

Greenwood 2011 Sales Study for the 2012 Assessment for Taxes Payable 2013 (March 2012 Update)

GREENWOOD SALES FROM OCTOBER 1, 2010 THRU SEPTEMBER 30, 2011

MUNIC	PT	SECTION	TOWNSHIP	RANGE	QQ	SUFF	ADDRNO	ADDRST	STYHGT	ACTAGE	GBA	SALEDATE	SALEPRICE	SALECODE	2011 LAND	2011 BUILD	2011 TOTAL	2011 RATIO
19	R	26	117	23	31	0023	21775	FAIRVIEW ST	100	1973	1819	08/2011	\$435,000	W	\$146,000	\$315,000	\$461,000	105.98%
19	R	26	117	23	13	0064	4880	LODGE LA	200	1992	3057	11/2010	\$855,000	W	\$257,000	\$513,000	\$770,000	90.06%
19	R	26	117	23	13	0066	4763	LYMAN CT	100	1992	2252	02/2011	\$567,500	W	\$231,000	\$355,000	\$586,000	103.26%
19	R	26	117	23	13	0030	21560	PINEVIEW CT	100	1990	1276	03/2011	\$412,500	W	\$155,000	\$171,000	\$326,000	79.03%
19	RL	26	117	23	44	0036	20975	CHANNEL DR	100	1997	2844	09/2011	\$2,000,000	W	\$1,125,000	\$751,000	\$1,876,000	93.80%
19	RL	35	117	23	12	0008	21320	EXCELSIOR BLVD	200	1920	2673	01/2011	\$940,000	W	\$548,000	\$304,000	\$852,000	90.64%
19	RL	35	117	23	11	0022	21170	EXCELSIOR BLVD	200	1988	1800	08/2011	\$755,000	W	\$555,000	\$256,000	\$811,000	107.42%
19	RL	26	117	23	13	0076	21510	FAIRVIEW ST	200	1997	4523	03/2011	\$2,400,000	O	\$1,530,000	\$802,000	\$2,332,000	97.17%
19	RL	26	117	23	44	0020	5370	MANOR RD	100	1955	1376	12/2010	\$300,000	W	\$234,000	\$54,000	\$288,000	96.00%
19	RL	26	117	23	42	0050	5165	QUEENS CIR	100	1984	1396	08/2011	\$537,000	W	\$300,000	\$217,000	\$517,000	96.28%
19	RL	26	117	23	41	0056	5110	ST ALBANS BAY RD	100	2004	1808	08/2011	\$1,800,000	W	\$776,000	\$385,000	\$1,161,000	64.50%
19	RL	26	117	23	41	0057	5114	ST ALBANS BAY RD	200	2007	4484	09/2011	\$975,000	W	\$306,000	\$556,000	\$862,000	88.41%
19	X	26	117	23	34	0048	21957	MINNETONKA BLVD	100	2003	1976	10/2010	\$599,000	W	\$324,000	\$266,000	\$590,000	98.50%
19	X	26	117	23	34	0046	21957	MINNETONKA BLVD	100	2003	2047	11/2010	\$659,900	W	\$324,000	\$270,000	\$594,000	90.01%
																	MEDIAN* ALL PROPERTIES*	94.90%
																	95% Difference	0.10%
																	MEDIAN* LAKESHORE	94.90%
																	95% Difference	0.10%
																	MEDIAN* OFF-SHORE	96.66%
																	95% Difference	-1.66%
																	MEDIAN* CONDOS	94.26%
																	95% Difference	0.74%

NOT INCLUDED IN STUDY

19	RL	26	117	23	32	0011	5060	MEADVILLE ST	200	1975	1542	11/2010	\$1,300,000	R	\$1,020,000	\$167,000	\$1,187,000	91.31%
19	RL	26	117	23	32	0005	5190	MEADVILLE ST	175	1915	2018	09/2011	\$149,000	R	\$1,325,000	\$10,000	\$1,335,000	895.97%
19	RL	26	117	23	44	0020	5370	MANOR RD	100	1955	1376	08/2011	\$307,000	R	\$234,000	\$54,000	\$288,000	93.81%

PROPERTY TYPE: R = RESIDENTIAL, RL = RESIDENTIAL LAKESHORE, X = CONDO, LR = RESIDENTIAL LAND, LL = RESIDENTIAL LAKESHORE LAN

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 INVOLVE

* 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.