4	5.9%	5	4.6%	1	12.5%	2	-0.1%	-0.7%
SHOREWOOD	5.3%	8	1.6%	5	-1.5%	10	-6.9%	8	-4.3%	10	-6.5%	10	-2.1%	21	9.0%	15	-0.1%	13	4.7%	12	-0.1%	-0.8%
ORONO	9.8%	26	0.8%	27	-1.8%	19	-7.0%	16	-8.2%	18	-8.6%	25	-1.7%	33	2.4%	38	3.7%	37	4.6%	29	-0.6%	-6.0%
WOODLAND	5.7%	3	-0.2%	1	-3.7%	1	-2.8%	0	-6.4%	2	-6.7%	1	-4.0%	3	3.0%	5	6.8%	5	2.0%	3	-0.6%	-6.3%
MINNETRISTA	8.4%	25	-3.9%	18	-3.9%	15	-8.7%	8	-4.8%	14	-6.3%	9	-2.2%	12	2.7%	25	3.0%	7	7.6%	5	-0.8%	-8.1%
MOUND	16.2%	34	3.1%	29	-10.3%	11	-11.7%	29	-11.2%	25	-3.3%	21	-2.2%	51	5.3%	47	-0.3%	19	5.6%	16	-0.9%	-8.8%
WAYZATA	5.6%	3	0.1%	3	-9.0%	2	-5.7%	1	-0.3%	3	-11.8%	1	-3.8%	3	0.7%	3	6.2%	2	4.7%	2	-1.3%	-13.4%
Average	9.7%		0.5%		-5.7%		-7.6%		-4.8%		-6.7%		-2.9%		7.6%		4.3%		5.4%		0.0%	-0.2%
<b>OTHER SOUTH LAKE MINNETONKA CITIES</b>																						
EXCELSIOR	4.0%	2	0.7%	1	-6.3%	0	-6.3%	2	-0.6%	1	-2.0%	4	3.5%	2	15.0%	3	8.4%	3	2.2%	2	1.9%	18.6%
DEEPHAVEN	12.8%	3	-0.3%	4	-5.8%	5	-8.0%	3	-5.5%	5	-4.3%	8	-0.6%	7	7.7%	10	10.0%	8	2.8%	7	0.9%	8.8%
TONKA BAY	13.3%	12	1.3%	6	-3.1%	9	-6.7%	6	-4.9%	4	-7.0%	12	-4.1%	20	7.6%	15	0.9%	7	3.8%	11	0.1%	1.1%
SHOREWOOD	5.3%	8	1.6%	5	-1.5%	10	-6.9%	8	-4.3%	10	-6.5%	10	-2.1%	21	9.0%	15	-0.1%	13	4.7%	12	-0.1%	-0.8%
Average	8.9%		0.8%		-4.2%		-7.0%		-3.8%		-5.0%		-0.8%		9.8%		4.8%		3.3%		0.7%	6.9%

## 1YR ASSESSMENT GROWTH

JAN-JAN	15-16 Growth	
SPRING PARK	12.5%	2
MINNETRISTA	7.6%	5
GREENWOOD	7.2%	9
MTKA BEACH	6.9%	43
MINNETONKA	6.0%	9
MOUND	5.6%	16
SHOREWOOD	4.7%	12
WAYZATA	4.7%	2
ORONO	4.6%	29
TONKA BAY	3.8%	11
DEEPHAVEN	2.8%	7
EXCELSIOR	2.2%	2
WOODLAND	2.0%	3
Average	5.4%	
<b>SO LK CITIES</b>		
SHOREWOOD	4.7%	12
TONKA BAY	3.8%	11
DEEPHAVEN	2.8%	7
EXCELSIOR	2.2%	2
Average	3.3%	

## 5YR ASSESSMENT GROWTH

JAN-JAN	11-12 Growth		12-13 Growth		13-14 Growth		14-15 Growth		15-16 Growth		AVERAGE Annual Growth	TOTAL Growth
EXCELSIOR	-2.0%	4	3.5%	2	15.0%	3	8.4%	3	2.2%	2	5.4%	27.1%
DEEPHAVEN	-4.3%	8	-0.6%	7	7.7%	10	10.0%	8	2.8%	7	3.1%	15.6%
MINNETONKA	-4.6%	4	1.0%	7	1.2%	9	8.7%	3	6.0%	9	2.5%	12.3%
GREENWOOD	-2.9%	8	-5.9%	10	10.5%	6	3.3%	8	7.2%	9	2.4%	12.2%
MTKA BEACH	-9.9%	6	-13.0%	4	27.8%	5	0.1%	29	6.9%	43	2.4%	11.9%
SPRING PARK	-12.7%	2	-2.4%	4	5.9%	5	4.6%	1	12.5%	2	1.6%	7.9%
MOUND	-3.3%	21	-2.2%	51	5.3%	47	-0.3%	19	5.6%	16	1.0%	5.1%
SHOREWOOD	-6.5%	10	-2.1%	21	9.0%	15	-0.1%	13	4.7%	12	1.0%	5.0%
MINNETRISTA	-6.3%	9	-2.2%	12	2.7%	25	3.0%	7	7.6%	5	1.0%	4.8%
TONKA BAY	-7.0%	12	-4.1%	20	7.6%	15	0.9%	7	3.8%	11	0.2%	1.2%
WOODLAND	-6.7%	1	-4.0%	3	3.0%	5	6.8%	5	2.0%	3	0.2%	1.1%
ORONO	-8.6%	25	-1.7%	33	2.4%	38	3.7%	37	4.6%	29	0.1%	0.4%
WAYZATA	-11.8%	1	-3.8%	3	0.7%	3	6.2%	2	4.7%	2	-0.8%	-4.1%
Average	-6.7%		-2.9%		7.6%		4.3%		5.4%		1.5%	7.7%
<b>OTHER SOUTH LAKE MINNETONKA CITIES</b>												
EXCELSIOR	-2.0%	4	3.5%	2	15.0%	3	8.4%	3	2.2%	2	5.4%	27.1%
DEEPHAVEN	-4.3%	8	-0.6%	7	7.7%	10	10.0%	8	2.8%	7	3.1%	15.6%
SHOREWOOD	-6.5%	10	-2.1%	21	9.0%	15	-0.1%	13	4.7%	12	1.0%	5.0%
TONKA BAY	-7.0%	12	-4.1%	20	7.6%	15	0.9%	7	3.8%	11	0.2%	1.2%
Average	-5.0%		-0.8%		9.8%		4.8%		3.3%		2.4%	12.2%