

## WAYZATA CITY COUNCIL

### Meeting Agenda

Wayzata City Hall Community Room, 600 Rice Street  
Tuesday, April 7, 2020

Pursuant to Minnesota Statute Sec. 13D.015 and because of the COVID-19 pandemic, this Local Board of Appeal and Equalization Hearing is being held remotely by electronic means using the audio and video conferencing platform, Zoom. The meeting will be shown on Channel 8, WCTV, and streamed on the City's website at [www.wayzata.org](http://www.wayzata.org). Members of the public may submit comments or questions about items on the agenda in advance by emailing [PublicComment@wayzata.org](mailto:PublicComment@wayzata.org), calling City staff, or mailing comments to Wayzata City Hall at 600 Rice St E, Wayzata, MN 55391 (Attn: City Clerk Kathy Leervig). To speak during the Public Hearing portion of the meeting to appeal your property value, you may call 312-626-6799, enter Zoom Meeting ID 555 746 188, and press \*9 to speak. You will be placed on hold and mute until you have been recognized and invited to speak.

#### 5:30 PM - LOCAL BOARD OF APPEAL AND EQUALIZATION HEARING

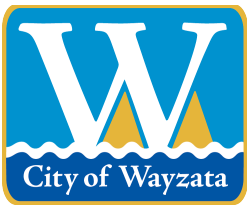
1. Call to Order
2. Roll Call
3. Local Board of Appeal and Equalization Hearing
  - a. Convene Local Board of Appeal and Equalization Hearing
4. Recess

#### Meeting Rules of Conduct:

Turn in white card for public forum and blue card for agenda item  
Give name and address  
Indicate if representing a group  
Limit remarks to 3 minutes

#### Upcoming Meetings:

See regular council meeting agenda for upcoming dates



## City of Wayzata City Council Agenda Report

|                                                                                                         |                         |
|---------------------------------------------------------------------------------------------------------|-------------------------|
| <b>MEETING DATE:</b> April 7, 2020                                                                      | <b>AGENDA ITEM:</b> 3.a |
| <b>TITLE:</b> Convene Local Board of Appeal and Equalization Hearing                                    |                         |
| <b>PROPOSED MOTION:</b> To Convene and Recess the Local Board of Appeal and Equalization (LBAE) Hearing |                         |
| <b>PREPARED BY:</b> Kathy Leervig, City Clerk                                                           |                         |
| <b>REVIEWED BY:</b> Jeff Dahl, City Manager                                                             |                         |

### **ACTION REQUESTED:**

Staff recommends that the Mayor should convene the meeting, receive an update from staff, and then recess the meeting to April 21 in order to allow time for the assessors to respond to the submitted appeals.

### **FINANCIAL OR BUDGET CONSIDERATION:**

N/A

### **BACKGROUND:**

City of Wayzata property owners received valuation notices at the end of March and have been directed to contact the City's Commercial (Hennepin County) and Residential (Southwest Assessing) Assessors if they have questions or want to appeal their property value.

Attached are updated reports from Hennepin County and Southwest Assessing as a more thorough summary of Market Values from a County-wide perspective.

As of April 2 at 5:00 pm, the City's assessors have received a couple requests to appeal. Typically, staff would take new appeals up until the hearing and then consider those appeals at the meeting. However, because it is not safe to allow "actual" public hearings, the City will need to conduct a "virtual public hearing" through Zoom.

Due to the additional complications with conducting a hearing in a virtual manner, staff suggests convening the meeting, hearing all appeals, including residents that email or call during the meeting, documenting all of the appeals, and then recessing the meeting to allow the assessors to work with the property owners. At the April 21 reconvene, the LBAE would hear only outstanding appeals, if any, that have not been reconciled with the assessors.

The last attachment outlines the LBAE options from the County given the circumstances of the COVID-19 Pandemic. The aforementioned process is consistent with option #1.

### **ATTACHMENTS:**

1. Wayzata Local Board Report 2020
2. Wayzata 2020 Assessment Review
3. 2020 Annual HC Assessors Report
4. 2020 LBAE Memo
5. LBAE Portal



TO: Wayzata Mayor and City Councilmembers  
City Administrator Jeff Dahl

FROM: Rolf Erickson, City Assessor

DATE: April 2, 2020

RE: Local Board of Review for January 2, 2020 Assessment

This assessment was made with sales that occurred from 10/1/2018 to 9/30/2019. Today's market conditions are not factored into the January 2, 2020 assessment values. Current market conditions will be considered for the January 2, 2021 assessment.

Wayzata has a very broad range of residential property values. The most notable variation from the total market growth of each property type occurred in the residential lakeshore properties. This year there were 8 sales of water related properties.

#### Lake Access

Of the 8 sales, 3 were lake access properties located in Locust Hills. The average increase for these properties was 12%.

#### Lakeshore

There were 5 direct lakeshore sales. One was on Gray's Bay and the rest were on the Main Lake. These properties generally received increases between 6% and 10% depending on location.

#### Other Residential Property Types

There is nothing remarkable to report on the other property types this year. Most of the sales in these neighborhoods have leveled out.

Call volume from the Property Valuation Notice mailing has been about average. We are currently receiving some last minute calls before the Board of Review date and if changes are necessary, we will have to present them to the Board. As of this date, I only know of two people who will be submitting a written request to the Board.

#### **AGGREGATE PROPERTY TYPE GROWTH** (Total market value growth of each property type)

|                       | 2017  | 2018 | 2019 | 2020 |
|-----------------------|-------|------|------|------|
| Residential Lakeshore | 8.9%  | 0.8% | 5.9% | 8.4% |
| Residential off lake  | 5.4%  | 0%   | 5.1% | 4.2% |
| Condominium           | 18.4% | 6.7% | 2.9% | 7.6% |
| Townhouse             | 5.3%  | 2.2% | 7.4% | 3.8% |

#### **Figures below include all property types.**

**Total Market Value 2019:** \$2,199,051,300

**Total Market Value 2020:** \$2,354,811,000

**New Improvements 2020:** \$38,914,100

**Net Change:** 5.3 %

The above changes are total class changes. Individual property changes varied by location and amenities.

Under current law there is no limit to the amount that the market value of a property can be increased any year and the assessor is required to value properties on January 2<sup>nd</sup> at full market value.

The Local Board of Review can address only questions of "Estimated Market Value" and "Classification" (see definitions below) for the January 2, 2020 Assessment (taxes payable in 2021). The board can make

reductions in value not to exceed 1% of the current total market value of the City. There is no limit to the change allowed of individual properties.

Minnesota law requires that the assessor value property at market value. Market value is defined by the Minnesota Department of Revenue as:

*“ ‘Market value’ means the usual selling price at the place where the property to which the term is applied shall be at the time of assessment; being the price which could be obtained at a private sale or an auction sale, if it is determined by the assessor that the price from the auction sale represents an arm's-length transaction. The price obtained at a forced sale shall not be considered.”*

**Classification:** Classification is the use of a property as defined by state law. The most common classifications are apartment, double bungalow, triplex, commercial, industrial, farm, residential and residential lakeshore. Homestead is also a classification.

## Memo

**To:** Jeffery Dahl, City Manager – City of Wayzata

**From:** Melody Devine, Senior Commercial Appraiser – Hennepin County

**Date:** April 2, 2020

**Re:** Commercial/Industrial/Apartment Valuation Summary for the Wayzata Local Boards Meeting on April 7<sup>th</sup>, 2020

### Commercial

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Overall, the commercial market in Wayzata remains stabilized, except for the Promenade of Wayzata development, which has yet to achieve market stabilization. The overall value increase for commercial properties in Wayzata, not including new construction or vacant commercial land, was 1.58%. The increase in value including new construction, but not including commercial vacant land, was at 2.27%.

A majority of the 112, non-exempt commercial properties in Wayzata had values that were either unchanged or had increases of 3% or less. Several properties had increases greater than 3% due to specific market adjustment observations.

Retail occupancy in The Promenade of Wayzata remains below general market standards. Staff continue to keep track of this project and will react to value change as this project stabilizes.

Marina parcels located on Lake Minnetonka were once again reviewed for the 1/2/2020 assessment. Value adjustments to the marinas were based on reviews of recent sales, as well as observed market rents and vacancy rates. The following adjustments were made to the marina properties in Wayzata:

- Boatworks property at 294 Grove Lane East: This property received an increase of 2.97% overall, with no increase to the commercial building component; The marina portion of this property was increased 19.65% based on a review
- Wayzata Sailing Foundation at 456 Arlington Circle South: This property completed construction on their new building in 2019. The 2020 assessment is an increase of 70.6% over the 2019 assessment and includes \$627,000 in improvements.

# HENNEPIN COUNTY

## MINNESOTA

- Wayzata Yacht Club at 1100 Eastman Lane: The 2020 assessment was held flat for this property based on a review of owner provided information.

### Industrial

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The Century Link Building at 116 Central Avenue North is the only industrial classified property within Wayzata. This property's value was increased 2% for the 2020 assessment after a value review.

### Apartments

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The apartment market continues to be strong with increasing rents and low vacancy. The overall increase for Apartment Parcels was 5.1% over last year's assessment. This increase included no new construction.

### Calls reviewed from the 1/2/2020 valuation notices

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As of 4/2/2020 there have been no Value Notice calls relating to Apartment Properties. If this remains the case: no action will be required from the board for this property type.

### Commercial Reviews

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The following reviews have been completed for commercial properties within Wayzata:

06-117-22-42-0019 (730 Lake St. E.) – Based on a review of the driveway easement encumbering this property in favor of the neighboring property to the east (06-117-22-42-0041; Starbucks), a value reduction of 5.3% occurred.

06-117-22-42-0044 (812 Lake St. E. – The Village) – Based on a review of this property, a value reduction of 8% occurred. This reduction in value resulted after making a physical inspection of the property and reviewing actual lease, income and expense data provided by the property owner.

# Assessment Report 2020



## Hennepin County Assessor's Office

James R Atchison, County Assessor, CAE, SAMA

March 2020





# HENNEPIN COUNTY

## MINNESOTA

March 10, 2020

The real estate market in Hennepin County continued to increase across all major segments, the seventh year of growth since 2013. The 2020 total estimated market value for real property was \$196.5 billion, an increase of \$10.0 billion, or 5.4% over 2019. The net increase after adjusting for \$3.2 billion of new construction was 3.6%.

While increases were seen in almost all segments, the apartment and industrial segments lead the market with 11.7% and 9.5% (5.8% and 8.0% net of new construction) due to continued rent growth and investor demand. On the residential side value increases were seen in all of the improved property types with condominiums, townhomes and duplexes/triplexes showing increases of 4.6%, 5.9% and 6.2%, respectively. Single family residential continued to increase, however at a slightly slower pace of 3.2%, 2.2% net of new construction. Overall, the residential segment increased 3.7% from all sources.

The median value of a residential single family house in Hennepin County rose 3.1% to \$307,600. This marks a 51.9% increase from the low median value of \$202,500 in 2013. As residential values have risen, the homestead market value exclusion has continued to decrease. The preliminary estimates of the exclusions are indicating a 3.6% decrease in the amount of the exclusion.

Assessors in Hennepin County have taken great care to capture these market swings as accurately, equally and uniformly as possible in the assessment. A fair assessment across all properties and all jurisdictions is our top priority.

In order to provide the utmost transparency into the data and processes utilized in creating the assessment, each year the Hennepin County Assessor's Office compiles an annual report highlighting the latest assessment. This report provides a summary of the assessment of all real property within Hennepin County, both suburban municipalities and in the city of Minneapolis.

The attached report contains data pulled from the PINS system on February 21, 2020 and February 20, 2019 and provides a full picture of the 2020 assessment of real estate excluding state assessed and personal properties.

It is with great pleasure that the Hennepin County Assessor's Office brings you the 2020 Annual Assessment Report.

James R. Atchison, SAMA, CAE  
County Assessor

Tamara Doolittle, SAMA  
Assistant County Assessor





# 2020 Annual Assessment Report

## Table of Contents

|                                                   |     |
|---------------------------------------------------|-----|
| Transmittal Letter                                | 1   |
| Table of Contents                                 | 3   |
| 2020 Annual Assessment Summary                    | 5   |
| 2020 Assessment Summary                           |     |
| Hennepin County                                   | 11  |
| Suburban                                          | 12  |
| Minneapolis                                       | 13  |
| Charts by Property Type                           | 19  |
| Historical Value Growth                           | 21  |
| Median Values                                     |     |
| By City                                           | 23  |
| By School District                                | 24  |
| Sales Data                                        |     |
| Sale Counts and Ratios                            | 25  |
| Mean and Median Sale Prices                       | 26  |
| 2020 Assessment Details and Maps                  |     |
| Residential Single Family   Hennepin County       | 27  |
| Residential Condominiums                          | 28  |
| Residential Townhomes                             | 29  |
| Duplexes and Triplexes                            | 30  |
| Commercial                                        | 31  |
| Industrial                                        | 32  |
| Apartments                                        | 33  |
| New Construction                                  |     |
| Map of New Construction Improvements              | 35  |
| New Construction Summary                          | 36  |
| New Houses by Calendar Year                       | 37  |
| Historical Growth by City and Property Type       | 39  |
| City Totals by Minnesota State Tax Classification | 45  |
| EMV and NTC Growth by City and Tax Classification | 55  |
| Market Value Exclusion Summary                    | 65  |
| Market Value Exemption Summary                    | 66  |
| Market Value Deferral Summary                     | 67  |
| Hennepin County Value Comparison                  | 68  |
| 2020 Assessment - Suburban                        | 69  |
| 2020 Assessment by City                           | 70  |
| Glossary of Assessment Terms                      | 115 |



## Summary of Important Information

The 2020 Assessment was the third assessment completed by the Hennepin County Assessor's Office with the assistance of a Computer-Assisted Mass Appraisal (CAMA) system. This system has increased the ability of the office to report on property data at a more detailed level and has contributed to many of the changes in this report from previous reports.

Data used to compile this report was pulled from the PINS system on February 21, 2020 for suburban jurisdictions and the city of Minneapolis.

This report provides a full picture of the 2020 assessment as of these dates with two notable exceptions:

- **State Assessed: Railroad Operating Property and Public Utility Building and Machinery Values:** These values are assessed by the State Department of Revenue and are provided to the County Assessor in August of each year. As such they have been omitted from this report. However the land values for utility properties are assessed by the county and have been included.
- **Personal Property:** Personal property assessments, including values for MSP International Airport, have not been included. All values in this report are for real property only.

This report, along with previous years' reports, can be found under the heading *County Assessor Reports* at:

<http://www.Hennepin.us/PropertyTaxAssessment>

## Overview of the 2020 Assessment

The 2020 assessment marks the seventh year that the overall trend indicates meaningful increasing market valuations since the peak in 2007 and subsequent decline until 2013.

### Residential – Single Family Detached

The total value of single family residential properties across Hennepin County increased 3.2%, 2.2% net of new construction for the 2020 assessment.

It is important to note that this aggregate change can be an over simplification. The assessment average numbers understate the level of complexity of the assessment. Each city, neighborhood and property type have its own story to tell with regard to market fluctuations. In addition to traditional sales analysis, we also analyze lender mediated sales information and continue to make some limited and targeted value reductions in areas where sales activity of lender mediated transaction continues to be a portion of that market. We continue to monitor these issues as we prepare for the 2021 assessment.

### Condominiums

Individual unit value changes will vary by complex and unit type. The estimated market value of residential condominiums increased 4.6%, 3.7% net of new construction across Hennepin County for the 2020 assessment.

### Townhouses

The residential townhome segment increased 5.9%, 4.7% net of new construction across Hennepin County in the 2020 assessment; outpacing both residential single family and condominium increases.

### Duplexes and Triplexes

The estimated market value of duplex and triplex properties (net of new construction) continued to increase with the 2020 assessment for the fourth straight year. This market segment saw a 6.2% increase, 5.7% net countywide with slightly stronger increases in Minneapolis (6.4%) compared with suburban Hennepin (4.7%).

### Apartments

Apartments continued to be one of the fastest growing major segments in Hennepin County increasing by over \$2.5 Billion (11.7%) in estimated market value, new construction accounted for \$1.3 Billion (6.0%) of the increase. The overall increases were 12.6% in Suburban Hennepin and 10.8% in the city of Minneapolis. The significant value increases continue to be consistent across all apartment properties regardless of age, location, unit mix, etc. This marks the 7th consecutive year of year over year increases.

## Commercial/Industrial

The commercial market segment saw a 6.5% increase in estimated market value across Hennepin County for the 2020, 4.7% net of new construction. The commercial market segment in the city of Minneapolis increased 7.3%, compared to a 6.0% increase in suburban Hennepin County.

The total estimated market value of the industrial segment increased 9.5% in Hennepin County, an 8.0% increase net of new construction. The increases in the suburban Hennepin industrial market outpaced Minneapolis 10.2% to 5.4%. The increases net of new construction were 8.5% in suburban Hennepin County compared to 4.6% in Minneapolis. Twelve cities realized double digit increases with Orono and Shorewood leading with 34.3% and 30.4%.

## Definitions of Type of Growth

Annual growth statistics are provided throughout the report in two formats:

- **Gross Change:** Measures the gross difference in estimated market value, taxable market value or net tax capacity of a group or subgroup of properties between data cuts from February of the current year to February of the preceding year.
- **Net Change:** Measures the difference in the total estimated market value less new construction of the group or subgroup of properties between data cuts from February of the current year to February of the preceding year. The Net Change will include value shift due to new construction, parcel divisions, changes in exemption status and/or changes in property type.
- **Market Growth:** Measures the difference in total estimated market value between the current and preceding assessments after subtracting out any value shift due to new construction, parcel divisions, changes in exemption status and/or changes in property type. This calculation is only applied to estimated market value and is the most pure calculation of value change due to economic factors. Also sometimes referred to as *static growth*.

## Minnesota State Tax Classifications

Data has been summarized at the Minnesota state tax classification level. This allows for a clearer view of the budgetary impact of changes in the assessment as the state tax classification directly determines the rate at which taxable market value is converted to net tax capacity.

The tax classifications found in Hennepin County include:

- **1A Residential Homestead:** Homesteaded residential properties including single family houses, condominiums, townhomes, duplexes and triplexes.
- **1B Residential Blind / Disabled:** Homesteaded residential properties occupied by a qualifying blind or disabled occupant.
- **1D Housing for Seasonal Workers (structures only):** The structures of Agricultural property occupied exclusively by seasonal farm workers during the time they work on that farm.
- **2A Agricultural:** Qualifying farm properties including a homesteaded house, garage and one acre.
- **2B Rural Vacant Land:** Property that is unplatted, unimproved, rural in character and is not used for agricultural purposes.
- **2C Managed Forest Land:** Property would be classified as 2b, but is restricted under a forest management plan.
- **3A Commercial / Industrial:** Commercial and industrial properties including railroads and public utilities.
- **4A Apartment:** Properties consisting of four or more residential units.
- **4B Residential Miscellaneous:** Miscellaneous non-homesteaded residential properties including vacant residential land, non-homesteaded co-operatives and non-homesteaded duplexes and triplexes
- **4BB Residential Non-Homestead:** Non-homesteaded single family houses, condominiums, condominium garages and townhomes
- **4C Seasonal / Special Class:** Special classification properties including seasonal residential recreation properties (cabins), seasonal marinas, qualifying non-profit commercial properties, manufactured home parks and qualifying golf courses

- **4D Low-Income Rental:** Qualifying low-income rental apartments and residential properties.

More detail on state tax classifications is provided by the Department of Revenue on their website:

[https://www.revenue.state.mn.us/sites/default/files/2020-02/ptamannual\\_module3.pdf](https://www.revenue.state.mn.us/sites/default/files/2020-02/ptamannual_module3.pdf)

## Property Types

This report continues the use of property types to group like properties. The primary property types utilized in this report include:

- **A** Apartment
- **C** Commercial
- **CR** Railroad
- **DB** Duplex
- **F** Farm
- **I** Industrial
- **LA** Vacant Apartment Land
- **LC** Vacant Commercial Land
- **LI** Vacant Industrial Land
- **LL** Vacant Residential Lakeshore Land
- **LR** Vacant Residential Land
- **LV** Rural Vacant Land
- **NH** Nursing Home
- **R** Residential Single Family
- **RL** Residential Single Family Lakeshore
- **RZ** Residential Zero Lot Line
- **TP** Triplex
- **U** Utility
- **X** Residential Condominium
- **XC** Residential Co-Op
- **XM** Storage Condo
- **Y** Townhome

These property types roughly mirror the property types in the Hennepin County PINS system. For properties with special property types in PINS, such as seasonal or non-profit properties, the property type has been converted for use in this report.

While property type groupings still persist in some areas of this report, many components have been redesigned to incorporate the new use code groupings. While these groups have been chosen to be as self-evident as possible, the below descriptions of these groupings are provided to

help readers familiar with the old methodology bridge the transition to the new format as well as to clarify the boundaries between groups.

### Agricultural

Includes both farm and rural-vacant properties. Any commercial or residential value on an otherwise agricultural property is reported under the applicable commercial or residential grouping and not under the agricultural grouping. If an agricultural property is enrolled in the state's Green Acres or Rural Preserve program, only the taxable estimated market value is reported.

Potential Property Types: BF, DF, F, FP, LF and LV.

### Apartment

Includes any property with more than four living units. These properties are typically used for rental housing and include: market rate apartments, low-income apartments, senior apartments, assisted living and nursing homes.

Property Types: A, HF, HL, HM and NH.

### Automotive

Includes:

- Automobile dealerships and showrooms
- Car washes
- Fuel stations with and without convenience stores
- Parking lots and structures
- Service repair garages

Potential Property Types: C, NC, ND and NP.

### Bank

Includes stand-alone bank properties only. Larger retail or office properties that include a bank are grouped under retail or office.

Potential Property Types: C, NC, ND and NP.

### Condo

Stand-alone residential condo units. Condo garage units that are their own parcel are included under Other Residential.

Potential Property Types: AX, B, BJ, D, DJ, HR, HS, S and X.

**Co-Op**

Stand-alone residential co-op units. Includes both limited equity and market rate cooperatives.

Potential Property Types: B, BJ, D, DJ, HR, HS, S, X and XC.

**Duplex/Triplex**

Includes two and three unit residential properties.

Potential Property Types: B, BJ, D, DB, DJ, HR, HS, S and TP.

**Fitness**

Includes fitness centers, health clubs and indoor golf, tennis or racquetball facilities.

Potential Property Types: C, NC, ND, NP

**Food**

Includes bars, fast food and restaurants. This grouping includes stand-alone food properties only. Larger retail or office properties that include a food component are grouped under retail or office.

Potential Property Types: C, NC, ND, NP, SL

**Golf Course**

Includes public and private outdoor golf facilities. If a golf course property is enrolled in the state's Open Space program, only the taxable estimated market value is reported.

Potential Property Types: C, GC and LC.

**Hospitality**

Includes hotels, motels and any value associated to a bed and breakfast in excess of five units.

Potential Property Types: C, NC, ND and NP.

**Industrial**

Includes:

- Computer data centers
- Distribution warehouses
- Engineering, laboratory and R&D facilities
- Heavy and light manufacturing
- Mini storage facilities
- Storage warehouses
- Other industrial uses

Property Types: I.

**Marinas**

Potential Property Types: C, NC, ND, NP, SM.

**Medical**

Includes dental clinics, hospitals, medical clinics, medical offices, surgical centers and veterinary clinics.

Potential Property Types: C, NC, ND, NP.

**Office**

Excludes medical offices.

Potential Property Types: C, NC, ND, NP.

**Other Commercial**

Includes commercial uses that do not exist in a large enough quantity and are not easily grouped. Some examples include: banquet centers, bowling alleys, funeral homes, manufactured home park land and movie theaters.

May include properties that have not been assigned a use code but have a commercial property type.

Potential Property Types: C, MH, NC, ND and NP.

**Parking Lots**

Includes parking lots that are improved with asphalt or concreted. The parking lots may be stand alone or associated with a primary parcel.

For the 2020 Assessment, the Hennepin County Assessor's Office clarified internal rules regarding the valuation and classification of parking lots to ensure the rules are consistently applied municipalities. As a result, some cities may see a moderate shift in value from vacant land to an improved property between the 2019 and 2020 assessments.

Potential Property Types: A, C, I, MH, NC, ND and NP.

**Retail**

Includes:

- Big box discount and warehouse discount stores
- Department stores
- Markets and supermarkets
- Shopping centers (community, neighborhood and regional)
- Small box and mid box retail
- Other retail uses

Potential Property Types: C, NC, ND, NP.

**Single Family**

Includes detached single family on and off lake residential properties and the value associated with the residential portion of larger agricultural properties. Both on and off lake properties are grouped together.

Potential Property Types: B, BJ, D, DJ, FF, HR, HS, R, RL and S.

**Townhome**

Stand-alone residential townhome units.

Potential Property Types: B, BJ, D, DJ, HR, HS, S and Y.

**Zero Lot Line**

Stand-alone residential zero-lot-line properties. Also commonly known as twin homes.

Potential Property Types: B, BJ, D, DJ, HR, HS, RZ and S.

**Other Residential**

Includes condo garages, residential storage condos and otherwise vacant land with a residential outbuilding such as a garage.

Any property that has not been assigned a use code in time for this report and has an ambiguous property type that does not easily place it in any of the above residential categories is included here.

Potential Property Types: B, BJ, D, DJ, HR, HS, RM, S and XM.

**Vacant Land**

Includes all vacant apartment, residential, commercial and industrial land properties with the exception of golf course properties.

Also includes residential common areas. If a vacant land property qualifies for platted land protection, only the taxable estimated market value is reported.

Property Types: LA, LC (if not golf course), LI, LL, LR and K.

**Multiple Use Properties** The 2020 Assessment found 6,777 taxable properties in Hennepin County with multiple taxable uses. If a property has multiple uses, the value of each component is associated with the applicable grouping in this report. For parcel count statistics, the parcel is only counted under the property use that has the largest amount of taxable value.

For example, if a hypothetical property has \$700,000 in agricultural value, \$250,000 in residential value and \$100,000 in commercial value, value will be reported in all three groups but the parcel will only be counted once under the agricultural category.

**Questions**

Please direct any questions regarding this report to:

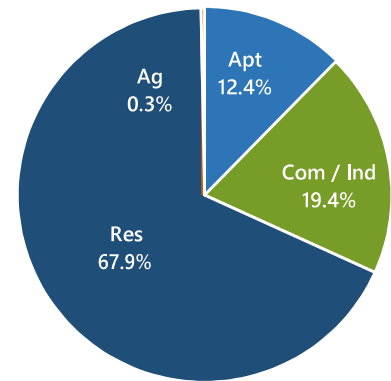
- **Phone:** 612-348-8968
- **E-Mail:** tamara.doolittle@hennepin.us





## County Totals

|                        |       |
|------------------------|-------|
| Estimated Market Value | 5.4%  |
| Deferred Value         | 13.2% |
| Homestead Exclusion    | -3.6% |
| Veteran's Exclusion    | 12.9% |
| Taxable Market Value   | 5.4%  |
| Net Tax Capacity       | 5.8%  |

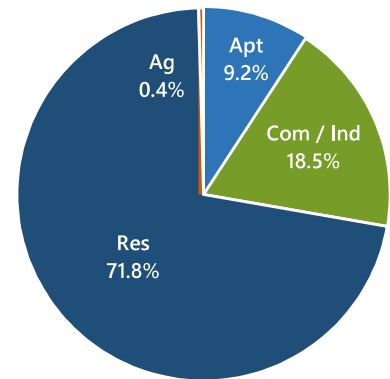


| Property Type                | 2019<br>Parcels | 2019<br>Est Market Value | 2020<br>Parcels | 2020<br>Est Market Value | Gross<br>Growth | New Construction<br>Parcels | New Construction<br>Improvement Val | Net<br>Growth |
|------------------------------|-----------------|--------------------------|-----------------|--------------------------|-----------------|-----------------------------|-------------------------------------|---------------|
| <b>Agricultural</b>          | 1,202           | 543,142,000              | 1,190           | 577,838,400              | 6.4%            | 3                           | 144,800                             | 6.4%          |
| Farm                         | 1,032           | 430,198,100              | 1,027           | 470,008,600              | 9.3%            | 3                           | 144,800                             | 9.2%          |
| Rural Vacant Land            | 170             | 112,943,900              | 163             | 107,829,800              | -4.5%           | 0                           | 0                                   | -4.5%         |
| <b>Apartment</b>             | 5,574           | 21,727,486,400           | 5,645           | 24,277,419,100           | 11.7%           | 372                         | 1,294,790,100                       | 5.8%          |
| Apartment                    | 5,221           | 21,507,530,200           | 5,290           | 24,033,706,300           | 11.7%           | 370                         | 1,293,270,100                       | 5.7%          |
| Nursing Home                 | 39              | 129,427,200              | 33              | 120,212,500              | -7.1%           | 3                           | 1,520,000                           | -8.3%         |
| Vacant Apartment Land        | 314             | 90,529,000               | 322             | 123,500,300              | 36.4%           | 0                           | 0                                   | 36.4%         |
| <b>Commercial/Industrial</b> | 14,560          | 35,643,786,700           | 14,573          | 38,005,710,600           | 6.6%            | 571                         | 587,941,300                         | 5.0%          |
| Automotive                   | 720             | 1,106,687,100            | 648             | 1,138,607,800            | 2.9%            | 17                          | 25,680,400                          | 0.6%          |
| Bank                         | 135             | 231,261,200              | 136             | 245,223,100              | 6.0%            | 6                           | 3,068,700                           | 4.7%          |
| Fitness                      | 42              | 197,512,200              | 44              | 197,708,100              | 0.1%            | 2                           | 155,000                             | 0.0%          |
| Food / Entertainment         | 436             | 570,490,100              | 433             | 568,155,200              | -0.4%           | 24                          | 5,319,700                           | -1.3%         |
| Golf Course                  | 43              | 68,547,700               | 75              | 71,498,800               | 4.3%            | 0                           | 0                                   | 4.3%          |
| Hospitality                  | 124             | 1,217,922,800            | 120             | 1,242,790,300            | 2.0%            | 9                           | 33,156,800                          | -0.7%         |
| Industrial                   | 2,965           | 7,897,473,300            | 3,069           | 8,649,783,400            | 9.5%            | 105                         | 123,998,000                         | 8.0%          |
| Marina                       | 49              | 57,690,400               | 48              | 61,660,100               | 6.9%            | 1                           | 627,000                             | 5.8%          |
| Medical                      | 270             | 975,221,300              | 265             | 1,026,579,400            | 5.3%            | 12                          | 8,883,800                           | 4.4%          |
| Nursing Home                 | 0               | 0                        | 3               | 470,000                  | 0.0%            | 0                           | 0                                   | 0.0%          |
| Office                       | 1,588           | 6,180,288,000            | 1,573           | 6,436,594,500            | 4.1%            | 75                          | 34,707,400                          | 3.6%          |
| Other                        | 4,349           | 10,718,061,300           | 4,655           | 12,246,276,000           | 14.3%           | 253                         | 308,165,500                         | 11.4%         |
| Retail                       | 1,246           | 5,395,619,000            | 1,235           | 5,212,119,000            | -3.4%           | 67                          | 44,179,000                          | -4.2%         |
| Vacant Comm/Ind Land         | 2,593           | 1,027,012,300            | 2,269           | 908,244,900              | -11.6%          | 0                           | 0                                   | -11.6%        |
| <b>Residential</b>           | 393,920         | 128,494,523,500          | 396,705         | 133,311,136,000          | 3.7%            | 15,406                      | 1,340,195,000                       | 2.7%          |
| Co-Op                        | 4,160           | 638,521,900              | 4,184           | 728,585,900              | 14.1%           | 24                          | 36,095,100                          | 8.5%          |
| Condominium                  | 44,968          | 10,625,344,000           | 45,346          | 11,116,402,400           | 4.6%            | 910                         | 97,829,800                          | 3.7%          |
| Duplex/Triplex               | 13,375          | 4,403,087,000            | 13,317          | 4,674,225,000            | 6.2%            | 408                         | 20,501,800                          | 5.7%          |
| Single Family                | 278,114         | 103,731,453,700          | 279,068         | 107,093,099,000          | 3.2%            | 13,010                      | 1,062,273,400                       | 2.2%          |
| Storage Condo                | 599             | 75,777,500               | 598             | 82,935,000               | 9.4%            | 3                           | 98,000                              | 9.3%          |
| Townhome                     | 25,911          | 6,952,242,800            | 26,226          | 7,363,287,900            | 5.9%            | 897                         | 107,834,900                         | 4.4%          |
| Other Residential            | 13,483          | 425,363,600              | 14,672          | 579,572,300              | 36.3%           | 83                          | 10,172,900                          | 33.9%         |
| Zero Lot Line                | 3,461           | 915,465,900              | 3,464           | 960,405,300              | 4.9%            | 71                          | 5,389,100                           | 4.3%          |
| Vacant Res Land              | 9,849           | 727,267,100              | 9,830           | 712,623,200              | -2.0%           | 0                           | 0                                   | -2.0%         |
| <b>State Assessed</b>        | 675             | 94,382,600               | 626             | 133,371,800              | 41.3%           | 0                           | 0                                   | 41.3%         |
| Railroad                     | 590             | 0                        | 543             | 0                        | 0.0%            | 0                           | 0                                   | 0.0%          |
| Utility                      | 85              | 94,382,600               | 83              | 133,371,800              | 41.3%           | 0                           | 0                                   | 41.3%         |
| <b>Total Real Property</b>   | <b>415,931</b>  | <b>186,503,321,200</b>   | <b>418,739</b>  | <b>196,305,475,900</b>   | <b>5.4%</b>     | <b>16,283</b>               | <b>3,223,071,200</b>                | <b>3.6%</b>   |

Please Note: Both Gross and Net Growth are reported in the table above. The Gross Growth represents the gross difference in market value between the current and the previous year. Net Growth will describe the difference in total estimated market value less any new construction for the given group or subgroup. Both the Net, and the Gross change will include value shift due to parcel divisions, changes in exempt status and/or changes in property type.

## Suburban Totals

|                        |        |
|------------------------|--------|
| Estimated Market Value | + 5.2% |
| Deferred Value         | 13.2%  |
| Homestead Exclusion    | -5.7%  |
| Veteran's Exclusion    | 15.5%  |
| Taxable Market Value   | + 5.3% |
| Net Tax Capacity       | + 5.7% |



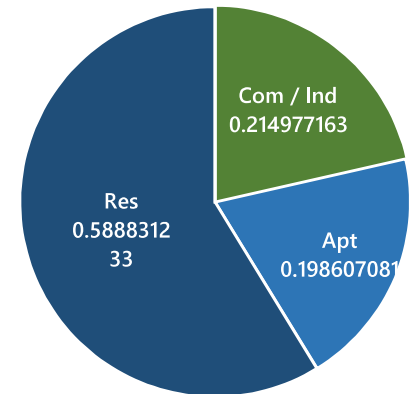
| Property Type                | Parcels        | 2019<br>Est Market Value | Parcels        | 2020<br>Est Market Value | Gross<br>Growth | New Construction<br>Parcels | Improvement Val      | Net<br>Growth |
|------------------------------|----------------|--------------------------|----------------|--------------------------|-----------------|-----------------------------|----------------------|---------------|
| <b>Agricultural</b>          | <b>1,201</b>   | <b>541,614,400</b>       | <b>1,189</b>   | <b>576,309,300</b>       | <b>6.4%</b>     | <b>3</b>                    | <b>144,800</b>       | <b>6.4%</b>   |
| Farm                         | 1,031          | 428,670,500              | 1,026          | 468,479,500              | 9.3%            | 3                           | 144,800              | 9.3%          |
| Rural Vacant Land            | 170            | 112,943,900              | 163            | 107,829,800              | -4.5%           | 0                           | 0                    | -4.5%         |
| <b>Apartment</b>             | <b>1,795</b>   | <b>11,272,370,400</b>    | <b>1,796</b>   | <b>12,695,270,000</b>    | <b>12.6%</b>    | <b>202</b>                  | <b>611,025,000</b>   | <b>7.2%</b>   |
| Apartment                    | 1,677          | 11,112,810,000           | 1,673          | 12,526,567,500           | 12.7%           | 200                         | 609,505,000          | 7.2%          |
| Nursing Home                 | 28             | 107,692,400              | 22             | 96,465,300               | -10.4%          | 3                           | 1,520,000            | -11.8%        |
| Vacant Apartment Land        | 90             | 51,868,000               | 101            | 72,237,200               | 39.3%           | 0                           | 0                    | 39.3%         |
| <b>Commercial/Industrial</b> | <b>8,764</b>   | <b>23,990,050,500</b>    | <b>8,777</b>   | <b>25,468,909,100</b>    | <b>6.2%</b>     | <b>351</b>                  | <b>353,100,700</b>   | <b>4.7%</b>   |
| Automotive                   | 720            | 1,106,687,100            | 648            | 1,138,607,800            | 2.9%            | 17                          | 25,680,400           | 0.6%          |
| Bank                         | 135            | 231,261,200              | 136            | 245,223,100              | 6.0%            | 6                           | 3,068,700            | 4.7%          |
| Fitness                      | 42             | 197,512,200              | 44             | 197,708,100              | 0.1%            | 2                           | 155,000              | 0.0%          |
| Food / Entertainment         | 436            | 570,490,100              | 433            | 568,155,200              | -0.4%           | 24                          | 5,319,700            | -1.3%         |
| Golf Course                  | 43             | 68,547,700               | 75             | 71,498,800               | 4.3%            | 0                           | 0                    | 4.3%          |
| Hospitality                  | 124            | 1,217,922,800            | 120            | 1,242,790,300            | 2.0%            | 9                           | 33,156,800           | -0.7%         |
| Industrial                   | 2,452          | 6,818,819,600            | 2,557          | 7,512,477,000            | 10.2%           | 91                          | 114,573,000          | 8.5%          |
| Marina                       | 49             | 57,690,400               | 48             | 61,660,100               | 6.9%            | 1                           | 627,000              | 5.8%          |
| Medical                      | 270            | 975,221,300              | 265            | 1,026,579,400            | 5.3%            | 12                          | 8,883,800            | 4.4%          |
| Office                       | 1,588          | 6,180,288,000            | 1,573          | 6,436,594,500            | 4.1%            | 75                          | 34,707,400           | 3.6%          |
| Other                        | 428            | 569,272,900              | 700            | 1,358,822,700            | 138.7%          | 47                          | 82,749,900           | 124.2%        |
| Retail                       | 1,246          | 5,395,619,000            | 1,235          | 5,212,119,000            | -3.4%           | 67                          | 44,179,000           | -4.2%         |
| Vacant Comm/Ind Land         | 1,231          | 600,718,200              | 943            | 396,673,100              | -34.0%          | 0                           | 0                    | -34.0%        |
| <b>Residential</b>           | <b>280,811</b> | <b>95,158,322,900</b>    | <b>282,492</b> | <b>98,972,324,400</b>    | <b>4.0%</b>     | <b>12,230</b>               | <b>1,123,895,200</b> | <b>2.8%</b>   |
| Co-Op                        | 2,684          | 425,666,500              | 2,686          | 485,942,600              | 14.2%           | 24                          | 36,095,100           | 5.7%          |
| Condominium                  | 29,026         | 5,672,337,100            | 29,077         | 5,971,423,800            | 5.3%            | 636                         | 31,953,000           | 4.7%          |
| Duplex/Triplex               | 2,235          | 723,058,700              | 2,223          | 756,848,600              | 4.7%            | 48                          | 1,321,000            | 4.5%          |
| Single Family                | 203,363        | 79,809,195,300           | 204,614        | 82,775,221,500           | 3.7%            | 10,512                      | 932,047,600          | 2.5%          |
| Storage Condo                | 599            | 75,777,500               | 598            | 82,935,000               | 9.4%            | 3                           | 98,000               | 9.3%          |
| Townhome                     | 24,848         | 6,582,657,200            | 25,168         | 6,975,447,600            | 6.0%            | 879                         | 107,146,900          | 4.3%          |
| Other Residential            | 5,941          | 304,493,800              | 5,996          | 323,444,800              | 6.2%            | 61                          | 9,959,500            | 3.0%          |
| Zero Lot Line                | 3,297          | 876,327,900              | 3,299          | 920,493,300              | 5.0%            | 67                          | 5,274,100            | 4.4%          |
| Vacant Res Land              | 8,818          | 688,808,900              | 8,831          | 680,567,200              | -1.2%           | 0                           | 0                    | -1.2%         |
| <b>State Assessed</b>        | <b>499</b>     | <b>47,818,200</b>        | <b>435</b>     | <b>49,128,600</b>        | <b>2.7%</b>     | <b>0</b>                    | <b>0</b>             | <b>2.7%</b>   |
| Railroad                     | 434            | 0                        | 369            | 0                        |                 | 0                           | 0                    |               |
| Utility                      | 65             | 47,818,200               | 66             | 49,128,600               | 2.7%            | 0                           | 0                    | 2.7%          |
| <b>Total Real Property</b>   | <b>293,070</b> | <b>131,010,176,400</b>   | <b>294,689</b> | <b>137,761,941,400</b>   | <b>5.2%</b>     | <b>12,783</b>               | <b>2,088,165,700</b> | <b>3.6%</b>   |

Please Note: Both Gross and Net Growth are reported in the table above. The Gross Growth represents the gross difference in market value between the current and the previous year. Net Growth will describe the difference in total estimated market value less any new construction for the given group or subgroup. Both the Net, and the Gross change will include value shift due to parcel divisions, changes in exempt status and or changes in property type.

## City Totals

|                        |      |
|------------------------|------|
| Estimated Market Value | 5.9% |
| Deferred Value         | 0.0% |
| Homestead Exclusion    | 2.0% |
| Veteran's Exclusion    | 2.6% |
| Taxable Market Value   | 5.5% |
| Net Tax Capacity       | 6.7% |

## Estimated Market Value by Property Type



| Property Type              | Parcels        | 2019<br>Est Market Value | Parcels        | 2020<br>Est Market Value | Gross<br>Growth | Parcels      | New Construction<br>Improvement Val | Net<br>Growth |
|----------------------------|----------------|--------------------------|----------------|--------------------------|-----------------|--------------|-------------------------------------|---------------|
| Agricultural               | 1              | 1,527,600                | 1              | 1,529,100                | 0.1%            | 0            | 0                                   | 0.1%          |
| Farm                       | 1              | 1,527,600                | 1              | 1,529,100                | 0.1%            | 0            | 0                                   | 0.1%          |
| Apartment                  | 3,779          | 10,455,116,000           | 3,849          | 11,582,149,100           | 10.8%           | 170          | 683,765,100                         | 4.2%          |
| Apartment                  | 3,544          | 10,394,720,200           | 3,617          | 11,507,138,800           | 10.7%           | 170          | 683,765,100                         | 4.1%          |
| Nursing Home               | 11             | 21,734,800               | 11             | 23,747,200               | 9.3%            | 0            | 0                                   | 9.3%          |
| Vacant Apt Land            | 224            | 38,661,000               | 221            | 51,263,100               | 32.6%           | 0            | 0                                   | 32.6%         |
| Commercial / Industrial    | 5,796          | 11,653,736,200           | 5,796          | 12,536,801,500           | 7.6%            | 220          | 234,840,600                         | 5.6%          |
| Commercial                 | 3,921          | 10,148,788,400           | 3,955          | 10,887,453,300           | 7.3%            | 206          | 225,415,600                         | 5.1%          |
| Industrial                 | 513            | 1,078,653,700            | 512            | 1,137,306,400            | 5.4%            | 14           | 9,425,000                           | 4.6%          |
| Vacant Com/Ind Land        | 1,362          | 426,294,100              | 1,326          | 511,571,800              | 20.0%           | 0            | 0                                   | 20.0%         |
| Residential                | 113,109        | 33,336,200,600           | 114,213        | 34,338,811,600           | 3.0%            | 3,176        | 216,299,800                         | 2.4%          |
| Co-Op                      | 1,476          | 212,855,400              | 1,498          | 242,643,300              | 14.0%           | 0            | 0                                   | 14.0%         |
| Condominium                | 15,942         | 4,953,006,900            | 16,269         | 5,144,978,600            | 3.9%            | 274          | 65,876,800                          | 2.5%          |
| Duplex (DB) / Triplex      | 11,140         | 3,680,028,300            | 11,094         | 3,917,376,400            | 6.4%            | 360          | 19,180,800                          | 5.9%          |
| Single Family              | 74,751         | 23,922,258,400           | 74,454         | 24,317,877,500           | 1.7%            | 2,498        | 130,225,800                         | 1.1%          |
| Townhome                   | 1,063          | 369,585,600              | 1,058          | 387,840,300              | 4.9%            | 18           | 688,000                             | 4.8%          |
| Zero Lot Line              | 164            | 39,138,000               | 165            | 39,912,000               | 2.0%            | 4            | 115,000                             | 1.7%          |
| Other Residential          | 7,542          | 120,869,800              | 8,676          | 256,127,500              | 111.9%          | 22           | 213,400                             | 111.7%        |
| Vacant Res Land            | 1,031          | 38,458,200               | 999            | 32,056,000               | -16.6%          | 0            | 0                                   | -16.6%        |
| State Assessed             |                |                          |                |                          |                 |              |                                     |               |
| Railroad                   | 156            | 0                        | 174            | 0                        | 0.0%            | 0            | 0                                   | 0.0%          |
| Utility                    | 20             | 46,564,400               | 17             | 84,243,200               | 80.9%           | 0            | 0                                   | 80.9%         |
| <b>Total Real Property</b> | <b>122,861</b> | <b>55,493,144,800</b>    | <b>124,050</b> | <b>58,543,534,500</b>    | <b>5.9%</b>     | <b>3,500</b> | <b>1,134,905,500</b>                | <b>3.9%</b>   |

Please Note: Both Gross and Net Growth are reported in the table above. The Gross Growth represents the gross difference in market value between the current and the previous year. Net Growth will describe the difference in total estimated market value less any new construction for the given group or subgroup. Both the Net, and the Gross change will include value shift due to parcel divisions, changes in exempt status and or changes in property type.



## 2020 Hennepin County (Suburban + Minneapolis) Summary

| Estimated Market Value        | 2019<br>Parcels | 2019<br>Est Market Value | 2020<br>Parcels | 2020<br>Est Market Value | Gross Change         | %           |
|-------------------------------|-----------------|--------------------------|-----------------|--------------------------|----------------------|-------------|
| Agricultural                  | 1,202           | 543,142,000              | 1,190           | 577,838,400              | 34,696,400           | 6.4%        |
| Apartment                     | 5,574           | 21,727,486,400           | 5,645           | 24,277,419,100           | 2,549,932,700        | 11.7%       |
| Apartment (A)                 | 5,221           | 21,507,530,200           | 5,290           | 24,033,706,300           | 2,526,176,100        | 11.7%       |
| Nursing Home (NH)             | 39              | 129,427,200              | 33              | 120,212,500              | -9,214,700           | -7.1%       |
| Vacant Apt Land (LA)          | 314             | 90,529,000               | 322             | 123,500,300              | 32,971,300           | 36.4%       |
| Commercial / Industrial       | 14,560          | 35,643,786,700           | 14,573          | 38,005,710,600           | 2,361,923,900        | 6.6%        |
| Commercial (C)                | 9,002           | 26,719,301,100           | 9,232           | 28,447,212,300           | 1,727,911,200        | 6.5%        |
| Industrial (I)                | 2,965           | 7,897,473,300            | 3,069           | 8,649,783,400            | 752,310,100          | 9.5%        |
| Railroad (CR) / Utility (U)   | 675             | 94,382,600               | 626             | 133,371,800              | 38,989,200           | 41.3%       |
| Vacant Com/Ind Land (LC / LI) | 2,593           | 1,027,012,300            | 2,269           | 908,244,900              | -118,767,400         | -11.6%      |
| Residential                   | 393,921         | 128,494,523,500          | 396,706         | 129,796,356,914          | 1,301,833,414        | 1.0%        |
| Co-Op (XC)                    | 4,160           | 638,521,900              | 4,184           | 641,196,338              | 2,674,438            | 0.4%        |
| Condominium (X)               | 44,968          | 10,625,344,000           | 45,346          | 10,591,439,067           | -33,904,933          | -0.3%       |
| Duplex (DB) / Triplex (TP)    | 13,375          | 4,403,087,000            | 13,317          | 4,625,027,161            | 221,940,161          | 5.0%        |
| Single Family (R / RL)        | 278,115         | 103,731,453,700          | 279,069         | 104,653,672,838          | 922,219,138          | 0.9%        |
| Storage Condo (XM)            | 599             | 75,777,500               | 598             | 82,935,000               | 7,157,500            | 9.4%        |
| Townhome (Y)                  | 25,911          | 6,952,242,800            | 26,226          | 7,049,800,783            | 97,557,983           | 1.4%        |
| Zero Lot Line (RZ)            | 3,461           | 915,465,900              | 3,464           | 960,405,300              | 44,939,400           | 4.9%        |
| Other Residential             | 13,483          | 425,363,600              | 14,672          | 579,572,300              | 154,208,700          | 36.3%       |
| Vacant Res Land (LL / LR)     | 9,849           | 727,267,100              | 9,830           | 712,623,200              | -14,643,900          | -2.0%       |
| <b>Total Real Property</b>    | <b>415,931</b>  | <b>186,503,321,200</b>   | <b>418,739</b>  | <b>196,305,475,900</b>   | <b>9,802,154,700</b> | <b>5.3%</b> |

| Taxable Market Value          | 2019<br>Parcels | 2019<br>Taxable Market Value | 2020<br>Parcels | 2020<br>Taxable Market Value | Gross Change         | %           |
|-------------------------------|-----------------|------------------------------|-----------------|------------------------------|----------------------|-------------|
| Agricultural                  | 1,202           | 543,142,000                  | 1,190           | 577,838,400                  | 34,696,400           | 6.4%        |
| Apartment                     | 5,574           | 21,723,637,557               | 5,645           | 24,274,056,674               | 2,550,419,117        | 11.7%       |
| Apartment (A)                 | 5,221           | 21,503,681,357               | 5,290           | 24,030,343,874               | 2,526,662,517        | 11.7%       |
| Nursing Home (NH)             | 39              | 129,427,200                  | 33              | 120,212,500                  | -9,214,700           | -7.1%       |
| Vacant Apt Land (LA)          | 314             | 90,529,000                   | 322             | 123,500,300                  | 32,971,300           | 36.4%       |
| Commercial / Industrial       | 14,560          | 35,643,786,700               | 14,573          | 38,005,710,600               | 2,361,923,900        | 6.6%        |
| Commercial (C)                | 9,002           | 26,719,301,100               | 9,232           | 28,447,212,300               | 1,727,911,200        | 6.5%        |
| Industrial (I)                | 2,965           | 7,897,473,300                | 3,069           | 8,649,783,400                | 752,310,100          | 9.5%        |
| Railroad (CR) / Utility (U)   | 675             | 132,040,600                  | 626             | 133,371,800                  | 1,331,200            | 1.0%        |
| Vacant Com/Ind Land (LC / LI) | 2,593           | 1,027,012,300                | 2,269           | 908,244,900                  | -118,767,400         | -11.6%      |
| Residential                   | 393,921         | 124,902,501,348              | 396,706         | 129,796,356,914              | 4,893,855,566        | 3.9%        |
| Co-Op (XC)                    | 4,160           | 549,665,865                  | 4,184           | 641,196,338                  | 91,530,473           | 16.7%       |
| Condominium (X)               | 44,968          | 10,096,484,109               | 45,346          | 10,591,439,067               | 494,954,958          | 4.9%        |
| Duplex (DB) / Triplex (TP)    | 13,375          | 4,347,801,266                | 13,317          | 4,625,027,161                | 277,225,895          | 6.4%        |
| Single Family (R / RL)        | 278,115         | 101,202,327,199              | 279,069         | 104,653,672,838              | 3,451,345,639        | 3.4%        |
| Storage Condo (XM)            | 599             | 75,777,500                   | 598             | 82,935,000                   | 7,157,500            | 9.4%        |
| Townhome (Y)                  | 25,911          | 6,629,651,534                | 26,226          | 7,049,800,783                | 420,149,249          | 6.3%        |
| Zero Lot Line (RZ)            | 3,461           | 877,054,589                  | 3,464           | 923,493,303                  | 46,438,714           | 5.3%        |
| Other Residential             | 13,483          | 408,400,270                  | 14,672          | 528,102,785                  | 119,702,515          | 29.3%       |
| Vacant Res Land (LL / LR)     | 9,849           | 715,339,016                  | 9,830           | 700,689,639                  | -14,649,377          | -2.0%       |
| <b>Total Real Property</b>    | <b>415,931</b>  | <b>182,945,108,205</b>       | <b>418,739</b>  | <b>192,787,334,388</b>       | <b>9,842,226,183</b> | <b>5.4%</b> |

| Net Tax Capacity              | 2019<br>Parcels | 2019<br>Net Tax Capacity | 2020<br>Parcels | 2020<br>Net Tax Capacity | Gross Change       | %           |
|-------------------------------|-----------------|--------------------------|-----------------|--------------------------|--------------------|-------------|
| Agricultural                  | 1,202           | 4,381,944                | 1,190           | 4,693,260                | 311,316            | 7.1%        |
| Apartment                     | 5,574           | 260,408,482              | 5,645           | 291,539,249              | 31,130,767         | 12.0%       |
| Apartment (A)                 | 5,221           | 257,658,979              | 5,290           | 288,492,784              | 30,833,805         | 12.0%       |
| Nursing Home (NH)             | 39              | 1,617,846                | 33              | 1,502,661                | -115,185           | -7.1%       |
| Vacant Apt Land (LA)          | 314             | 1,131,657                | 322             | 1,543,804                | 412,147            | 36.4%       |
| Commercial / Industrial       | 14,560          | 703,855,107              | 14,573          | 750,792,405              | 46,937,298         | 6.7%        |
| Commercial (C)                | 9,002           | 528,042,867              | 9,232           | 562,429,688              | 34,386,821         | 6.5%        |
| Industrial (I)                | 2,965           | 155,912,840              | 3,069           | 170,806,968              | 14,894,128         | 9.6%        |
| Railroad (CR) / Utility (U)   | 675             | 2,622,324                | 626             | 2,649,119                | 26,795             | 1.0%        |
| Vacant Com/Ind Land (LC / LI) | 2,593           | 19,899,400               | 2,269           | 17,548,449               | -2,350,951         | -11.8%      |
| Residential                   | 393,920         | 1,295,025,642            | 396,705         | 1,347,190,558            | 52,164,916         | 4.0%        |
| Co-Op (XC)                    | 4,160           | 5,640,671                | 4,184           | 6,683,539                | 1,042,868          | 18.5%       |
| Condominium (X)               | 44,968          | 103,378,169              | 45,346          | 108,428,649              | 5,050,480          | 4.9%        |
| Duplex (DB) / Triplex (TP)    | 13,375          | 50,033,318               | 13,317          | 53,276,571               | 3,243,253          | 6.5%        |
| Single Family (R / RL)        | 278,114         | 1,046,364,991            | 279,068         | 1,083,507,251            | 37,142,260         | 3.5%        |
| Storage Condo (XM)            | 599             | 772,492                  | 598             | 830,105                  | 57,613             | 7.5%        |
| Townhome (Y)                  | 25,911          | 66,905,773               | 26,226          | 71,231,505               | 4,325,732          | 6.5%        |
| Zero Lot Line (RZ)            | 3,461           | 8,794,487                | 3,464           | 9,268,098                | 473,611            | 5.4%        |
| Other Residential             | 13,483          | 4,349,713                | 14,672          | 5,347,563                | 997,850            | 22.9%       |
| Vacant Res Land (LL / LR)     | 9,849           | 8,786,028                | 9,830           | 8,617,277                | -168,751           | -1.9%       |
| <b>Total Real Property</b>    | <b>415,931</b>  | <b>2,266,293,499</b>     | <b>418,739</b>  | <b>2,396,864,591</b>     | <b>130,571,092</b> | <b>5.8%</b> |

Please Note: The table above contains data reported for Real Property from both the Hennepin County PINS system as of February 27, 2020 and from the Vision CAMA system as of February 27, 2020

Taxable Market Value (TMV) is a preliminary estimated based on a program and application information as of the February 27, 2020 dataset. Property owners may continue to apply for exemptions, exclusions, and deferrals throughout the following year. Net Tax Capacity (NTC) is based on the Tax Capacity rates determined by the Minnesota State Legislature during the 2018 and 2019 Legislative sessions.

## 2020 Suburban Summary

| Estimated Market Value        | 2019<br>Parcels | 2019<br>Est Market Value | 2020<br>Parcels | 2020<br>Est Market Value | Gross Change         | %           |
|-------------------------------|-----------------|--------------------------|-----------------|--------------------------|----------------------|-------------|
| Agricultural                  | 1,201           | 541,614,400              | 1,189           | 576,309,300              | 34,694,900           | 6.4%        |
| Apartment                     | 1,795           | 11,272,370,400           | 1,796           | 12,695,270,000           | 1,422,899,600        | 12.6%       |
| Apartment (A)                 | 1,677           | 11,112,810,000           | 1,673           | 12,526,567,500           | 1,413,757,500        | 12.7%       |
| Nursing Home (NH)             | 28              | 107,692,400              | 22              | 96,465,300               | -11,227,100          | -10.4%      |
| Vacant Apt Land (LA)          | 90              | 51,868,000               | 101             | 72,237,200               | 20,369,200           | 39.3%       |
| Commercial / Industrial       | 8,764           | 23,990,050,500           | 8,777           | 25,468,909,100           | 1,478,858,600        | 6.2%        |
| Commercial (C)                | 5,081           | 16,570,512,700           | 5,277           | 17,559,759,000           | 989,246,300          | 6.0%        |
| Industrial (I)                | 2,452           | 6,818,819,600            | 2,557           | 7,512,477,000            | 693,657,400          | 10.2%       |
| Railroad (CR) / Utility (U)   | 499             | 47,818,200               | 435             | 49,128,600               | 1,310,400            | 2.7%        |
| Vacant Com/Ind Land (LC / LI) | 1,231           | 600,718,200              | 943             | 396,673,100              | -204,045,100         | -34.0%      |
| Residential                   | 280,811         | 95,158,322,900           | 282,492         | 98,972,324,400           | 3,814,001,500        | 4.0%        |
| Co-Op (XC)                    | 2,684           | 425,666,500              | 2,686           | 485,942,600              | 60,276,100           | 14.2%       |
| Condominium (X)               | 29,026          | 5,672,337,100            | 29,077          | 5,971,423,800            | 299,086,700          | 5.3%        |
| Duplex (DB) / Triplex (TP)    | 2,235           | 723,058,700              | 2,223           | 756,848,600              | 33,789,900           | 4.7%        |
| Single Family (R / RL)        | 203,363         | 79,809,195,300           | 204,614         | 82,775,221,500           | 2,966,026,200        | 3.7%        |
| Storage Condo (XM)            | 599             | 75,777,500               | 598             | 82,935,000               | 7,157,500            | 9.4%        |
| Townhome (Y)                  | 24,848          | 6,582,657,200            | 25,168          | 6,975,447,600            | 392,790,400          | 6.0%        |
| Zero Lot Line (RZ)            | 3,297           | 876,327,900              | 3,299           | 920,493,300              | 44,165,400           | 5.0%        |
| Other Residential             | 5,941           | 304,493,800              | 5,996           | 323,444,800              | 18,951,000           | 6.2%        |
| Vacant Res Land (LL / LR)     | 8,818           | 688,808,900              | 8,831           | 680,567,200              | -8,241,700           | -1.2%       |
| <b>Total Real Property</b>    | <b>293,070</b>  | <b>131,010,176,400</b>   | <b>294,689</b>  | <b>137,761,941,400</b>   | <b>6,751,765,000</b> | <b>5.2%</b> |

| Taxable Market Value          | 2019<br>Parcels | 2019<br>Taxable Market Value | 2020<br>Parcels | 2020<br>Taxable Market Value | Gross Change         | %           |
|-------------------------------|-----------------|------------------------------|-----------------|------------------------------|----------------------|-------------|
| Agricultural                  | 1,201           | 541,614,400                  | 1,189           | 576,309,300                  | 34,694,900           | 6.4%        |
| Apartment                     | 1,795           | 11,271,838,115               | 1,796           | 12,694,655,515               | 1,422,817,400        | 12.6%       |
| Apartment (A)                 | 1,677           | 11,112,277,715               | 1,673           | 12,525,953,015               | 1,413,675,300        | 12.7%       |
| Nursing Home (NH)             | 28              | 107,692,400                  | 22              | 96,465,300                   | -11,227,100          | -10.4%      |
| Vacant Apt Land (LA)          | 90              | 51,868,000                   | 101             | 72,237,200                   | 20,369,200           | 39.3%       |
| Commercial / Industrial       | 8,764           | 23,990,050,500               | 8,777           | 25,468,909,100               | 1,478,858,600        | 6.2%        |
| Commercial (C)                | 5,081           | 16,570,512,700               | 5,277           | 17,559,759,000               | 989,246,300          | 6.0%        |
| Industrial (I)                | 2,452           | 6,818,819,600                | 2,557           | 7,512,477,000                | 693,657,400          | 10.2%       |
| Railroad (CR) / Utility (U)   | 499             | 47,818,200                   | 435             | 49,128,600                   | 1,310,400            | 2.7%        |
| Vacant Com/Ind Land (LC / LI) | 1,231           | 600,718,200                  | 943             | 396,673,100                  | -204,045,100         | -34.0%      |
| Residential                   | 280,811         | 92,508,723,451               | 282,492         | 96,419,739,761               | 3,911,016,310        | 4.2%        |
| Co-Op (XC)                    | 2,684           | 367,939,600                  | 2,686           | 428,970,602                  | 61,031,002           | 16.6%       |
| Condominium (X)               | 29,026          | 5,263,357,653                | 29,077          | 5,572,870,368                | 309,512,715          | 5.9%        |
| Duplex (DB) / Triplex (TP)    | 2,235           | 715,590,012                  | 2,223           | 750,309,570                  | 34,719,558           | 4.9%        |
| Single Family (R / RL)        | 203,363         | 78,012,193,518               | 204,614         | 81,052,237,423               | 3,040,043,905        | 3.9%        |
| Storage Condo (XM)            | 599             | 75,777,500                   | 598             | 82,935,000                   | 7,157,500            | 9.4%        |
| Townhome (Y)                  | 24,848          | 6,269,372,845                | 25,168          | 6,670,599,750                | 401,226,905          | 6.4%        |
| Zero Lot Line (RZ)            | 3,297           | 839,452,224                  | 3,299           | 885,080,025                  | 45,627,801           | 5.4%        |
| Other Residential             | 5,941           | 288,097,068                  | 5,996           | 307,462,234                  | 19,365,166           | 6.7%        |
| Vacant Res Land (LL / LR)     | 8,818           | 676,943,031                  | 8,831           | 669,274,789                  | -7,668,242           | -1.1%       |
| <b>Total Real Property</b>    | <b>293,070</b>  | <b>128,360,044,666</b>       | <b>294,689</b>  | <b>135,208,742,276</b>       | <b>6,848,697,610</b> | <b>5.3%</b> |

| Net Tax Capacity              | 2019<br>Parcels | 2019<br>Net Tax Capacity | 2020<br>Parcels | 2020<br>Net Tax Capacity | Gross Change      | %           |
|-------------------------------|-----------------|--------------------------|-----------------|--------------------------|-------------------|-------------|
| Agricultural                  | 1,201           | 4,366,668                | 1,189           | 4,677,969                | 311,301           | 7.1%        |
| Apartment                     | 1,795           | 136,011,341              | 1,796           | 153,294,477              | 17,283,136        | 12.7%       |
| Apartment (A)                 | 1,677           | 134,016,815              | 1,673           | 151,185,673              | 17,168,858        | 12.8%       |
| Nursing Home (NH)             | 28              | 1,346,159                | 22              | 1,205,819                | -140,340          | -10.4%      |
| Vacant Apt Land (LA)          | 90              | 648,367                  | 101             | 902,985                  | 254,618           | 39.3%       |
| Commercial / Industrial       | 8,764           | 473,968,372              | 8,777           | 503,334,790              | 29,366,418        | 6.2%        |
| Commercial (C)                | 5,081           | 327,565,302              | 5,277           | 347,230,634              | 19,665,332        | 6.0%        |
| Industrial (I)                | 2,452           | 134,636,197              | 2,557           | 148,391,033              | 13,754,836        | 10.2%       |
| Railroad (CR) / Utility (U)   | 499             | 947,093                  | 435             | 973,472                  | 26,379            | 2.8%        |
| Vacant Com/Ind Land (LC / LI) | 1,231           | 11,766,873               | 943             | 7,713,123                | -4,053,750        | -34.5%      |
| Residential                   | 280,811         | 957,620,257              | 282,492         | 999,519,856              | 41,899,599        | 4.4%        |
| Co-Op (XC)                    | 2,684           | 3,758,634                | 2,686           | 4,463,913                | 705,279           | 18.8%       |
| Condominium (X)               | 29,026          | 53,253,465               | 29,077          | 56,433,016               | 3,179,551         | 6.0%        |
| Duplex (DB) / Triplex (TP)    | 2,235           | 8,348,166                | 2,223           | 8,752,348                | 404,182           | 4.8%        |
| Single Family (R / RL)        | 203,363         | 808,533,084              | 204,614         | 841,381,371              | 32,848,287        | 4.1%        |
| Storage Condo (XM)            | 599             | 772,492                  | 598             | 830,105                  | 57,613            | 7.5%        |
| Townhome (Y)                  | 24,848          | 63,158,263               | 25,168          | 67,277,242               | 4,118,979         | 6.5%        |
| Zero Lot Line (RZ)            | 3,297           | 8,414,931                | 3,299           | 8,880,933                | 466,002           | 5.5%        |
| Other Residential             | 5,941           | 3,071,172                | 5,996           | 3,271,086                | 199,914           | 6.5%        |
| Vacant Res Land (LL / LR)     | 8,818           | 8,310,050                | 8,831           | 8,229,842                | -80,208           | -1.0%       |
| <b>Total Real Property</b>    | <b>293,070</b>  | <b>1,572,913,731</b>     | <b>294,689</b>  | <b>1,661,800,564</b>     | <b>88,886,833</b> | <b>5.7%</b> |

Please Note: The table above contains data reported for Real Property from both the Hennepin County PINS system as of February 27, 2020 and from the Vision CAMA system as of February 27, 2020

Taxable Market Value (TMV) is a preliminary estimated based on ta program and application information as of the February 27, 2020 dataset. Property owners may continue to apply for exemptions, exclusions, and deferrals throughout the following year. Net Tax Capacity (NTC) is based on the Tax Capacity rates determined by the Minnesota State Legislature during the 2018 and 2019 Legislative sessions.

# 2020 Minneapolis Summary

| Estimated Market Value        | 2019<br>Parcels | 2019<br>Est Market Value | 2020<br>Parcels | 2020<br>Est Market Value | Gross Change         | %           |
|-------------------------------|-----------------|--------------------------|-----------------|--------------------------|----------------------|-------------|
| Agricultural                  | 1               | 1,527,600                | 1               | 1,529,100                | 1,500                | 0.1%        |
| Apartment                     | 3,779           | 10,455,116,000           | 3,849           | 11,582,149,100           | 1,127,033,100        | 10.8%       |
| Apartment (A)                 | 3,544           | 10,394,720,200           | 3,617           | 11,507,138,800           | 1,112,418,600        | 10.7%       |
| Nursing Home (NH)             | 11              | 21,734,800               | 11              | 23,747,200               | 2,012,400            | 9.3%        |
| Vacant Apt Land (LA)          | 224             | 38,661,000               | 221             | 51,263,100               | 12,602,100           | 32.6%       |
| Commercial / Industrial       | 5,796           | 11,653,736,200           | 5,796           | 12,536,801,500           | 883,065,300          | 7.6%        |
| Commercial (C)                | 3,921           | 10,148,788,400           | 3,955           | 10,887,453,300           | 738,664,900          | 7.3%        |
| Industrial (I)                | 513             | 1,078,653,700            | 512             | 1,137,306,400            | 58,652,700           | 5.4%        |
| Railroad (CR) / Utility (U)   | 176             | 46,564,400               | 191             | 84,243,200               | 37,678,800           | 80.9%       |
| Vacant Com/Ind Land (LC / LI) | 1,362           | 426,294,100              | 1,326           | 511,571,800              | 85,277,700           | 20.0%       |
| Residential                   | 113,109         | 33,336,200,600           | 114,213         | 34,338,811,600           | 1,002,611,000        | 3.0%        |
| Co-Op (XC)                    | 1,476           | 212,855,400              | 1,498           | 242,643,300              | 29,787,900           | 14.0%       |
| Condominium (X)               | 15,942          | 4,953,006,900            | 16,269          | 5,144,978,600            | 191,971,700          | 3.9%        |
| Duplex (DB) / Triplex (TP)    | 11,140          | 3,680,028,300            | 11,094          | 3,917,376,400            | 237,348,100          | 6.4%        |
| Single Family (R / RL)        | 74,751          | 23,922,258,400           | 74,454          | 24,317,877,500           | 395,619,100          | 1.7%        |
| Townhome (Y)                  | 1,063           | 369,585,600              | 1,058           | 387,840,300              | 18,254,700           | 4.9%        |
| Zero Lot Line (RZ)            | 164             | 39,138,000               | 165             | 39,912,000               | 774,000              | 2.0%        |
| Other Residential             | 7,542           | 120,869,800              | 8,676           | 256,127,500              | 135,257,700          | 111.9%      |
| Vacant Res Land (LL / LR)     | 1,031           | 38,458,200               | 999             | 32,056,000               | -6,402,200           | -16.6%      |
| <b>Total Real Property</b>    | <b>122,861</b>  | <b>55,493,144,800</b>    | <b>124,050</b>  | <b>58,543,534,500</b>    | <b>3,050,389,700</b> | <b>5.5%</b> |

| Taxable Market Value          | 2019<br>2019   | 2019<br>2019          | 2020<br>2020   | 2020<br>2020          | Gross Change         | %           |
|-------------------------------|----------------|-----------------------|----------------|-----------------------|----------------------|-------------|
| Agricultural                  | 1              | 1,527,600             | 1              | 1,529,100             | 1,500                | 0.1%        |
| Apartment                     | 3,779          | 10,451,799,442        | 3,849          | 11,579,401,159        | 1,127,601,717        | 10.8%       |
| Apartment (A)                 | 3,544          | 10,391,403,642        | 3,617          | 11,504,390,859        | 1,112,987,217        | 10.7%       |
| Nursing Home (NH)             | 11             | 21,734,800            | 11             | 23,747,200            | 2,012,400            | 9.3%        |
| Vacant Apt Land (LA)          | 224            | 38,661,000            | 221            | 51,263,100            | 12,602,100           | 32.6%       |
| Commercial / Industrial       | 5,796          | 11,653,736,200        | 5,796          | 12,536,801,500        | 883,065,300          | 7.6%        |
| Commercial (C)                | 3,921          | 10,148,788,400        | 3,955          | 10,887,453,300        | 738,664,900          | 7.3%        |
| Industrial (I)                | 513            | 1,078,653,700         | 512            | 1,137,306,400         | 58,652,700           | 5.4%        |
| Railroad (CR) / Utility (U)   | 176            | 84,222,400            | 191            | 84,243,200            | 20,800               | 0.0%        |
| Vacant Com/Ind Land (LC / LI) | 1,362          | 426,294,100           | 1,326          | 511,571,800           | 85,277,700           | 20.0%       |
| Residential                   | 113,109        | 32,393,777,897        | 114,213        | 33,376,617,153        | 982,839,256          | 3.0%        |
| Co-Op (XC)                    | 1,476          | 181,726,265           | 1,498          | 212,225,736           | 30,499,471           | 16.8%       |
| Condominium (X)               | 15,942         | 4,833,126,456         | 16,269         | 5,018,568,699         | 185,442,243          | 3.8%        |
| Duplex (DB) / Triplex (TP)    | 11,140         | 3,632,211,254         | 11,094         | 3,874,717,591         | 242,506,337          | 6.7%        |
| Single Family (R / RL)        | 74,751         | 23,190,133,681        | 74,454         | 23,601,435,415        | 411,301,734          | 1.8%        |
| Townhome (Y)                  | 1,063          | 360,278,689           | 1,058          | 379,201,033           | 18,922,344           | 5.3%        |
| Zero Lot Line (RZ)            | 164            | 37,602,365            | 165            | 38,413,278            | 810,913              | 2.2%        |
| Other Residential             | 7,542          | 120,303,202           | 8,676          | 220,640,551           | 100,337,349          | 83.4%       |
| Vacant Res Land (LL / LR)     | 1,031          | 38,395,985            | 999            | 31,414,850            | -6,981,135           | -18.2%      |
| <b>Total Real Property</b>    | <b>122,861</b> | <b>54,585,063,539</b> | <b>124,050</b> | <b>57,578,592,112</b> | <b>2,993,528,573</b> | <b>5.5%</b> |

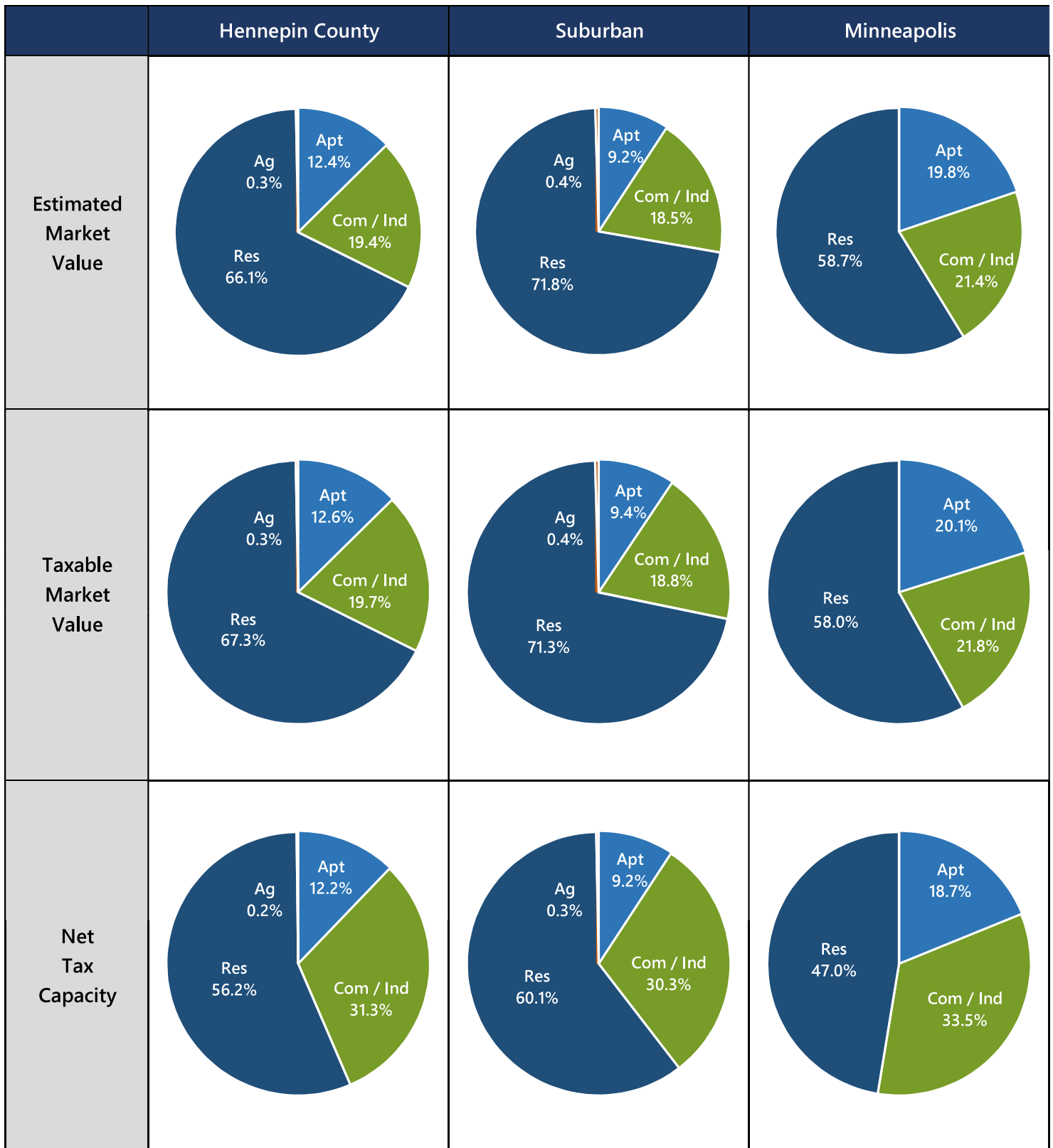
| Net Tax Capacity              | 2019<br>Parcels | 2019<br>Net Tax Capacity | 2020<br>Parcels | 2020<br>Net Tax Capacity | Gross Change      | %           |
|-------------------------------|-----------------|--------------------------|-----------------|--------------------------|-------------------|-------------|
| Agricultural                  | 2,019           | 2,019                    | 2,020           | 2,020                    | 1                 | 0.0%        |
| Apartment                     | 3,779           | 124,397,141              | 3,849           | 138,244,772              | 13,847,631        | 11.1%       |
| Apartment (A)                 | 3,544           | 123,642,164              | 3,617           | 137,307,111              | 13,664,947        | 11.1%       |
| Nursing Home (NH)             | 11              | 271,687                  | 11              | 296,842                  | 25,155            | 9.3%        |
| Vacant Apt Land (LA)          | 224             | 483,290                  | 221             | 640,819                  | 157,529           | 32.6%       |
| Commercial / Industrial       | 5,796           | 229,886,735              | 5,796           | 247,457,615              | 17,570,880        | 7.6%        |
| Commercial (C)                | 3,921           | 200,477,565              | 3,955           | 215,199,054              | 14,721,489        | 7.3%        |
| Industrial (I)                | 513             | 21,276,643               | 512             | 22,415,935               | 1,139,292         | 5.4%        |
| Railroad (CR) / Utility (U)   | 176             | 1,675,231                | 191             | 1,675,647                | 416               | 0.0%        |
| Vacant Com/Ind Land (LC / LI) | 1,362           | 8,132,527                | 1,326           | 9,835,326                | 1,702,799         | 20.9%       |
| Residential                   | 113,109         | 337,405,385              | 114,213         | 347,670,702              | 10,265,317        | 3.0%        |
| Co-Op (XC)                    | 1,476           | 1,882,037                | 1,498           | 2,219,626                | 337,589           | 17.9%       |
| Condominium (X)               | 15,942          | 50,124,704               | 16,269          | 51,995,633               | 1,870,929         | 3.7%        |
| Duplex (DB) / Triplex (TP)    | 11,140          | 41,685,152               | 11,094          | 44,524,223               | 2,839,071         | 6.8%        |
| Single Family (R / RL)        | 74,751          | 237,831,907              | 74,454          | 242,125,880              | 4,293,973         | 1.8%        |
| Townhome (Y)                  | 1,063           | 3,747,510                | 1,058           | 3,954,263                | 206,753           | 5.5%        |
| Zero Lot Line (RZ)            | 164             | 379,556                  | 165             | 387,165                  | 7,609             | 2.0%        |
| Other Residential             | 7,542           | 1,278,541                | 8,676           | 2,076,477                | 797,936           | 62.4%       |
| Vacant Res Land (LL / LR)     | 1,031           | 475,978                  | 999             | 387,435                  | -88,543           | -18.6%      |
| <b>Total Real Property</b>    | <b>122,861</b>  | <b>693,379,768</b>       | <b>124,050</b>  | <b>739,596,735</b>       | <b>46,216,967</b> | <b>6.7%</b> |

Please Note: The table above contains data reported for Real Property from both the Hennepin County PINS system as of February 27, 2020 and from the Vision CAMA system as of February 27, 2020. Taxable Market Value (TMV) is a preliminary estimate based on tax program and application information as of the February 27, 2020 dataset. Property owners may continue to apply for exemptions, exclusions, and deferrals throughout the following year. Net Tax Capacity (NTC) is based on the Tax Capacity rates determined by the Minnesota State Legislature during the 2018 and 2019 Legislative sessions.





## 2020 Assessment By Property Type





## Historical EMV, TMV and Value Exclusion Growth

| Hennepin County |                     |              |                   |                 |             |
|-----------------|---------------------|--------------|-------------------|-----------------|-------------|
| Year            | Estimated Mkt Value | EMV % Change | Taxable Mkt Value | Exclusion Value | Exclusion % |
| 2010            | 131,129,865,300     | -6.75%       | 130,869,918,780   | 259,946,520     | 0.198%      |
| 2011            | 126,775,043,800     | -3.32%       | 121,468,243,034   | 5,306,800,766   | 4.186%      |
| 2012            | 122,157,693,100     | -3.64%       | 116,657,320,115   | 5,500,372,985   | 4.503%      |
| 2013            | 123,025,336,700     | -2.96%       | 117,545,914,309   | 5,479,422,391   | 4.454%      |
| 2014            | 132,993,741,900     | 8.10%        | 128,021,269,563   | 4,972,472,337   | 3.739%      |
| 2015            | 142,805,059,700     | 7.38%        | 137,976,416,087   | 4,828,643,613   | 3.381%      |
| 2016            | 152,369,918,300     | 6.70%        | 147,751,033,484   | 4,618,884,816   | 3.031%      |
| 2017            | 163,094,475,100     | 7.04%        | 158,881,902,269   | 4,212,572,831   | 2.583%      |
| 2018            | 176,831,465,100     | 8.42%        | 171,140,513,208   | 3,870,200,192   | 2.189%      |
| 2019            | 185,839,487,400     | 5.09%        | 182,244,183,303   | 3,595,304,097   | 1.935%      |
| 2020            | 196,305,475,900     | 5.63%        | 192,787,334,388   | 3,518,141,512   | 1.792%      |

| Suburban |                     |              |                   |                 |             |
|----------|---------------------|--------------|-------------------|-----------------|-------------|
| Year     | Estimated Mkt Value | EMV % Change | Taxable Mkt Value | Exclusion Value | Exclusion % |
| 2010     | 96,553,653,000      | -7.09%       | 96,388,682,100    | 164,970,900     | 0.171%      |
| 2011     | 93,559,857,500      | -3.10%       | 89,786,843,171    | 3,773,014,329   | 4.033%      |
| 2012     | 89,995,916,400      | -3.81%       | 86,044,209,374    | 3,951,707,026   | 4.391%      |
| 2013     | 90,200,279,700      | -3.59%       | 86,250,668,288    | 3,949,611,412   | 4.379%      |
| 2014     | 97,041,019,800      | 7.58%        | 93,463,731,110    | 3,577,288,690   | 3.686%      |
| 2015     | 102,923,782,500     | 6.06%        | 99,438,378,060    | 3,485,404,440   | 3.386%      |
| 2016     | 108,778,239,100     | 6.06%        | 105,413,588,376   | 3,364,650,724   | 3.093%      |
| 2017     | 115,774,156,000     | 6.43%        | 112,700,579,700   | 3,073,576,300   | 2.655%      |
| 2018     | 123,049,939,600     | 6.28%        | 120,209,733,667   | 2,840,205,933   | 2.308%      |
| 2019     | 130,308,684,600     | 5.90%        | 127,659,119,764   | 2,649,564,836   | 2.033%      |
| 2020     | 137,761,941,400     | 5.72%        | 135,208,742,276   | 2,553,199,124   | 1.853%      |

| Minneapolis |                     |              |                   |                 |             |
|-------------|---------------------|--------------|-------------------|-----------------|-------------|
| Year        | Estimated Mkt Value | EMV % Change | Taxable Mkt Value | Exclusion Value | Exclusion % |
| 2010        | 34,576,212,300      | -5.76%       | 34,481,236,680    | 94,975,620      | 0.275%      |
| 2011        | 33,215,186,300      | -3.94%       | 31,681,399,863    | 1,533,786,437   | 4.618%      |
| 2012        | 32,161,776,700      | -3.17%       | 30,613,110,741    | 1,548,665,959   | 4.815%      |
| 2013        | 32,825,057,000      | -1.17%       | 31,295,246,021    | 1,529,810,979   | 4.660%      |
| 2014        | 35,952,722,100      | 9.53%        | 34,557,538,453    | 1,395,183,647   | 3.881%      |
| 2015        | 39,881,277,200      | 10.93%       | 38,538,038,027    | 1,343,239,173   | 3.368%      |
| 2016        | 43,591,679,200      | 9.30%        | 42,337,445,108    | 1,254,234,092   | 2.877%      |
| 2017        | 47,320,319,100      | 8.55%        | 46,181,322,569    | 1,138,996,531   | 2.407%      |
| 2018        | 51,960,773,800      | 9.81%        | 50,930,779,541    | 1,029,994,259   | 1.982%      |
| 2019        | 55,530,802,800      | 6.87%        | 54,585,063,539    | 945,739,261     | 1.703%      |
| 2020        | 58,543,534,500      | 5.43%        | 57,578,592,112    | 964,942,388     | 1.648%      |

Please Note: The table above contains data reported for Real Property from both the Hennepin County PINS system as of February 21, 2020 and from the Vision CAMA system as of February 20, 2020. Taxable Market Value( TMV) is a preliminary estimated based on ta program and application information as of the February 27, 2020 datacut,. Net Tax Capacity (NTC) is based on the Tax Capacity rates determined by the Minnesota State Legislature during the 2018 and 2019 Legislative sessions.



# Estimated Market Value Medians By City

## Single Family Residential

| Community            | 2011    | 2012    | 2013    | 2014    | 2015    | 2016    | 2017    | 2018    | 2019    | 2020    |
|----------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Calhoun-Isle/Uptown  | 420,500 | 419,000 | 455,500 | 455,500 | 466,500 | 484,000 | 511,500 | 546,500 | 557,750 | 564,500 |
| Camden               | 97,000  | 93,000  | 94,500  | 94,500  | 107,500 | 115,500 | 127,000 | 141,500 | 157,000 | 169,500 |
| Downtown             | 234,800 | 240,000 | 255,000 | 255,000 | 286,500 | 321,500 | 329,500 | 359,000 | 358,500 | 341,500 |
| Longfellow           | 174,000 | 175,500 | 187,500 | 187,500 | 191,500 | 204,000 | 225,000 | 257,000 | 269,500 | 279,000 |
| Near North           | 90,000  | 92,000  | 96,000  | 96,000  | 104,500 | 114,500 | 122,000 | 134,500 | 150,500 | 167,000 |
| Nokomis              | 188,000 | 188,500 | 201,500 | 201,500 | 210,500 | 228,000 | 246,000 | 274,000 | 287,500 | 290,000 |
| Northeast            | 152,000 | 152,000 | 163,500 | 163,500 | 174,000 | 188,500 | 210,000 | 230,000 | 249,000 | 255,000 |
| Phillips             | 114,000 | 114,500 | 121,500 | 121,500 | 127,500 | 141,500 | 153,000 | 176,000 | 194,000 | 198,750 |
| Powderhorn           | 151,000 | 150,500 | 159,500 | 159,500 | 171,000 | 185,500 | 205,000 | 222,000 | 242,500 | 245,000 |
| Southwest            | 276,000 | 278,500 | 311,500 | 311,500 | 325,000 | 341,500 | 362,000 | 399,000 | 412,000 | 416,500 |
| University/Southeast | 183,000 | 185,000 | 195,500 | 195,500 | 196,500 | 212,500 | 229,000 | 252,500 | 265,000 | 273,000 |
| Minneapolis          | 180,500 | 170,500 | 170,000 | 181,000 | 191,000 | 205,500 | 225,500 | 249,500 | 265,500 | 271,500 |

| City             | 2011    | 2012    | 2013    | 2014    | 2015      | 2016      | 2017      | 2018      | 2019      | 2020      |
|------------------|---------|---------|---------|---------|-----------|-----------|-----------|-----------|-----------|-----------|
| Bloomington      | 207,600 | 194,500 | 188,200 | 206,700 | 219,800   | 225,950   | 246,300   | 256,800   | 283,800   | 286,400   |
| Brooklyn Center  | 133,900 | 119,400 | 114,300 | 131,400 | 142,100   | 150,000   | 167,000   | 184,000   | 198,000   | 207,000   |
| Brooklyn Park    | 166,100 | 156,000 | 155,200 | 172,500 | 181,500   | 190,900   | 214,800   | 228,600   | 247,800   | 259,400   |
| Champlin         | 181,000 | 166,000 | 162,000 | 177,000 | 184,000   | 198,000   | 215,000   | 237,000   | 254,000   | 260,000   |
| Corcoran         | 270,000 | 239,500 | 222,000 | 269,000 | 278,000   | 285,000   | 314,000   | 329,500   | 342,000   | 362,000   |
| Crystal          | 151,000 | 130,000 | 131,000 | 151,000 | 153,000   | 166,000   | 182,000   | 196,000   | 215,000   | 220,000   |
| Dayton           | 229,000 | 194,000 | 195,000 | 219,000 | 224,000   | 237,000   | 276,000   | 307,000   | 331,000   | 353,000   |
| Deephaven        | 448,500 | 430,500 | 429,500 | 473,000 | 534,000   | 550,500   | 567,000   | 604,000   | 625,000   | 649,000   |
| Eden Prairie     | 326,800 | 312,600 | 317,850 | 339,100 | 360,300   | 363,100   | 378,100   | 396,200   | 413,800   | 415,800   |
| Edina            | 403,600 | 396,550 | 400,000 | 428,300 | 457,300   | 458,100   | 501,000   | 530,650   | 548,500   | 551,700   |
| Excelsior        | 287,000 | 269,000 | 273,000 | 335,000 | 370,000   | 391,000   | 451,000   | 465,000   | 490,000   | 522,500   |
| Golden Valley    | 245,000 | 230,000 | 227,000 | 252,500 | 258,000   | 262,000   | 289,000   | 312,000   | 327,000   | 335,000   |
| Greenfield       | 322,000 | 310,000 | 286,500 | 308,000 | 327,000   | 352,000   | 376,000   | 388,000   | 401,000   | 420,500   |
| Greenwood        | 711,500 | 693,500 | 667,000 | 726,000 | 704,500   | 772,000   | 866,000   | 858,000   | 903,000   | 982,000   |
| Hanover          | 303,000 | 290,000 | 266,000 | 277,000 | 305,000   | 320,000   | 347,000   | 379,500   | 380,000   | 374,500   |
| Hopkins          | 198,000 | 191,000 | 183,000 | 206,000 | 207,000   | 223,000   | 243,000   | 261,000   | 276,000   | 291,000   |
| Independence     | 357,000 | 337,000 | 337,000 | 356,000 | 360,000   | 385,500   | 407,000   | 409,000   | 420,000   | 446,000   |
| Long Lake        | 214,000 | 217,000 | 209,000 | 222,000 | 228,000   | 249,000   | 267,000   | 282,000   | 282,500   | 311,500   |
| Loretto          | 193,500 | 165,000 | 182,000 | 184,500 | 205,000   | 208,000   | 241,000   | 248,500   | 258,000   | 254,000   |
| Maple Grove      | 256,200 | 240,300 | 246,800 | 268,700 | 278,900   | 289,400   | 303,200   | 321,500   | 338,700   | 351,200   |
| Maple Plain      | 184,000 | 160,000 | 178,500 | 180,000 | 193,000   | 206,000   | 218,000   | 234,000   | 245,000   | 254,000   |
| Medicine Lake    | 574,000 | 493,500 | 511,000 | 586,500 | 574,500   | 670,000   | 677,000   | 698,000   | 707,500   | 737,000   |
| Medina           | 528,000 | 506,500 | 492,000 | 503,000 | 521,500   | 524,000   | 556,000   | 559,000   | 587,000   | 604,000   |
| Minnetonka       | 288,000 | 277,400 | 273,700 | 279,000 | 317,750   | 322,600   | 332,100   | 359,800   | 378,550   | 390,300   |
| Minnetonka Beach | 907,000 | 868,500 | 794,500 | 980,000 | 1,020,000 | 1,100,000 | 1,140,000 | 1,183,000 | 1,246,000 | 1,445,000 |
| Minnetrista      | 384,000 | 360,000 | 353,000 | 387,000 | 385,000   | 411,000   | 429,000   | 457,000   | 467,000   | 481,000   |
| Mound            | 191,000 | 161,000 | 162,000 | 189,000 | 192,000   | 213,000   | 218,000   | 239,000   | 247,000   | 267,000   |
| New Hope         | 181,000 | 164,000 | 168,000 | 180,000 | 188,500   | 196,000   | 213,000   | 229,000   | 244,000   | 257,000   |
| Orono            | 589,000 | 535,000 | 528,000 | 546,000 | 572,000   | 607,000   | 639,000   | 666,000   | 694,000   | 741,000   |
| Osseo            | 159,000 | 133,000 | 131,000 | 147,000 | 165,000   | 172,000   | 194,000   | 211,000   | 210,000   | 215,000   |
| Plymouth         | 299,500 | 285,350 | 294,000 | 316,100 | 327,000   | 339,000   | 349,000   | 375,000   | 393,000   | 407,000   |
| Richfield        | 177,000 | 163,000 | 159,000 | 173,000 | 180,000   | 194,000   | 207,000   | 229,000   | 242,000   | 246,000   |
| Robbinsdale      | 149,000 | 137,000 | 125,000 | 149,000 | 146,000   | 158,000   | 173,000   | 188,000   | 212,000   | 216,000   |
| Rockford         | 167,500 | 154,000 | 151,000 | 164,000 | 171,500   | 182,000   | 192,000   | 204,000   | 218,000   | 231,500   |
| Rogers           | 224,000 | 227,000 | 225,000 | 251,000 | 263,000   | 275,000   | 291,000   | 313,000   | 320,000   | 333,000   |
| Saint Anthony    | 223,000 | 207,000 | 208,000 | 223,000 | 255,000   | 260,000   | 274,000   | 292,000   | 322,000   | 338,000   |
| Saint Bonifacius | 193,500 | 171,000 | 180,000 | 199,000 | 203,000   | 222,000   | 236,000   | 245,000   | 270,000   | 272,500   |
| Saint Louis Park | 219,200 | 211,550 | 204,800 | 217,400 | 227,700   | 240,000   | 254,100   | 275,100   | 298,200   | 306,500   |
| Shorewood        | 373,500 | 364,000 | 367,000 | 386,500 | 410,000   | 409,000   | 429,000   | 461,000   | 471,500   | 501,000   |
| Spring Park      | 330,000 | 285,500 | 269,500 | 352,000 | 353,000   | 376,000   | 408,000   | 421,000   | 432,000   | 458,500   |
| Tonka Bay        | 562,000 | 519,500 | 504,000 | 474,000 | 473,000   | 510,500   | 575,000   | 634,500   | 662,000   | 696,000   |
| Wayzata          | 439,500 | 414,000 | 412,500 | 431,000 | 475,000   | 503,500   | 546,500   | 609,000   | 642,000   | 695,000   |
| Woodland         | 854,000 | 812,500 | 792,000 | 719,000 | 848,000   | 817,000   | 850,000   | 952,000   | 968,000   | 986,000   |
| Suburban         | 229,600 | 217,500 | 217,000 | 235,800 | 248,000   | 256,000   | 273,300   | 294,000   | 312,000   | 322,000   |
| Hennepin County  | 215,000 | 203,100 | 202,500 | 219,600 | 230,500   | 241,000   | 259,000   | 281,000   | 298,400   | 307,600   |

Please Note: "Single Family Residential" refers to the values of detached, On-Lake and Off-Lake single family residential properties only. It does not include condominiums, townhouses, or additional parcels associated with the primary parcel. All values reported above are representative of only the previously described parcels.

# Estimated Market Value Medians By School District

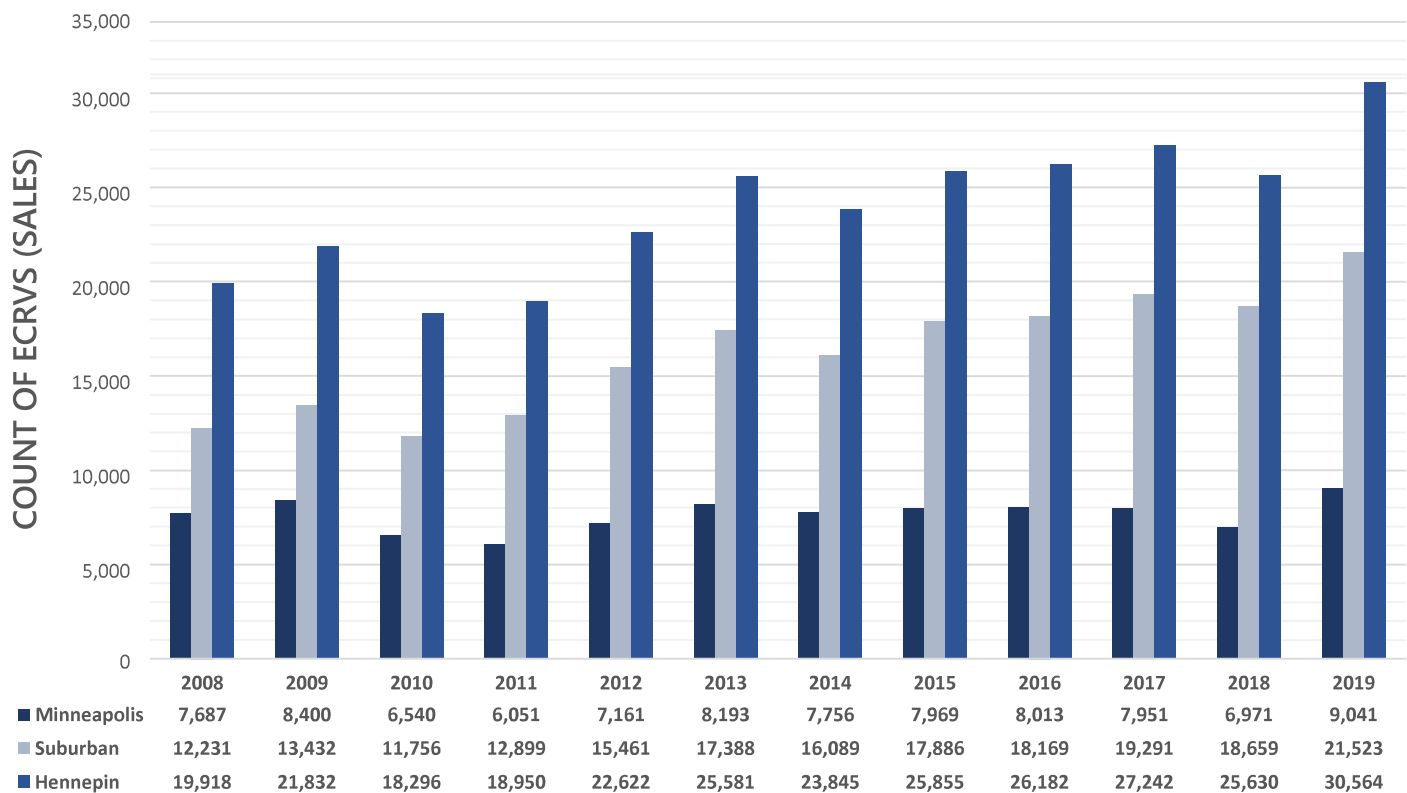
## Single Family Residential

| School District / City       | 2020<br>Parcels | 2019<br>Median EMV | 2020<br>Median EMV |
|------------------------------|-----------------|--------------------|--------------------|
| 001 Minneapolis Sch Dist     | 74,577          | 265,500            | 271,500            |
| Minneapolis                  | 74,577          | 265,500            | 271,500            |
| 011 Anoka-Hennepin Sch Dist  | 14,231          | 253,000            | 262,000            |
| Brooklyn Center              | 1,068           | 207,000            | 222,000            |
| Brooklyn Park                | 4,728           | 258,900            | 270,000            |
| Champlin                     | 6,726           | 254,000            | 260,000            |
| Dayton                       | 1,709           | 326,000            | 344,000            |
| 110 Waconia Sch Dist         | 1,308           | 330,000            | 338,000            |
| Minnetrista                  | 644             | 380,000            | 394,000            |
| Saint Boni                   | 664             | 270,000            | 272,500            |
| 111 Watertown-Mayer Sch Dist | 279             | 444,500            | 450,000            |
| Minnetrista                  | 279             | 444,500            | 450,000            |
| 270 Hopkins Sch Dist         | 13,306          | 359,600            | 370,000            |
| Eden Prairie                 | 346             | 514,800            | 514,650            |
| Edina                        | 909             | 447,600            | 465,600            |
| Golden Valley                | 2,252           | 398,000            | 407,000            |
| Hopkins                      | 2,314           | 278,000            | 292,000            |
| Minnetonka                   | 7,092           | 373,600            | 386,100            |
| Plymouth                     | 150             | 314,000            | 342,000            |
| Saint Louis Park             | 243             | 256,300            | 266,100            |
| 271 Bloomington Sch Dist     | 21,237          | 283,800            | 286,400            |
| Bloomington                  | 21,237          | 283,800            | 286,400            |
| 272 Eden Prairie Sch Dist    | 12,382          | 415,600            | 417,200            |
| Bloomington                  | 1               | 332,600            | 311,400            |
| Eden Prairie                 | 12,381          | 415,650            | 417,200            |
| 273 Edina Sch Dist           | 11,583          | 553,550            | 556,500            |
| Bloomington                  | 1               | 440,400            | 420,100            |
| Edina                        | 11,572          | 553,500            | 556,450            |
| Saint Louis Park             | 10              | 627,000            | 634,050            |
| 276 Minnetonka Sch Dist      | 10,605          | 418,250            | 433,800            |
| Deephaven                    | 1,411           | 625,000            | 649,000            |
| Eden Prairie                 | 631             | 366,200            | 366,200            |
| Excelsior                    | 466             | 490,000            | 522,500            |
| Greenwood                    | 288             | 903,000            | 982,000            |
| Minnetonka                   | 4,583           | 365,750            | 377,000            |
| Orono                        | 42              | 382,500            | 441,000            |
| Shorewood                    | 2,377           | 462,000            | 492,000            |
| Tonka Bay                    | 612             | 662,000            | 696,000            |
| Woodland                     | 195             | 968,000            | 986,000            |
| 277 Westonka Sch Dist        | 6,956           | 394,000            | 422,500            |
| Independence                 | 109             | 328,000            | 344,000            |
| Minnetrista                  | 1,915           | 526,000            | 539,000            |
| Mound                        | 3,387           | 247,000            | 267,000            |
| Orono                        | 1,262           | 645,000            | 714,000            |
| Shorewood                    | 89              | 799,000            | 848,000            |
| Spring Park                  | 194             | 432,000            | 458,500            |
| 278 Orono Sch Dist           | 4,327           | 517,000            | 544,000            |
| Independence                 | 610             | 480,500            | 496,500            |
| Long Lake                    | 512             | 282,500            | 311,500            |
| Maple Plain                  | 523             | 245,000            | 254,000            |
| Medina                       | 772             | 576,000            | 590,500            |
| Minnetonka Beach             | 224             | 1,246,000          | 1,445,000          |
| Orono                        | 1,684           | 719,000            | 762,500            |
| Wayzata                      | 2               | 3,111,000          | 3,308,000          |
| 279 Osseo Sch Dist           | 33,494          | 281,900            | 295,200            |
| Brooklyn Center              | 2,891           | 199,000            | 208,000            |
| Brooklyn Park                | 11,721          | 245,700            | 257,600            |
| Corcoran                     | 187             | 381,600            | 364,000            |

| School District / City        | 2020<br>Parcels | 2019<br>Median EMV | 2020<br>Median EMV |
|-------------------------------|-----------------|--------------------|--------------------|
| 279 Osseo Sch Dist Cont'd     |                 |                    |                    |
| Dayton                        | 325             | 445,900            | 446,000            |
| Maple Grove                   | 15,577          | 323,200            | 336,700            |
| Osseo                         | 596             | 210,000            | 215,000            |
| Plymouth                      | 2,142           | 391,000            | 401,000            |
| Rogers                        | 55              | 428,450            | 390,000            |
| 280 Richfield Sch Dist        | 9,734           | 242,000            | 246,000            |
| Edina                         | 58              | 278,850            | 282,050            |
| Richfield                     | 9,676           | 242,000            | 246,000            |
| 281 Robbinsdale Sch Dist      | 26,547          | 240,000            | 249,000            |
| Brooklyn Center               | 1,275           | 202,000            | 206,000            |
| Brooklyn Park                 | 920             | 226,400            | 236,700            |
| Crystal                       | 7,351           | 215,000            | 220,000            |
| Golden Valley                 | 4,083           | 307,000            | 315,000            |
| New Hope                      | 4,608           | 244,000            | 257,000            |
| Plymouth                      | 3,972           | 338,000            | 354,000            |
| Robbinsdale                   | 4,338           | 212,000            | 216,000            |
| 282 Saint Anthony Sch Dist    | 1,722           | 322,000            | 338,000            |
| Saint Anthony                 | 1,722           | 322,000            | 338,000            |
| 283 Saint Louis Park Sch Dist | 11,339          | 299,400            | 307,700            |
| Edina                         | 2               | 463,450            | 462,550            |
| Hopkins                       | 45              | 216,000            | 228,000            |
| Minnetonka                    | 2               | 482,600            | 640,500            |
| Saint Louis Park              | 11,290          | 299,750            | 307,800            |
| 284 Wayzata Sch Dist          | 16,815          | 459,500            | 479,000            |
| Corcoran                      | 304             | 519,000            | 529,000            |
| Maple Grove                   | 1,269           | 504,100            | 515,200            |
| Medicine Lake                 | 123             | 707,500            | 737,000            |
| Medina                        | 1,259           | 599,000            | 616,000            |
| Minnetonka                    | 1,554           | 479,450            | 495,700            |
| Orono                         | 145             | 719,000            | 753,000            |
| Plymouth                      | 11,227          | 423,000            | 440,000            |
| Wayzata                       | 934             | 642,000            | 695,000            |
| 286 Brooklyn Center Sch Dist  | 2,024           | 185,000            | 196,000            |
| Brooklyn Center               | 2,024           | 185,000            | 196,000            |
| 728 Elk River Sch Dist        | 3,528           | 315,000            | 328,000            |
| Dayton                        | 277             | 246,000            | 255,000            |
| Rogers                        | 3,251           | 317,000            | 331,000            |
| 877 Buffalo-Hanover Sch Dist  | 1,396           | 342,000            | 355,000            |
| Corcoran                      | 875             | 311,000            | 324,000            |
| Greenfield                    | 127             | 444,000            | 467,000            |
| Hanover                       | 198             | 380,000            | 374,500            |
| Rogers                        | 196             | 438,000            | 436,000            |
| 879 Delano Sch Dist           | 1,068           | 346,000            | 366,500            |
| Corcoran                      | 148             | 309,000            | 323,000            |
| Greenfield                    | 28              | 489,000            | 488,500            |
| Independence                  | 637             | 409,500            | 432,000            |
| Loretto                       | 186             | 258,000            | 254,000            |
| Medina                        | 64              | 402,500            | 398,500            |
| Minnetrista                   | 5               | 663,000            | 670,000            |
| 883 Rockford Sch Dist         | 1,496           | 356,000            | 378,000            |
| Corcoran                      | 588             | 334,500            | 363,000            |
| Greenfield                    | 811             | 388,000            | 406,000            |
| Independence                  | 18              | 290,000            | 300,500            |
| Maple Grove                   | 13              | 401,950            | 400,400            |
| Medina                        | 18              | 478,300            | 541,500            |
| Rockford                      | 48              | 218,000            | 231,500            |

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## Sales Counts and Sales Analysis



### Sales Ratio Study

The sale ratio is the primary measurement of an assessment's relation to the market. The Minnesota Department of Revenue uses the sales ratio to analyze the performance of the assessment and ensure all properties are valued at an equal level of assessment. The sales ratio is calculated by dividing estimated market value by the sale price and then deriving the median or mean ratio across a set of properties. **The below analysis is of the initial assessment for single family residential throughout suburban Hennepin County.**

| Assessment Year | Sale Study Period   | Direct Median Ratio | Direct Mean Ratio | MCAP Median Ratio | MCAP Mean Ratio |
|-----------------|---------------------|---------------------|-------------------|-------------------|-----------------|
| <b>2020</b>     | Oct 2019 - Sep 2019 | 98.3%               | 99.1%             | 95.5%             | 96.1%           |
| <b>2019</b>     | Oct 2017 - Sep 2018 | 99.5%               | 98.9%             | 95.2%             | 94.4%           |
| <b>2018</b>     | Oct 2016 - Sep 2017 | 99.5%               | 100.4%            | 95.2%             | 95.8%           |
| <b>2017</b>     | Oct 2015 - Sep 2016 | 98.6%               | 99.4%             | 95.0%             | 95.6%           |
| <b>2016</b>     | Oct 2014 - Sep 2015 | 97.5%               | 98.3%             | 94.9%             | 95.5%           |
| <b>2015</b>     | Oct 2013 - Sep 2014 | 96.2%               | 97.2%             | 92.3%             | 93.3%           |
| <b>2014</b>     | Oct 2012 - Sep 2013 | 97.8%               | 101.7%            | 93.3%             | 91.1%           |
| <b>2013</b>     | Oct 2011 - Sep 2012 | 95.3%               | 97.3%             | 99.4%             | 97.6%           |
| <b>2012</b>     | Oct 2010 - Sep 2011 | 95.4%               | 97.1%             | 100.6%            | 99.4%           |

Direct ratios are calculated using the net sale price at the time of the sale. The MCAP (Market Condition Adjusted Price) ratios time trend each sale price to January 2nd of the assessment year prior to dividing the sale price by the estimated market value. The purpose of the time trend adjustment is to reflect changes impacting value, resulting in a more accurate estimated market value as of January 2nd. The formula for calculating MCAP time trends is supplied by the MN Department of Revenue and has been in use since the 2012 assessment.

## Mean and Median Sale Prices

| City             | Jan - Dec 2016 |           |        | Jan - Dec 2017 |           |        | Jan - Dec 2018 |           |        | Jan - Dec 2019 |           |        |
|------------------|----------------|-----------|--------|----------------|-----------|--------|----------------|-----------|--------|----------------|-----------|--------|
|                  | Mean           | Median    | Sales  | Mean           | Median    | Sales  | Mean           | Median    | Sales  | Mean           | Median    | Sales  |
| Bloomington      | 274,770        | 247,750   | 866    | 290,913        | 260,437   | 711    | 303,225        | 280,000   | 821    | 289,810        | 274,830   | 1,170  |
| Brooklyn Center  | 167,747        | 167,325   | 375    | 187,795        | 182,625   | 323    | 207,133        | 205,000   | 318    | 213,210        | 213,350   | 339    |
| Brooklyn Park    | 243,936        | 224,200   | 894    | 255,978        | 238,350   | 798    | 277,351        | 260,000   | 839    | 258,920        | 252,200   | 1,196  |
| Champlin         | 249,815        | 226,690   | 284    | 264,476        | 242,460   | 287    | 287,073        | 260,000   | 230    | 282,930        | 263,500   | 391    |
| Corcoran         | 378,930        | 338,500   | 48     | 366,066        | 335,050   | 49     | 440,841        | 375,000   | 45     | 392,360        | 351,560   | 66     |
| Crystal          | 186,545        | 183,340   | 380    | 210,125        | 200,250   | 375    | 225,732        | 220,000   | 362    | 234,570        | 232,530   | 348    |
| Dayton           | 302,163        | 263,946   | 48     | 363,284        | 355,000   | 40     | 346,538        | 349,950   | 56     | 362,430        | 341,000   | 59     |
| Deephaven        | 723,263        | 570,000   | 65     | 1,052,540      | 684,000   | 70     | 1,309,563      | 909,100   | 58     | 875,000        | 665,000   | 70     |
| Eden Prairie     | 433,768        | 375,000   | 617    | 456,620        | 391,500   | 670    | 453,044        | 420,000   | 654    | 380,420        | 348,750   | 1,150  |
| Edina            | 620,661        | 507,425   | 592    | 646,626        | 523,450   | 616    | 665,633        | 575,000   | 539    | 492,300        | 405,900   | 945    |
| Excelsior        | 530,478        | 469,450   | 22     | 789,043        | 460,000   | 13     | 684,941        | 540,000   | 22     | 609,750        | 610,000   | 37     |
| Golden Valley    | 367,851        | 304,000   | 299    | 357,909        | 315,000   | 261    | 353,452        | 315,000   | 227    | 361,860        | 319,750   | 300    |
| Greenfield       | 401,873        | 419,040   | 23     | 453,361        | 415,000   | 40     | 503,985        | 475,000   | 26     | 417,980        | 402,000   | 34     |
| Greenwood        | 1,147,175      | 1,233,450 | 8      | 1,160,004      | 1,150,000 | 5      | 1,628,167      | 1,250,000 | 13     | 1,252,340      | 1,122,500 | 14     |
| Hanover          | 375,000        | 375,000   | 2      | 419,591        | 386,000   | 8      | 651,333        | 600,000   | 3      | 417,250        | 359,000   | 10     |
| Hopkins          | 294,390        | 242,840   | 137    | 340,691        | 280,000   | 112    | 342,436        | 285,000   | 108    | 263,170        | 249,820   | 234    |
| Independence     | 582,031        | 527,450   | 42     | 533,162        | 512,506   | 45     | 511,509        | 452,500   | 38     | 531,980        | 523,500   | 34     |
| Long Lake        | 249,264        | 247,549   | 19     | 433,179        | 353,800   | 23     | 353,812        | 300,000   | 18     | 387,030        | 358,500   | 25     |
| Loretto          | 226,279        | 224,525   | 12     | 276,300        | 307,188   | 14     | 277,388        | 261,300   | 8      | 286,710        | 265,000   | 15     |
| Maple Grove      | 346,583        | 317,600   | 793    | 363,426        | 335,000   | 801    | 384,875        | 360,000   | 758    | 327,570        | 300,000   | 1,351  |
| Maple Plain      | 241,346        | 237,500   | 26     | 241,394        | 232,650   | 16     | 266,143        | 264,000   | 14     | 228,190        | 260,280   | 23     |
| Medicine Lake    | 440,875        | 470,000   | 4      | 677,500        | 677,500   | 2      | 138,000        | 138,000   | 1      | 793,830        | 806,500   | 6      |
| Medina           | 654,818        | 519,000   | 61     | 740,419        | 672,000   | 84     | 896,000        | 677,500   | 92     | 587,030        | 533,800   | 119    |
| Minneapolis      | 286,527        | 237,000   | 3,995  | 287,705        | 235,000   | 3,928  | 319,565        | 258,000   | 4,187  | 326,173        | 274,900   | 9,041  |
| Minnetonka       | 424,253        | 358,042   | 548    | 453,965        | 385,000   | 558    | 459,455        | 395,725   | 558    | 392,710        | 341,800   | 942    |
| Minnetonka Beach | 1,610,417      | 1,260,000 | 13     | 1,329,629      | 1,055,000 | 8      | 1,519,361      | 1,287,750 | 18     | 1,319,470      | 1,479,900 | 9      |
| Minnetrissa      | 553,502        | 448,800   | 99     | 662,359        | 526,200   | 118    | 611,545        | 489,495   | 118    | 527,490        | 445,000   | 138    |
| Mound            | 342,442        | 236,000   | 185    | 341,701        | 268,000   | 179    | 341,408        | 253,000   | 146    | 340,240        | 252,100   | 229    |
| New Hope         | 225,325        | 227,975   | 190    | 229,481        | 227,465   | 170    | 259,358        | 258,500   | 145    | 242,980        | 250,000   | 245    |
| Orono            | 795,974        | 628,070   | 127    | 947,425        | 712,500   | 159    | 984,985        | 701,750   | 148    | 894,510        | 652,500   | 181    |
| Osseo            | 210,129        | 218,905   | 20     | 212,644        | 210,000   | 26     | 223,995        | 227,000   | 22     | 226,140        | 232,250   | 28     |
| Plymouth         | 396,655        | 359,400   | 750    | 412,355        | 372,351   | 771    | 440,707        | 399,950   | 746    | 380,250        | 344,350   | 1,305  |
| Richfield        | 224,267        | 220,000   | 534    | 242,054        | 235,000   | 511    | 256,747        | 250,000   | 368    | 255,820        | 258,950   | 427    |
| Robbinsdale      | 194,714        | 184,251   | 248    | 203,869        | 194,000   | 192    | 225,644        | 219,950   | 194    | 240,400        | 233,650   | 246    |
| Rockford         | 110,000        | 110,000   | 1      | 291,538        | 205,800   | 3      | 266,750        | 249,000   | 4      | 210,670        | 210,670   | 2      |
| Rogers           | 333,937        | 302,700   | 144    | 314,238        | 309,000   | 154    | 330,239        | 335,150   | 148    | 314,690        | 324,930   | 170    |
| Saint Anthony    | 277,645        | 273,750   | 68     | 305,265        | 298,750   | 70     | 335,073        | 328,850   | 54     | 262,550        | 284,750   | 58     |
| Saint Bonifacius | 245,955        | 248,443   | 36     | 261,533        | 252,103   | 44     | 274,452        | 269,950   | 34     | 257,270        | 265,000   | 51     |
| Saint Louis Park | 290,838        | 249,950   | 670    | 312,130        | 275,600   | 581    | 337,478        | 300,000   | 597    | 315,840        | 295,160   | 847    |
| Shorewood        | 582,006        | 462,500   | 102    | 652,924        | 535,065   | 83     | 626,174        | 533,800   | 116    | 608,080        | 477,500   | 134    |
| Spring Park      | 470,185        | 480,850   | 11     | 423,858        | 364,825   | 8      | 610,815        | 318,250   | 4      | 526,470        | 423,000   | 18     |
| Tonka Bay        | 746,080        | 700,000   | 27     | 1,180,751      | 1,133,500 | 20     | 1,207,595      | 950,000   | 23     | 1,045,580      | 572,500   | 20     |
| Wayzata          | 802,791        | 561,250   | 52     | 1,093,487      | 800,000   | 32     | 1,386,684      | 750,000   | 47     | 1,060,780      | 680,250   | 90     |
| Woodland         | 725,875        | 602,500   | 6      | 1,927,688      | 1,442,500 | 9      | 1,914,476      | 1,300,000 | 11     | 1,160,310      | 896,250   | 8      |
| Suburban         |                |           |        | 382,071        | 299,900   | 9,059  | 407,849        | 320,000   | 8,751  | 360,520        | 291,000   | 13,084 |
| Hennepin County  | 330,498        | 262,000   | 13,443 | 353,530        | 276,500   | 12,987 | 382,791        | 300,000   | 12,938 | 346,726        | 285,000   | 22,125 |

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## Residential Single Family

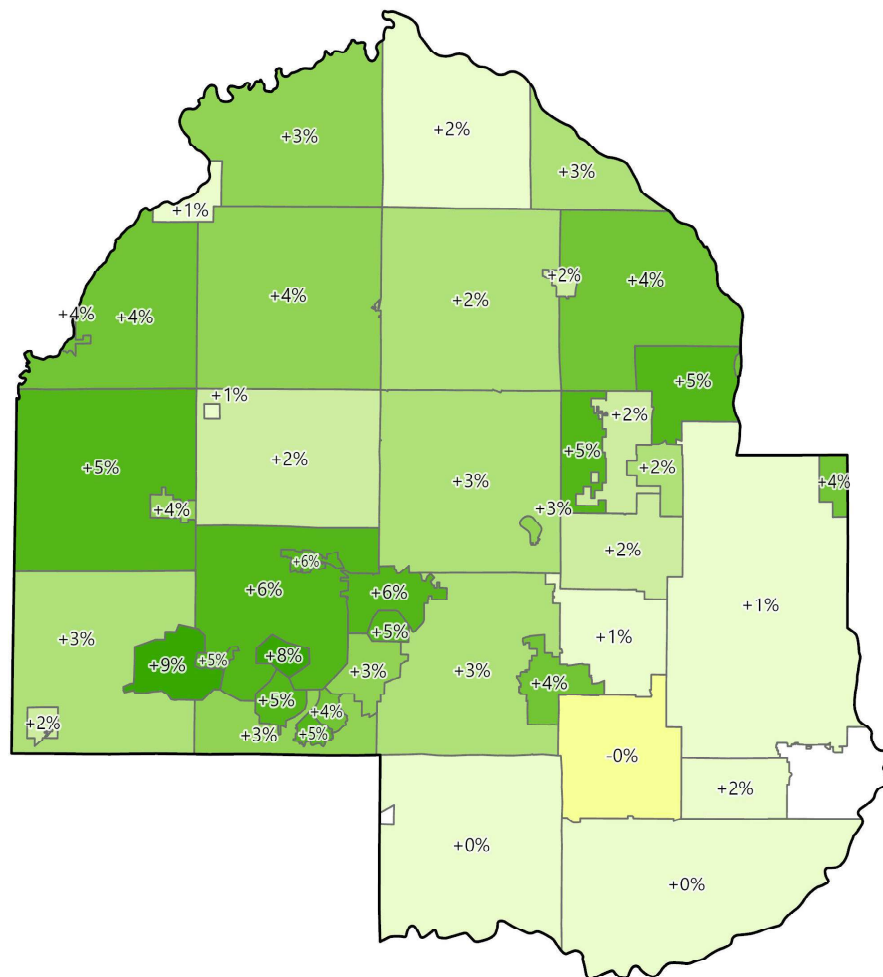
The residential single family category includes detached single family improved properties, both off lake (R) and on lake (RL) parcels. The total estimated value of single family residential properties across Hennepin County increased 3.2%, 2.2% net of new construction for the 2020 assessment. The change in the assessment resulting from market growth varied with Lake Minnetonka cities of Long Lake, Minnetonka Beach and Mound reported increases of 6.4%, 7.6% and 9.2% whereas Edina reported a nominal decline.

The median estimated market value of a single family detached house in Hennepin County rose from \$298,400 in 2019 to \$307,600 in 2020. The median sale price of a house in Hennepin County in calendar year 2019 was \$285,000. The city with the highest median estimated market value is Minnetonka Beach (\$1,445,000) and the school district with the highest median assessed value is Edina (\$556,500).

1,515 new houses broke ground in calendar year 2019 in Hennepin County compared to 1,473 in 2018 and 1,510 in 2017. The cities with highest number of new houses were Plymouth (299) and Dayton (269) and Maple Grove (159).

The map below highlights the market growth between 2019 and 2020.

### Market Growth 2019 vs 2020:



**Note:** Market growth measures the difference in total estimated market value between the current and preceding assessments after subtracting out any value shift due to new construction, parcel divisions, changes in exemption status and/or changes in property type.

## Residential Condominiums

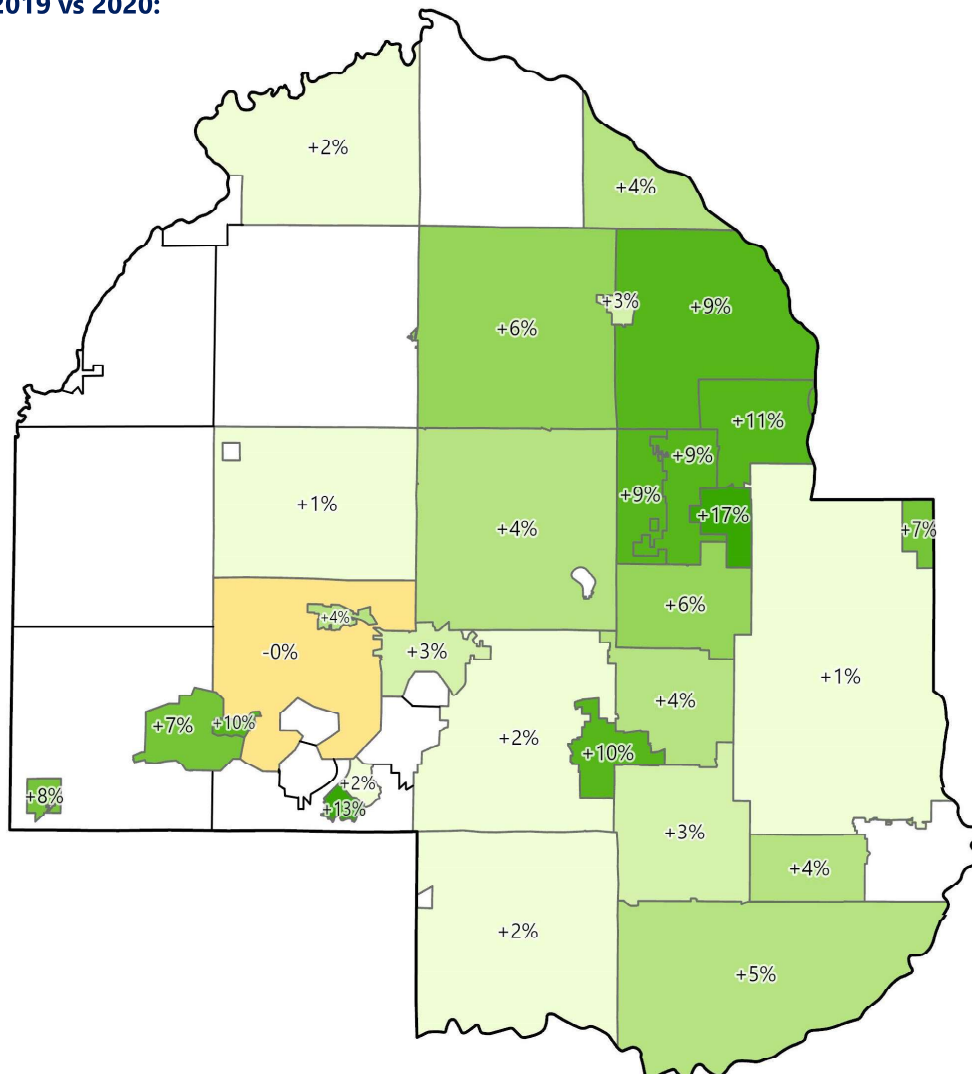
The estimated market value of residential condominiums increased 4.6%, 3.7% net of new construction across Hennepin County for the 2020 assessment. Condominium properties in Suburban Hennepin saw slightly stronger net increase (4.7%) than condos within the city of Minneapolis (2.5%). The largest increases in market growth were seen in the cities of Robbinsdale (17.2%), Excelsior (13.3%) and Brooklyn Center (11.4%) while a negligible decline appeared in Orono.

The overall increase in the residential condominium segment was \$393 million bringing the total estimated market value of condos across the county to \$11.1 billion.

The median assessed value of a residential condominium in Hennepin County rose to \$194,200 with the median value being much higher within the city of Minneapolis (\$240,000) than in suburban Hennepin (\$179,700). The Lake Minnetonka cities had the highest median values with Greenwood (\$1,018,000), Excelsior (\$611,500) and Orono (\$358,000) with the median condominium value being greater than \$350,000 within these three cities.

The map below highlights the market growth between 2019 and 2020.

### Market Growth 2019 vs 2020:



**Note:** Market growth measures the difference in total estimated market value between the current and preceding assessments after subtracting out any value shift due to new construction, parcel divisions, changes in exemption status and/or changes in property type.

## Residential Townhomes

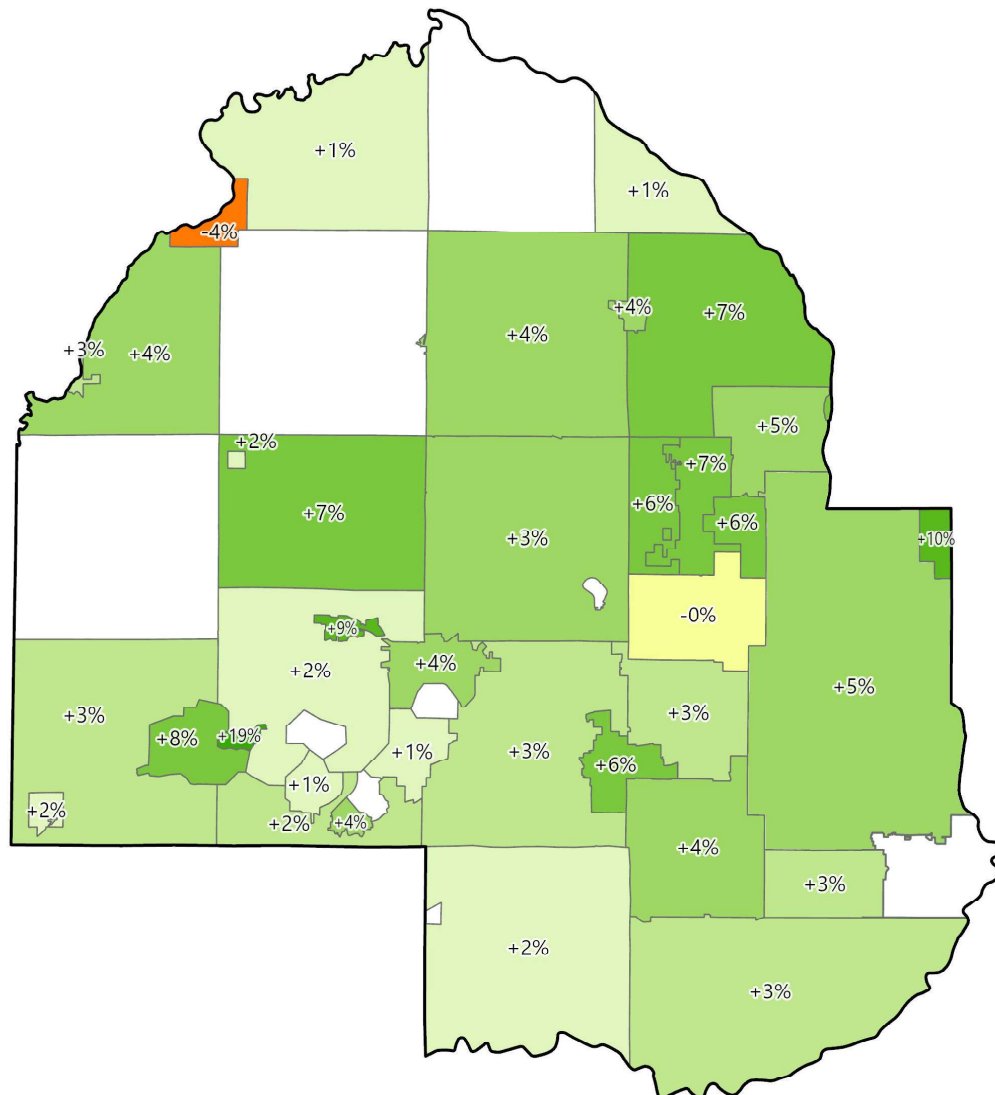
The residential townhome segment increased 5.9%, 4.7% net of new construction across Hennepin County in the 2020 assessment; outpacing both residential single family and condominium increases. Suburban Hennepin realized a 6.0% increase compared to 4.9% in the city of Minneapolis. Market growth was particularly strong in Spring Park (19.4%), Saint Anthony (10.0%) and Long Lake (9.2%) while market corrections were realized in Golden Valley and Hanover.

The median assessed value of a residential townhome in Hennepin County rose to \$240,000 in 2020 with the highest median values being within the Lake Minnetonka cities of Spring Park (\$880,000), Wayzata (\$662,500), Excelsior (\$594,000), Mound (\$618,000), Excelsior (\$598,000) and Tonka Bay (\$597,500). The median estimated market value of a townhome in the city of Minneapolis was at \$284,000 for 2020.

267 new townhomes were constructed in calendar year 2019 led by the cities of Brooklyn Park (81), Maple Grove (64) and Plymouth (42).

The map below highlights the market growth between 2019 and 2020.

### Market Growth 2019 vs 2020:



**Note:** Market growth measures the difference in total estimated market value between the current and preceding assessments after subtracting out any value shift due to new construction, parcel divisions, changes in exemption status and/or changes in property type.

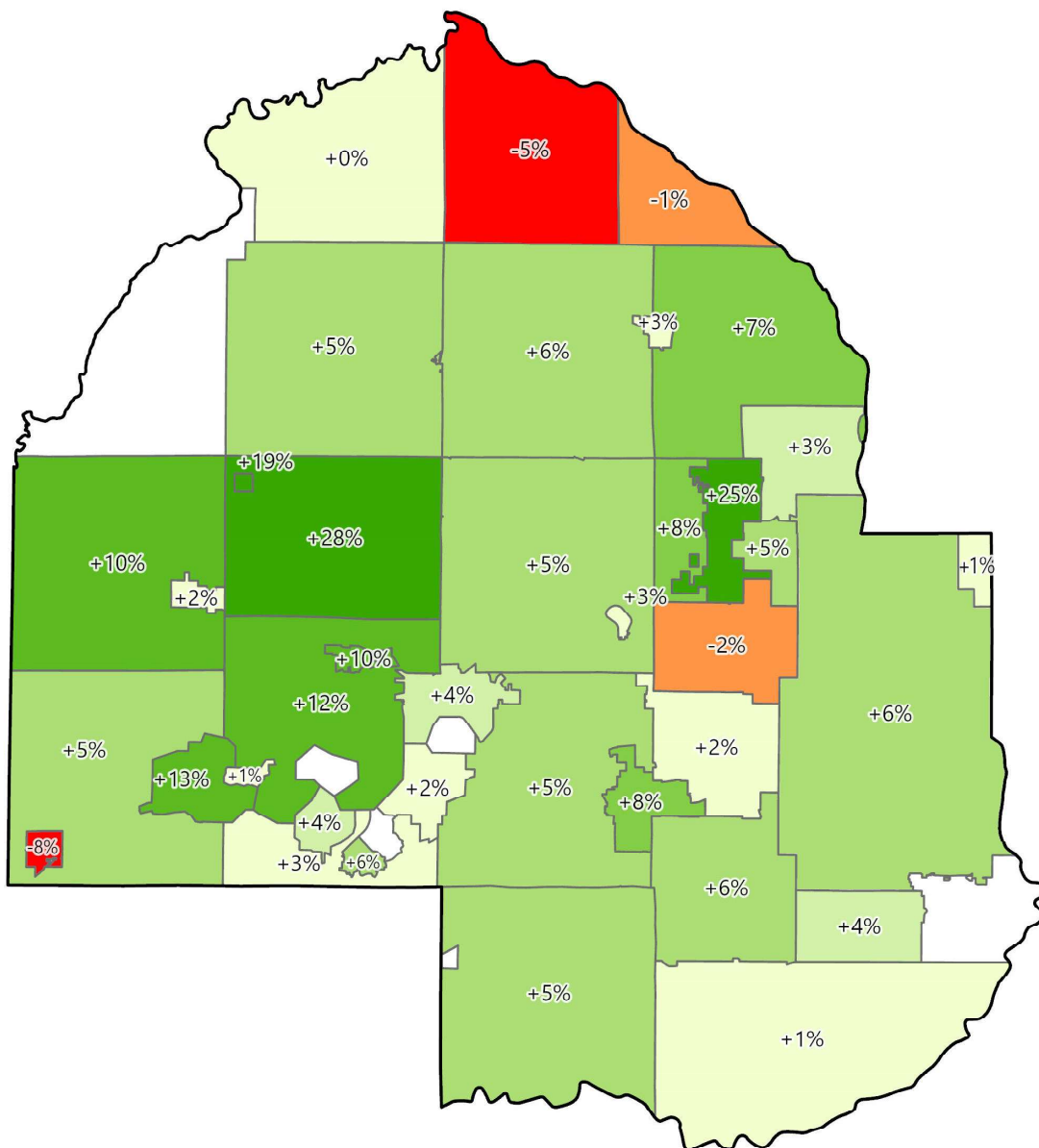
## Duplexes and Triplexes

The estimated market value of duplex and triplex properties (net of new construction) continued to increase with the 2020 assessment for the fourth straight year. This market segment saw a 6.2% increase, 5.7% net countywide with slightly stronger increases in Minneapolis (6.4%) compared with suburban Hennepin (4.7%). The largest market growth was in Medina (27.6%), Crystal (25.4%) and Loretto (19.5%). Minor market corrections were realized in Saint Bonifacius, Dayton, Golden Valley and Champlin.

The median value of a duplex or triplex in the county is \$323,000 for the 2020 assessment with the median value roughly equal between suburban Hennepin and Minneapolis. The highest median value is found in the city of Edina (\$463,300) while the lowest median assessed value is found in the city of Saint Bonifacius (\$183,000).

The map below highlights the market growth between 2019 and 2020.

### Market Growth 2019 vs 2020:



**Note:** Market growth measures the difference in total estimated market value between the current and preceding assessments after subtracting out any value shift due to new construction, parcel divisions, changes in exemption status and/or changes in property type.

## Commercial

The commercial market segment saw a 6.5% increase in estimated market value across Hennepin County for the 2020, 4.7% net of new construction. The commercial market segment in the city of Minneapolis increased 7.3%, compared to a 6.0% increase in suburban Hennepin County. New construction accounted for approximately 30% of the increase in Minneapolis and 24% of the increase in suburban Hennepin County. While a significant increase occurred in Chanhassen, the largest market increases were in Greenwood (13.5%), Saint Bonifacius (9.7%) and Hopkins (9.3%), while decrease were seen in Minnetrista, Hanover and Saint Anthony.

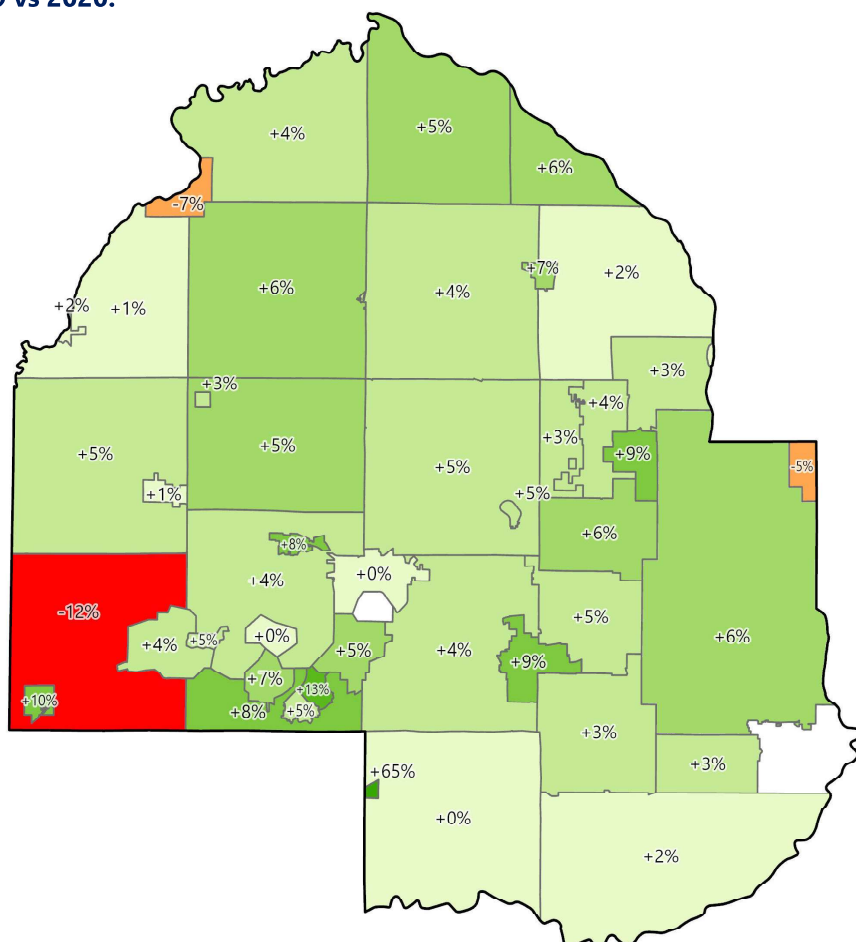
The lodging industry market notable increases with both limited service and select service products increasing over 20%. In general, leisure and recreational facilities such as skating rinks, theatres and outdoor recreation increased over 10%.

Properties classified as commercial in Hennepin County include:

|                  |              |                 |
|------------------|--------------|-----------------|
| Automotive       | Fitness      | Marinas         |
| Banks            | Food         | Medical Clinics |
| Day Care Centers | Golf Courses | Office          |
| Entertainment    | Hospitality  | Retail          |

The map below highlights the market growth between 2019 and 2020.

### Market Growth 2019 vs 2020:



**Note:** Market growth measures the difference in total estimated market value between the current and preceding assessments after subtracting out any value shift due to new construction, parcel divisions, changes in exemption status and/or changes in property type.

## Industrial

The total estimated market value of the industrial segment increased 9.5% in Hennepin County, an 8.0% increase net of new construction. The increases in the suburban Hennepin industrial market outpaced Minneapolis 10.2% to 5.4%. The increases net of new construction were 8.5% in suburban Hennepin County compared to 4.6% in Minneapolis. 12 cities realized double digit increases with Orono and Shorewood leading with 34.3% and 30.4%.

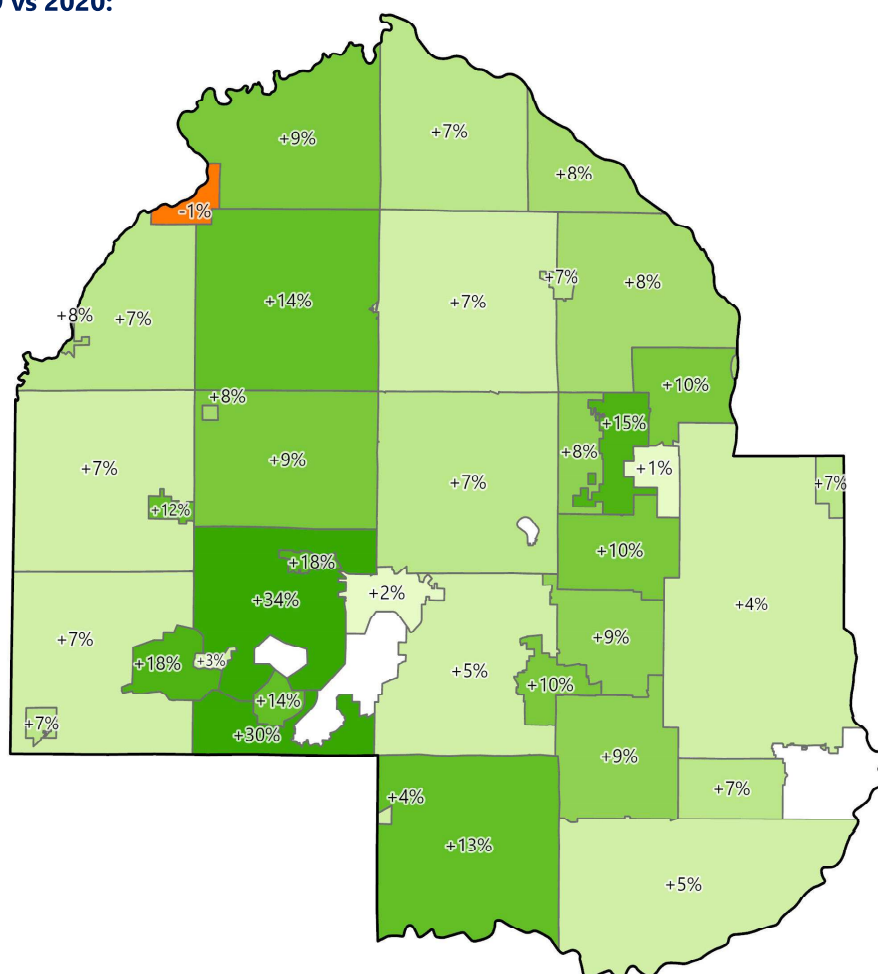
Industrial Office Warehouse, the largest segment, grew 9.7%, while mini-storage and industrial equipment storage showed the largest increases. Growth continues to be strongest in properties less than 25,000 in size and those valued under \$1 million.

Properties classified as industrial in Hennepin County include:

|                            |                             |                         |
|----------------------------|-----------------------------|-------------------------|
| Cement & Asphalt Plants    | Engineering and R&D         | Industrial Condominiums |
| Cold Storage Facilities    | Equipment Storage Buildings | Lumberyards             |
| Commercial Grain Elevators | Flex Buildings              | Mini Storage            |
| Data Centers               | Gravel Pits                 | Office Warehouse        |
| Distribution Warehouses    | Heavy Manufacturing         | Transit Warehouse       |

The map below highlights the market growth between 2019 and 2020.

### Market Growth 2019 vs 2020:



**Note:** Market growth measures the difference in total estimated market value between the current and preceding assessments after subtracting out any value shift due to new construction, parcel divisions, changes in exemption status and/or changes in property type.

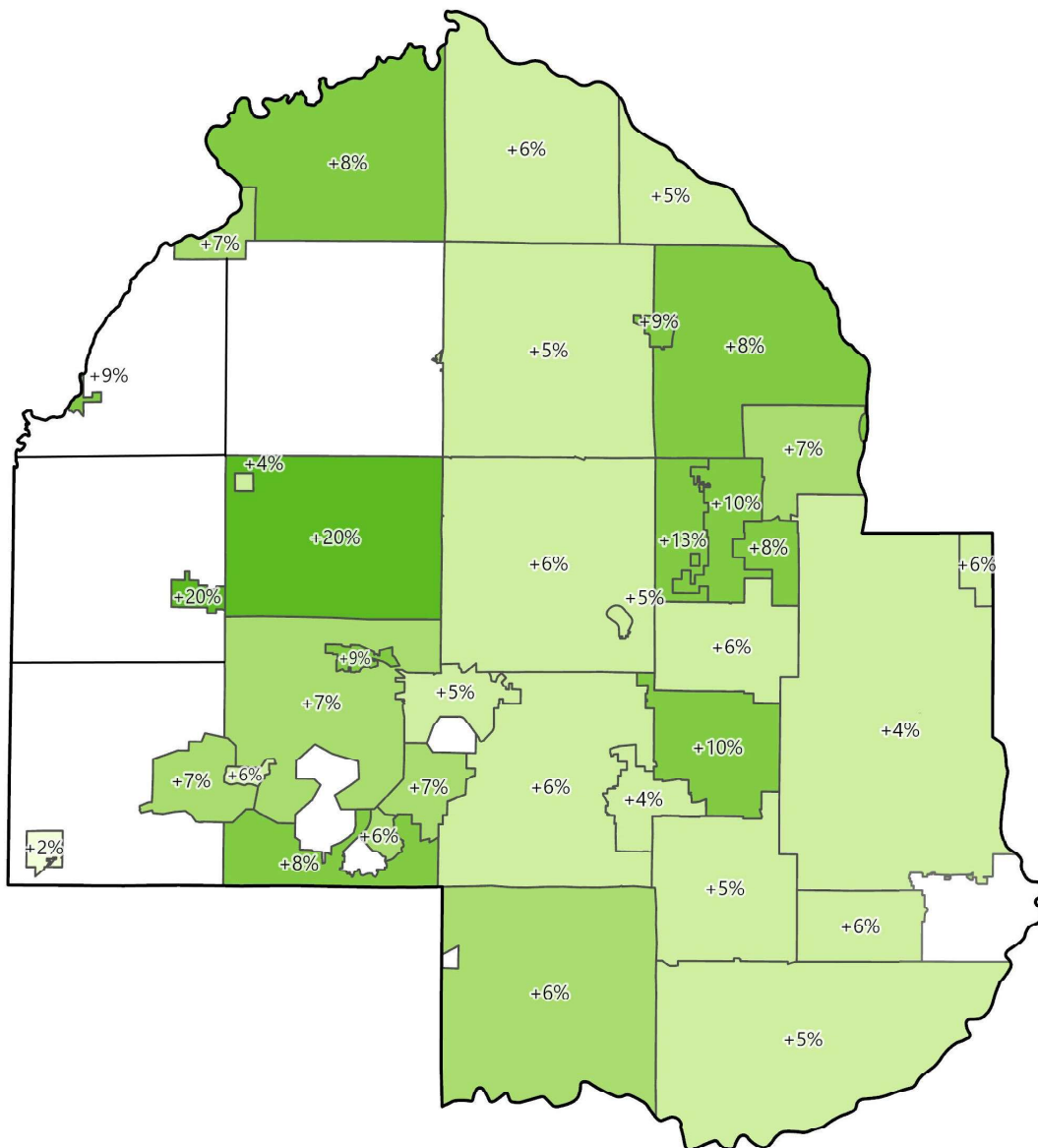
## Apartment

Apartments continued to be one of the fastest growing major segments in Hennepin County increasing by over \$2.5 Billion (11.7%) in estimated market value, new construction accounted for \$1.3 Billion (6.0%) of the increase. The overall increases were 12.6% in Suburban Hennepin and 10.8% in the city of Minneapolis. Five suburban cities realized market growth in excess of 10% with Excelsior leading with a 50.3% increase; a market increase of 19.8% were demonstrated in the cities of Maple Plain and Medina

\$1.3 billion in new apartment construction occurred within Hennepin County in calendar year 2019 marking the seventh straight year of strong apartment construction in the county. Five new projects were added in suburban Hennepin County.

The map below highlights the market growth between 2019 and 2020.

### Market Growth 2019 vs 2020:



**Note:** Market growth measures the difference in total estimated market value between the current and preceding assessments after subtracting out any value shift due to new construction, parcel divisions, changes in exemption status and/or changes in property type.



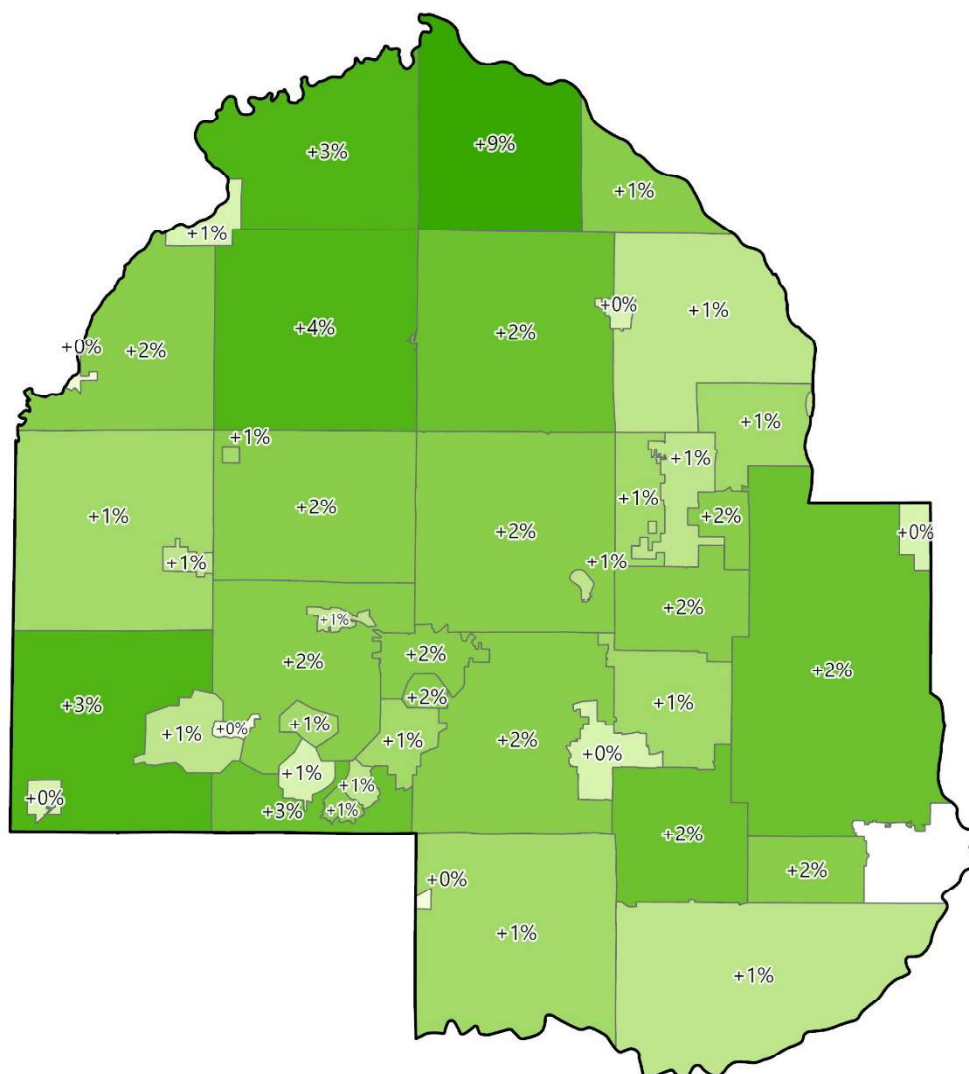


## New Construction

The map below highlights the value of new construction improvements within a city proportionate to the overall estimated market value of each city. New construction improvement value represents the value added by new brand-new structures as well as the value added by remodels, repairs and additions on existing structures. It includes all property types including apartments, commercial and residential. All assessors in the state of Minnesota are required by statute to track new construction improvement values on all properties each year.

For the 2<sup>nd</sup> straight year, new construction value was highest in the city of Dayton. 9% of the city's overall value was made up of new construction for the 2020 Assessment. New construction value was also notably high in the cities of Corcoran (4%), Rogers (3%), and Minnetrista (3%). With the exception of Rogers, new construction value in these cities was driven almost exclusively by Residential parcels. Within the city of Rogers, roughly 2/3 of all new construction was residential, while the remaining third was made up of Commercial and Industrial improvements.

### New Construction Value:



## 2020 New Construction Summary

| City             | 2019<br>Est Market Value | 2020 New Construction Improvement Value |             |               |               | 2020<br>Est Market Value | Net<br>Change | Gross<br>Change |
|------------------|--------------------------|-----------------------------------------|-------------|---------------|---------------|--------------------------|---------------|-----------------|
|                  |                          | Apt                                     | Com / Ind   | Res / Ag      | Total         |                          |               |                 |
| Bloomington      | 14,278,510,500           | 57,637,000                              | 46,020,100  | 8,686,100     | 112,343,200   | 14,669,285,600           | 2.0%          | 2.7%            |
| Brooklyn Center  | 2,433,349,400            | 5,160,000                               | 17,398,000  | 4,306,000     | 26,864,000    | 2,590,228,400            | 5.3%          | 6.4%            |
| Brooklyn Park    | 7,877,537,500            | 7,660,500                               | 16,584,300  | 31,329,400    | 55,574,200    | 8,365,426,300            | 5.5%          | 6.2%            |
| Champlin         | 2,556,520,800            | 3,000                                   | 1,290,000   | 35,900,800    | 37,193,800    | 2,679,376,800            | 3.4%          | 4.8%            |
| Chanhasen        | 82,104,000               | 0                                       | 10,000      | 0             | 10,000        | 85,184,000               | 3.7%          | 3.8%            |
| Corcoran         | 953,002,000              | 0                                       | 288,000     | 47,581,100    | 47,869,100    | 1,084,118,200            | 8.7%          | 13.8%           |
| Crystal          | 2,102,842,100            | 274,000                                 | 9,684,000   | 5,390,000     | 15,348,000    | 2,193,450,800            | 3.6%          | 4.3%            |
| Dayton           | 873,169,600              | 0                                       | 5,451,000   | 89,644,000    | 95,095,000    | 1,019,680,900            | 5.9%          | 16.8%           |
| Deephaven        | 1,375,823,000            | 0                                       | 0           | 15,161,000    | 15,161,000    | 1,439,119,100            | 3.5%          | 4.6%            |
| Eden Prairie     | 11,010,362,400           | 71,413,000                              | 26,863,000  | 15,548,600    | 113,824,600   | 11,335,120,100           | 1.9%          | 2.9%            |
| Edina            | 12,857,289,300           | 115,516,000                             | 65,170,300  | 108,678,100   | 289,364,400   | 13,309,723,700           | 1.3%          | 3.5%            |
| Excelsior        | 544,168,300              | 0                                       | 68,000      | 8,609,500     | 8,677,500     | 608,003,300              | 10.1%         | 11.7%           |
| Golden Valley    | 4,142,713,000            | 46,393,000                              | 7,050,000   | 18,528,000    | 71,971,000    | 4,365,325,600            | 3.6%          | 5.4%            |
| Greenfield       | 497,786,500              | 0                                       | 0           | 8,573,000     | 8,573,000     | 527,552,100              | 4.3%          | 6.0%            |
| Greenwood        | 381,871,500              | 0                                       | 0           | 2,860,000     | 2,860,000     | 401,217,000              | 4.3%          | 5.1%            |
| Hanover          | 90,218,300               | 0                                       | 0           | 461,000       | 461,000       | 89,712,800               | -1.1%         | -0.6%           |
| Hopkins          | 2,211,048,000            | 347,000                                 | 7,535,000   | 3,588,000     | 11,470,000    | 2,345,408,300            | 5.6%          | 6.1%            |
| Independence     | 739,956,300              | 0                                       | 20,000      | 7,034,600     | 7,054,600     | 785,476,500              | 5.2%          | 6.2%            |
| Long Lake        | 275,389,200              | 0                                       | 412,000     | 1,649,000     | 2,061,000     | 301,572,400              | 8.8%          | 9.5%            |
| Loretto          | 72,844,600               | 0                                       | 0           | 705,000       | 705,000       | 75,173,800               | 2.2%          | 3.2%            |
| Maple Grove      | 10,049,369,800           | 44,422,500                              | 55,881,700  | 106,954,900   | 207,259,100   | 10,607,750,800           | 3.5%          | 5.6%            |
| Maple Plain      | 201,852,400              | 16,000                                  | 25,000      | 1,611,200     | 1,652,200     | 214,937,800              | 5.7%          | 6.5%            |
| Medicine Lake    | 95,449,000               | 0                                       | 0           | 726,000       | 726,000       | 99,356,000               | 3.3%          | 4.1%            |
| Medina           | 1,784,857,000            | 0                                       | 71,000      | 31,917,500    | 31,988,500    | 1,863,575,100            | 2.6%          | 4.4%            |
| Minneapolis      | 55,493,144,800           | 683,765,100                             | 234,840,600 | 216,299,800   | 1,134,905,500 | 58,543,534,500           | 3.9%          | 5.9%            |
| Minnetonka       | 10,189,699,300           | 119,001,000                             | 17,171,000  | 57,670,400    | 193,842,400   | 10,721,660,700           | 3.3%          | 5.2%            |
| Minnetonka Beach | 366,422,100              | 0                                       | 0           | 3,428,000     | 3,428,000     | 398,718,100              | 7.9%          | 8.8%            |
| Minnetrista      | 1,820,464,600            | 0                                       | 0           | 65,647,000    | 65,647,000    | 1,946,300,300            | 3.3%          | 6.9%            |
| Mound            | 1,419,105,000            | 40,000                                  | 100,000     | 12,022,300    | 12,162,300    | 1,559,090,200            | 9.0%          | 9.9%            |
| New Hope         | 2,094,919,800            | 9,566,000                               | 6,865,000   | 3,950,600     | 20,381,600    | 2,242,273,200            | 6.1%          | 7.0%            |
| Orono            | 3,179,139,700            | 0                                       | 212,000     | 52,579,000    | 52,791,000    | 3,430,168,900            | 6.2%          | 7.9%            |
| Osseo            | 288,648,600              | 78,000                                  | 330,000     | 742,000       | 1,150,000     | 304,532,000              | 5.1%          | 5.5%            |
| Plymouth         | 12,991,406,600           | 8,520,000                               | 19,700,000  | 200,258,000   | 228,478,000   | 13,703,419,700           | 3.7%          | 5.5%            |
| Richfield        | 3,834,974,200            | 45,365,000                              | 14,589,000  | 8,764,000     | 68,718,000    | 3,997,551,100            | 2.4%          | 4.2%            |
| Robbinsdale      | 1,267,874,600            | 19,006,000                              | 1,505,000   | 3,376,000     | 23,887,000    | 1,340,154,500            | 3.8%          | 5.7%            |
| Rockford         | 27,025,100               | 0                                       | 0           | 21,000        | 21,000        | 28,868,100               | 6.7%          | 6.8%            |
| Rogers           | 2,082,329,900            | 8,460,000                               | 20,638,000  | 42,880,600    | 71,978,600    | 2,270,265,200            | 5.6%          | 9.0%            |
| Saint Anthony    | 712,929,600              | 0                                       | 1,308,000   | 2,350,000     | 3,658,000     | 743,567,600              | 3.8%          | 4.3%            |
| Saint Bonifacius | 240,123,700              | 25,000                                  | 0           | 743,500       | 768,500       | 247,121,600              | 2.6%          | 2.9%            |
| Saint Louis Park | 7,738,981,300            | 45,716,000                              | 7,883,300   | 25,365,700    | 78,965,000    | 8,152,662,200            | 4.3%          | 5.3%            |
| Shorewood        | 1,831,590,000            | 0                                       | 276,000     | 49,133,000    | 49,409,000    | 1,942,789,900            | 3.4%          | 6.1%            |
| Spring Park      | 311,329,100              | 138,000                                 | 0           | 742,000       | 880,000       | 338,478,100              | 8.4%          | 8.7%            |
| Tonka Bay        | 608,981,900              | 0                                       | 0           | 3,691,000     | 3,691,000     | 645,558,700              | 5.4%          | 6.0%            |
| Wayzata          | 2,199,051,300            | 6,268,000                               | 2,702,000   | 29,944,100    | 38,914,100    | 2,354,811,000            | 5.3%          | 7.1%            |
| Woodland         | 317,145,500              | 0                                       | 0           | 5,289,000     | 5,289,000     | 338,174,900              | 5.0%          | 6.6%            |
| Hennepin County  | 186,503,321,200          | 1,294,790,100                           | 587,941,300 | 1,340,339,800 | 3,223,071,200 | 196,305,475,900          | 3.6%          | 5.4%            |

Please Note: Gross change includes new construction improvement value; net change excludes new construction improvement value

## New Houses By Calendar Year

## Residential Single Family

| Community              | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 10 Year Total |
|------------------------|------|------|------|------|------|------|------|------|------|------|---------------|
| Calhoun-Isles / Uptown | 7    | 7    | 8    | 7    | 11   | 11   | 6    | 5    | 4    | 5    | 71            |
| Camden                 | 1    | 3    | 0    | 7    | 4    | 6    | 15   | 39   | 24   | 28   | 127           |
| Downtown               | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0             |
| Longfellow             | 3    | 3    | 5    | 7    | 12   | 22   | 9    | 9    | 5    | 4    | 79            |
| Near North             | 4    | 9    | 11   | 9    | 22   | 15   | 8    | 14   | 20   | 19   | 131           |
| Nokomis                | 6    | 3    | 6    | 17   | 12   | 17   | 12   | 12   | 2    | 2    | 89            |
| Northeast              | 0    | 1    | 3    | 3    | 15   | 8    | 7    | 7    | 11   | 3    | 58            |
| Phillips               | 0    | 0    | 4    | 2    | 0    | 2    | 3    | 5    | 4    | 7    | 27            |
| Powderhorn             | 0    | 3    | 1    | 6    | 8    | 5    | 8    | 6    | 7    | 2    | 46            |
| Southwest              | 14   | 20   | 32   | 69   | 49   | 61   | 39   | 39   | 11   | 10   | 344           |
| University / Southeast | 4    | 0    | 0    | 1    | 0    | 1    | 1    | 0    | 0    | 0    | 7             |
| Minneapolis            | 39   | 49   | 70   | 128  | 133  | 148  | 108  | 136  | 88   | 80   | 979           |

| City             | 2010 | 2011 | 2012  | 2013  | 2014  | 2015  | 2016  | 2017  | 2018  | 2019  | 10 Year Total |
|------------------|------|------|-------|-------|-------|-------|-------|-------|-------|-------|---------------|
| Bloomington      | 4    | 17   | 26    | 23    | 13    | 20    | 13    | 7     | 5     | 6     | 134           |
| Brooklyn Center  | 1    | 0    | 0     | 0     | 4     | 9     | 2     | 3     | 1     | 5     | 25            |
| Brooklyn Park    | 46   | 56   | 133   | 153   | 103   | 106   | 96    | 78    | 74    | 12    | 857           |
| Champlin         | 12   | 10   | 8     | 7     | 8     | 19    | 38    | 55    | 38    | 24    | 219           |
| Corcoran         | 3    | 3    | 2     | 7     | 9     | 39    | 50    | 62    | 58    | 141   | 374           |
| Crystal          | 16   | 4    | 10    | 15    | 9     | 10    | 16    | 19    | 8     | 5     | 112           |
| Dayton           | 16   | 8    | 15    | 38    | 41    | 76    | 102   | 200   | 152   | 269   | 917           |
| Deephaven        | 3    | 8    | 14    | 15    | 14    | 10    | 16    | 16    | 17    | 12    | 125           |
| Eden Prairie     | 31   | 34   | 53    | 80    | 60    | 69    | 50    | 58    | 50    | 15    | 500           |
| Edina            | 34   | 58   | 102   | 109   | 116   | 114   | 101   | 87    | 71    | 64    | 856           |
| Excelsior        | 0    | 0    | 6     | 1     | 1     | 1     | 8     | 8     | 5     | 5     | 35            |
| Golden Valley    | 2    | 6    | 10    | 21    | 11    | 20    | 4     | 10    | 13    | 13    | 110           |
| Greenfield       | 6    | 2    | 5     | 9     | 10    | 8     | 10    | 15    | 7     | 13    | 85            |
| Greenwood        | 0    | 3    | 1     | 2     | 3     | 3     | 1     | 2     | 3     | 4     | 22            |
| Hanover          | 0    | 0    | 0     | 0     | 1     | 1     | 2     | 0     | 0     | 0     | 4             |
| Hopkins          | 1    | 0    | 2     | 6     | 6     | 0     | 0     | 1     | 0     | 4     | 20            |
| Independence     | 5    | 9    | 10    | 9     | 13    | 6     | 6     | 12    | 9     | 15    | 94            |
| Long Lake        | 1    | 1    | 0     | 1     | 0     | 1     | 1     | 0     | 0     | 2     | 7             |
| Loretto          | 0    | 0    | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 1     | 1             |
| Maple Grove      | 262  | 192  | 148   | 193   | 180   | 122   | 119   | 161   | 176   | 159   | 1,712         |
| Maple Plain      | 0    | 0    | 0     | 1     | 1     | 0     | 4     | 0     | 1     | 6     | 13            |
| Medicine Lake    | 0    | 0    | 1     | 3     | 2     | 0     | 0     | 2     | 3     | 1     | 12            |
| Medina           | 6    | 15   | 66    | 134   | 89    | 63    | 60    | 56    | 57    | 44    | 590           |
| Minnetonka       | 24   | 40   | 42    | 44    | 63    | 44    | 40    | 48    | 47    | 38    | 430           |
| Minnetonka Beach | 1    | 1    | 1     | 0     | 4     | 1     | 0     | 1     | 4     | 4     | 17            |
| Minnetrista      | 25   | 26   | 32    | 42    | 54    | 82    | 87    | 97    | 96    | 110   | 651           |
| Mound            | 11   | 3    | 4     | 15    | 14    | 13    | 4     | 21    | 5     | 15    | 105           |
| New Hope         | 1    | 0    | 2     | 2     | 0     | 5     | 33    | 33    | 4     | 3     | 83            |
| Orono            | 12   | 10   | 18    | 41    | 26    | 34    | 32    | 44    | 55    | 50    | 322           |
| Osseo            | 0    | 0    | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 1     | 1             |
| Plymouth         | 92   | 178  | 230   | 261   | 276   | 285   | 280   | 335   | 268   | 299   | 2,504         |
| Richfield        | 1    | 1    | 9     | 11    | 5     | 5     | 4     | 0     | 6     | 7     | 49            |
| Robbinsdale      | 5    | 3    | 4     | 9     | 7     | 7     | 1     | 3     | 8     | 3     | 50            |
| Rockford         | 0    | 0    | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0             |
| Rogers           | 29   | 30   | 89    | 125   | 45    | 43    | 44    | 57    | 56    | 85    | 603           |
| Saint Anthony    | 1    | 1    | 1     | 0     | 2     | 2     | 1     | 0     | 2     | 1     | 11            |
| Saint Bonifacius | 2    | 0    | 0     | 1     | 0     | 0     | 0     | 0     | 0     | 1     | 4             |
| Saint Louis Park | 11   | 11   | 17    | 22    | 23    | 20    | 15    | 15    | 9     | 3     | 146           |
| Shorewood        | 8    | 8    | 9     | 14    | 17    | 15    | 7     | 18    | 53    | 55    | 204           |
| Spring Park      | 2    | 1    | 0     | 1     | 2     | 0     | 0     | 1     | 1     | 2     | 10            |
| Tonka Bay        | 1    | 1    | 5     | 2     | 3     | 2     | 1     | 8     | 2     | 2     | 27            |
| Wayzata          | 9    | 13   | 13    | 23    | 27    | 19    | 10    | 13    | 16    | 11    | 154           |
| Woodland         | 3    | 0    | 2     | 3     | 3     | 4     | 2     | 1     | 5     | 5     | 28            |
| Suburban         | 687  | 753  | 1,090 | 1,443 | 1,265 | 1,278 | 1,260 | 1,547 | 1,385 | 1,515 | 12,223        |
| Hennepin County  | 726  | 802  | 1,160 | 1,571 | 1,398 | 1,426 | 1,368 | 1,683 | 1,473 | 1,595 | 13,202        |

Please Note: New Houses are all single family residential structures that have begun construction in the preceding calendar year. The



## Historical Growth by City and Property Type (Cumulative Growth Report)

The growth numbers displayed below represent the market growth of each of the given subgroups. Market growth measures the difference in total estimated market value between the current and the previous assessment while controlling for any value shift due to new construction, changes in exempt status, and/or changes in property type.

|                            | Property Type         | 2011  | 2012  | 2013  | 2014 | 2015  | 2016 | 2017 | 2018 | 2019 | 2020 | 5 Yr Chg | 10 Yr Chg |
|----------------------------|-----------------------|-------|-------|-------|------|-------|------|------|------|------|------|----------|-----------|
| <b>Hennepin Countywide</b> | Agricultural (F)      | -3.3  | -3.6  | 4.4   | 2.9  | -1.9  | -4.1 | 2.2  | 0.9  | 3.3  | 7.1  | 9.5%     | 7.5%      |
|                            | Apartment (A)         | -1.0  | 2.2   | 3.5   | 8.9  | 13.2  | 12.3 | 9.0  | 7.5  | 7.9  | 5.3  | 49.5%    | 93.0%     |
|                            | Commercial (C)        | -2.4  | 0.6   | 1.3   | 2.4  | 7.3   | 4.6  | 5.0  | 3.7  | 2.9  | 4.2  | 22.1%    | 33.4%     |
|                            | Industrial (I)        | -3.2  | -2.4  | -0.6  | 0.2  | 0.5   | 3.6  | 6.5  | 3.0  | 7.7  | 7.8  | 32.0%    | 24.8%     |
|                            | Res Condo (X)         | -3.6  | -7.1  | -1.4  | 9.0  | 7.9   | 6.9  | 8.2  | 6.2  | 5.3  | 2.4  | 32.6%    | 37.7%     |
|                            | Res Single Family (R) | -3.6  | -5.4  | -1.0  | 7.8  | 3.6   | 4.0  | 5.2  | 7.2  | 4.5  | 2.1  | 25.1%    | 26.2%     |
|                            | Res Townhome (Y)      | -5.0  | -8.5  | -1.2  | 8.0  | 4.8   | 4.9  | 5.8  | 7.6  | 6.3  | 3.8  | 31.7%    | 28.0%     |
| <b>Suburban Hennepin</b>   | Agricultural (F)      | -3.3  | -3.8  | 4.4   | 2.9  | -1.9  | -2.5 | 2.2  | 0.9  | 3.3  | 7.2  | 11.3%    | 9.1%      |
|                            | Apartment (A)         | 0.0   | 3.9   | 4.1   | 6.8  | 10.4  | 12.9 | 8.8  | 8.2  | 8.8  | 6.9  | 54.6%    | 97.1%     |
|                            | Commercial (C)        | -1.6  | 0.8   | 0.5   | 1.9  | 4.9   | 2.8  | 2.9  | 2.7  | 2.7  | 3.3  | 15.3%    | 22.8%     |
|                            | Industrial (I)        | -2.5  | -1.8  | -0.8  | 0.4  | 4.1   | 3.1  | 6.5  | 3.9  | 7.7  | 8.3  | 33.1%    | 32.1%     |
|                            | Res Condo (X)         | -4.5  | -9.3  | -3.3  | 9.2  | 7.6   | 6.3  | 8.5  | 6.5  | 7.4  | 4.5  | 37.8%    | 35.7%     |
|                            | Res Single Family (R) | -3.6  | -5.7  | -1.3  | 7.8  | 3.5   | 3.2  | 4.7  | 5.0  | 4.5  | 2.4  | 21.4%    | 21.5%     |
|                            | Res Townhome (Y)      | -4.8  | -7.9  | -1.3  | 8.3  | 4.5   | 5.9  | 5.9  | 7.2  | 6.3  | 3.7  | 32.5%    | 29.7%     |
| <b>Bloomington</b>         | Agricultural (F)      | 0.0   | 0.0   | 0.0   | 5.8  | -90.4 | 37.2 | 14.2 | -0.1 | -1.2 | 12.8 | 74.5%    | -82.3%    |
|                            | Apartment (A)         | 1.1   | 3.2   | 2.5   | 4.2  | 8.1   | 14.1 | 8.7  | 11.8 | 6.3  | 5.4  | 55.4%    | 87.2%     |
|                            | Commercial (C)        | -0.1  | 5.2   | -0.8  | 1.4  | 8.9   | 2.1  | 1.9  | 1.5  | 1.5  | 2.1  | 9.4%     | 26.0%     |
|                            | Industrial (I)        | -1.3  | -1.9  | -2.0  | -1.3 | 2.0   | 2.8  | 4.6  | 7.7  | 8.1  | 5.2  | 31.7%    | 25.8%     |
|                            | Res Condo (X)         | -4.1  | -8.1  | -5.3  | 5.0  | 12.1  | 9.0  | 9.5  | 6.7  | 8.2  | 4.8  | 44.4%    | 41.8%     |
|                            | Res Single Family (R) | -3.6  | -6.4  | -2.9  | 8.7  | 6.0   | 2.6  | 6.5  | 4.4  | 8.9  | 0.1  | 24.4%    | 25.6%     |
|                            | Res Townhome (Y)      | -4.8  | -7.5  | 0.4   | 4.7  | 5.3   | 5.7  | 6.5  | 7.2  | 6.1  | 3.3  | 32.2%    | 28.9%     |
| <b>Brooklyn Center</b>     | Apartment (A)         | 0.5   | -0.7  | -0.6  | 6.1  | 5.6   | 13.8 | 10.5 | 6.0  | 12.8 | 7.2  | 61.3%    | 79.2%     |
|                            | Commercial (C)        | -3.6  | 1.8   | 0.4   | -1.2 | -1.1  | 2.1  | 2.4  | 4.2  | 6.4  | 3.3  | 19.7%    | 15.3%     |
|                            | Industrial (I)        | -5.1  | -1.3  | -0.1  | -3.1 | 5.0   | 5.1  | 5.9  | 5.3  | 11.5 | 10.4 | 44.3%    | 37.4%     |
|                            | Res Condo (X)         | -4.4  | -5.5  | -35.4 | 28.9 | 28.6  | 7.1  | 6.2  | 9.5  | 13.1 | 11.4 | 57.0%    | 51.8%     |
|                            | Res Single Family (R) | -2.9  | -11.9 | -3.9  | 14.8 | 8.4   | 4.5  | 10.8 | 9.3  | 7.3  | 4.9  | 42.6%    | 45.8%     |
|                            | Res Townhome (Y)      | -6.7  | -20.1 | -4.4  | 11.0 | 11.9  | 8.9  | 17.7 | 12.0 | 9.7  | 4.6  | 64.6%    | 45.7%     |
| <b>Brooklyn Park</b>       | Agricultural (F)      | -8.1  | -5.3  | -7.4  | 1.9  | 2.6   | -1.9 | 4.1  | 0.1  | 0.2  | 17.3 | 20.2%    | 1.3%      |
|                            | Apartment (A)         | -3.7  | 0.3   | -2.3  | 11.5 | 13.4  | 18.6 | 6.2  | 6.5  | 16.7 | 8.3  | 69.6%    | 102.3%    |
|                            | Commercial (C)        | -6.1  | -1.2  | -5.7  | 0.1  | 4.3   | 0.8  | 3.7  | 0.6  | -2.8 | 2.3  | 4.6%     | -4.5%     |
|                            | Industrial (I)        | -4.0  | -0.3  | -2.7  | -0.3 | 3.4   | 0.8  | 4.9  | 3.4  | 4.6  | 7.6  | 23.0%    | 18.1%     |
|                            | Res Condo (X)         | -7.3  | -15.4 | -2.2  | 5.9  | 10.1  | 7.7  | 13.8 | 9.9  | 16.6 | 9.4  | 71.8%    | 53.6%     |
|                            | Res Single Family (R) | -5.2  | -5.3  | -0.1  | 10.7 | 5.1   | 4.2  | 9.3  | 5.3  | 7.0  | 4.3  | 33.9%    | 39.7%     |
|                            | Res Townhome (Y)      | -8.1  | -7.8  | -3.0  | 10.7 | 8.9   | 5.7  | 10.5 | 5.9  | 8.7  | 6.6  | 43.3%    | 42.0%     |
| <b>Champlin</b>            | Agricultural (F)      | -7.0  | -8.3  | 0.0   | 0.0  | 1.1   | -2.3 | 4.9  | 4.1  | 7.4  | -2.0 | 12.3%    | -3.2%     |
|                            | Apartment (A)         | -0.2  | 0.0   | 10.0  | 4.9  | 10.4  | 19.2 | 7.7  | 8.7  | 8.7  | 5.2  | 59.6%    | 103.0%    |
|                            | Commercial (C)        | -8.7  | -0.9  | -1.1  | 0.3  | 2.0   | 4.0  | 3.7  | 2.2  | 6.1  | 5.7  | 23.6%    | 13.2%     |
|                            | Industrial (I)        | -12.7 | 0.7   | 0.0   | 1.9  | 5.3   | 4.4  | 7.2  | 5.3  | 7.7  | 7.6  | 36.6%    | 28.8%     |
|                            | Res Condo (X)         | -12.6 | -16.4 | 3.7   | 16.7 | 3.1   | 9.3  | 8.7  | 6.2  | 9.8  | 4.3  | 44.4%    | 31.7%     |
|                            | Res Single Family (R) | -4.8  | -7.5  | -2.0  | 8.8  | 2.2   | 6.0  | 7.3  | 7.8  | 5.5  | 2.6  | 32.8%    | 27.4%     |
|                            | Res Townhome (Y)      | -7.2  | -12.2 | 2.2   | 12.3 | 1.0   | 8.5  | 6.4  | 8.9  | 7.1  | 1.4  | 36.5%    | 29.0%     |
| <b>Chanhassen</b>          | Commercial (C)        | 0.0   | -3.0  | 0.0   | -4.3 | -3.9  | 2.4  | 1.8  | 1.8  | 5.9  | 0.4  | 12.8%    | 0.6%      |
|                            | Industrial (I)        | 0.0   | -5.5  | -2.3  | 5.0  | 1.8   | 2.7  | 4.2  | 4.0  | 9.6  | 4.2  | 27.1%    | 25.5%     |
| <b>Corcoran</b>            | Agricultural (F)      | -0.9  | 0.8   | 10.2  | 14.0 | -1.2  | -5.4 | -0.4 | 1.2  | 3.3  | 13.1 | 11.4%    | 38.1%     |
|                            | Commercial (C)        | -6.9  | -4.9  | -0.5  | 0.1  | -1.4  | 2.0  | 9.2  | 6.2  | 5.2  | 10.5 | 37.5%    | 19.5%     |
|                            | Industrial (I)        | -9.9  | -4.4  | 0.2   | 0.0  | 0.7   | 2.8  | 11.4 | 3.3  | 6.2  | 14.1 | 43.4%    | 24.6%     |
|                            | Res Condo (X)         | 0.0   | -5.0  | 2.9   | 13.1 | 0.0   | 6.9  | 3.8  | 3.5  | 8.3  | 0.0  | 24.4%    | 37.5%     |
|                            | Res Single Family (R) | -3.6  | -9.1  | -7.8  | 16.8 | 2.9   | 4.0  | 5.1  | 3.5  | 2.0  | 3.6  | 19.5%    | 16.0%     |

|                      | Property Type         | 2011 | 2012  | 2013  | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 5 Yr Chg | 10 Yr Chg |
|----------------------|-----------------------|------|-------|-------|------|------|------|------|------|------|------|----------|-----------|
| <b>Crystal</b>       | Apartment (A)         | -0.1 | -0.6  | 1.7   | 2.5  | 12.0 | 15.0 | 8.6  | 6.5  | 14.9 | 9.7  | 67.6%    | 94.3%     |
|                      | Commercial (C)        | -1.0 | -3.1  | -2.7  | -0.4 | 1.4  | 2.6  | 7.2  | 2.0  | 8.8  | 4.3  | 27.4%    | 20.1%     |
|                      | Industrial (I)        | 0.0  | -4.2  | -5.7  | -2.6 | 6.1  | 0.3  | 12.1 | 9.0  | 17.7 | 15.5 | 66.6%    | 55.5%     |
|                      | Res Condo (X)         | -7.7 | -24.6 | -14.9 | 5.7  | 14.9 | 11.1 | 18.9 | 9.8  | 16.5 | 9.4  | 84.9%    | 33.0%     |
|                      | Res Single Family (R) | -3.1 | -12.2 | -0.5  | 13.5 | 2.0  | 7.8  | 8.6  | 7.5  | 9.1  | 2.2  | 40.3%    | 37.5%     |
|                      | Res Townhome (Y)      | -2.7 | -15.4 | 5.2   | 9.2  | 6.4  | 4.5  | 1.9  | 7.6  | 8.0  | 7.4  | 32.8%    | 33.7%     |
| <b>Dayton</b>        | Agricultural (F)      | -4.3 | -10.0 | 6.1   | 13.1 | 3.9  | -0.8 | 5.3  | 0.9  | 6.2  | 11.1 | 24.3%    | 33.5%     |
|                      | Apartment (A)         | -2.0 | 0.0   | 0.0   | 2.5  | 6.0  | 2.3  | 8.1  | 12.7 | 5.7  | 5.6  | 39.1%    | 48.1%     |
|                      | Commercial (C)        | -1.1 | -4.4  | -0.8  | 11.7 | -4.8 | -0.3 | 5.9  | 0.0  | 4.3  | 20.5 | 32.8%    | 32.4%     |
|                      | Industrial (I)        | -7.0 | -1.5  | -1.2  | -1.1 | 4.7  | 0.9  | 3.1  | -0.9 | 13.0 | 7.0  | 24.6%    | 16.7%     |
|                      | Res Single Family (R) | -6.3 | -13.2 | -2.8  | 9.3  | 1.7  | 4.9  | 6.9  | 3.3  | 2.2  | 1.6  | 20.3%    | 5.7%      |
| <b>Deephaven</b>     | Apartment (A)         |      |       |       |      |      |      |      |      |      | 7.2  | 7.2%     | 7.2%      |
|                      | Commercial (C)        | -3.6 | -6.3  | 0.0   | 0.0  | 0.0  | 3.9  | 6.6  | 10.9 | 12.4 | 5.3  | 45.4%    | 31.3%     |
|                      | Res Single Family (R) | -3.0 | -4.9  | -1.1  | 10.4 | 8.4  | 3.1  | 2.8  | 4.5  | 1.4  | 3.5  | 16.2%    | 26.9%     |
|                      | Res Townhome (Y)      | 0.0  | -5.2  | -5.2  | 14.9 | 2.7  | 3.3  | -4.4 | 4.8  | 2.6  | 0.5  | 6.7%     | 13.2%     |
| <b>Eden Prairie</b>  | Agricultural (F)      | 0.8  | 1.6   | 2.6   | 3.8  | 0.1  | -2.4 | -1.1 | 1.1  | 3.4  | -3.5 | -2.7%    | 6.2%      |
|                      | Apartment (A)         | 1.8  | 7.8   | 13.1  | 5.0  | 6.6  | 10.1 | 10.8 | 6.4  | 4.0  | 6.2  | 43.5%    | 99.3%     |
|                      | Commercial (C)        | -1.9 | 1.0   | 0.8   | -0.8 | 2.5  | 0.7  | 1.2  | 0.8  | 1.1  | 0.5  | 4.4%     | 6.0%      |
|                      | Industrial (I)        | -1.7 | -3.6  | -1.1  | -1.8 | 4.7  | 4.1  | 5.7  | 4.7  | 3.8  | 13.4 | 35.6%    | 30.7%     |
|                      | Res Condo (X)         | -4.8 | -8.7  | -4.1  | 10.9 | 6.3  | 4.4  | 7.7  | 7.3  | 9.5  | 2.5  | 35.3%    | 33.0%     |
|                      | Res Single Family (R) | -3.4 | -4.4  | 0.1   | 4.8  | 4.8  | 0.1  | 3.0  | 3.6  | 3.2  | 0.2  | 10.5%    | 12.1%     |
|                      | Res Townhome (Y)      | -4.0 | -4.5  | -1.1  | 6.9  | 5.8  | 2.3  | 4.5  | 6.2  | 6.7  | 1.7  | 23.1%    | 26.3%     |
| <b>Edina</b>         | Apartment (A)         | 0.0  | -1.9  | 1.7   | 3.7  | 15.9 | 16.9 | 10.3 | 8.4  | 3.4  | 5.2  | 52.0%    | 82.3%     |
|                      | Commercial (C)        | -1.1 | 0.3   | 2.2   | 8.9  | 8.8  | 5.5  | 3.9  | 8.1  | 0.9  | 2.7  | 22.8%    | 47.5%     |
|                      | Industrial (I)        | 0.0  | -5.2  | -0.3  | 2.5  | 5.1  | 7.3  | 8.5  | 4.7  | 3.5  | 8.6  | 37.1%    | 39.6%     |
|                      | Res Condo (X)         | -5.5 | -9.0  | -2.3  | 7.7  | 8.1  | 5.4  | 8.9  | 4.8  | 5.0  | 3.1  | 30.1%    | 27.3%     |
|                      | Res Single Family (R) | -2.7 | -3.5  | 0.0   | 7.7  | 2.5  | 1.0  | 3.9  | 4.0  | 2.1  | -0.1 | 11.4%    | 15.4%     |
|                      | Res Townhome (Y)      | -3.9 | -7.2  | -1.0  | 5.6  | 2.4  | 5.1  | 5.1  | 3.1  | 3.7  | 3.6  | 22.4%    | 16.9%     |
| <b>Excelsior</b>     | Apartment (A)         | -3.0 | -0.2  | 3.3   | 1.3  | 10.4 | 8.2  | 8.5  | 12.0 | 9.8  | 50.3 | 117.0%   | 142.7%    |
|                      | Commercial (C)        | 0.0  | 4.9   | 0.8   | 5.7  | 6.9  | 5.3  | 6.0  | -0.3 | 8.2  | 5.5  | 26.9%    | 51.7%     |
|                      | Res Condo (X)         | 1.7  | -15.9 | -2.3  | 12.7 | 16.4 | 3.1  | 3.3  | 8.1  | -2.6 | 13.3 | 27.0%    | 39.2%     |
|                      | Res Single Family (R) | -3.3 | -4.4  | 1.1   | 20.6 | 8.2  | 4.2  | 11.1 | 4.7  | 3.3  | 5.0  | 31.5%    | 60.3%     |
|                      | Res Townhome (Y)      | -0.7 | -20.1 | -1.0  | 11.1 | 22.3 | 1.7  | -1.6 | 15.3 | 4.7  | 3.5  | 25.1%    | 33.5%     |
| <b>Golden Valley</b> | Apartment (A)         | 0.0  | 0.0   | 0.5   | 10.5 | 13.1 | 14.2 | 6.9  | 7.5  | 8.7  | 5.8  | 51.0%    | 89.7%     |
|                      | Commercial (C)        | -1.9 | 0.3   | 1.3   | 0.9  | 10.0 | 5.1  | 0.0  | 6.6  | 2.6  | 6.0  | 21.9%    | 34.9%     |
|                      | Industrial (I)        | -0.5 | -2.0  | -0.3  | -0.3 | 3.3  | 7.6  | 3.2  | 2.7  | 8.3  | 10.4 | 36.3%    | 36.5%     |
|                      | Res Condo (X)         | -4.2 | -3.6  | -2.5  | 7.9  | 5.0  | 4.7  | 3.0  | 8.6  | 9.6  | 6.0  | 36.1%    | 38.9%     |
|                      | Res Single Family (R) | -3.0 | -4.9  | -2.0  | 9.5  | 1.4  | 2.1  | 7.6  | 6.4  | 4.2  | 1.9  | 24.1%    | 24.6%     |
|                      | Res Townhome (Y)      | -4.4 | -10.3 | -2.7  | 2.5  | 8.1  | 3.7  | 13.4 | 3.7  | 7.3  | -0.3 | 30.4%    | 20.6%     |
| <b>Greenfield</b>    | Agricultural (F)      | 0.0  | 10.0  | 0.5   | 0.1  | 0.8  | 0.7  | 2.3  | 0.2  | 0.3  | 4.6  | 8.2%     | 20.7%     |
|                      | Commercial (C)        | -2.1 | -1.2  | -5.7  | -1.4 | -0.8 | 0.1  | 1.9  | 4.2  | 7.5  | 0.5  | 14.9%    | 2.5%      |
|                      | Industrial (I)        | -4.7 | -5.9  | 9.9   | 9.2  | 0.7  | -4.1 | 1.7  | 5.0  | 2.0  | 7.2  | 12.0%    | 21.3%     |
|                      | Res Single Family (R) | -8.4 | -3.7  | -6.3  | 6.0  | 3.9  | 7.5  | 5.0  | 3.6  | 3.5  | 4.0  | 25.9%    | 14.6%     |
|                      | Res Townhome (Y)      | 0.0  | -12.8 | 10.5  | 10.0 | 8.1  | 8.0  | 11.9 | 0.6  | 10.0 | 3.7  | 38.7%    | 59.0%     |
| <b>Greenwood</b>     | Apartment (A)         | 0.0  | 0.7   | -0.7  | 0.8  | 1.3  | 6.9  | 17.1 | 4.3  | 3.7  | 6.4  | 44.1%    | 47.1%     |
|                      | Commercial (C)        | -2.7 | -0.8  | -3.2  | -0.8 | 3.2  | 22.5 | 6.4  | 1.6  | 9.6  | 13.5 | 64.7%    | 57.6%     |
|                      | Res Condo (X)         | -3.9 | 3.3   | -4.6  | 26.6 | 13.2 | 5.5  | 11.4 | 2.8  | 2.4  | 2.2  | 26.4%    | 71.6%     |
|                      | Res Single Family (R) | -5.3 | -2.9  | -5.2  | 10.9 | 2.5  | 6.8  | 14.0 | 2.8  | 6.5  | 4.0  | 38.7%    | 37.4%     |

|                      | Property Type         | 2011  | 2012  | 2013  | 2014 | 2015 | 2016 | 2017 | 2018 | 2019  | 2020 | 5 Yr Chg | 10 Yr Chg |
|----------------------|-----------------------|-------|-------|-------|------|------|------|------|------|-------|------|----------|-----------|
| <b>Hanover</b>       | Agricultural (F)      | -16.5 | -27.6 | -2.6  | 4.3  | 2.1  | 0.7  | 2.1  | 3.2  | 14.3  | 4.8  | 27.1%    | -20.3%    |
|                      | Apartment (A)         |       |       |       |      |      |      |      |      |       | 7.4  | 7.4%     | 7.4%      |
|                      | Commercial (C)        | 0.0   | 0.0   | 0.0   | 2.1  | 0.0  | 0.0  | 3.8  | 9.2  | -11.2 | 3.9  | 4.6%     | 6.7%      |
|                      | Industrial (I)        | -19.3 | -22.0 | 0.0   | 0.0  | 0.0  | 0.0  | 2.6  | 3.0  | -22.1 | -1.5 | -18.9%   | -49.0%    |
|                      | Res Single Family (R) | -0.8  | -4.1  | -6.6  | 3.3  | 8.8  | 2.9  | 9.2  | 7.5  | -0.3  | 0.6  | 21.1%    | 20.9%     |
|                      | Res Townhome (Y)      | -17.8 | -20.4 | -3.8  | 5.3  | 43.5 | -0.8 | 8.2  | 14.6 | 7.9   | -4.0 | 27.5%    | 21.3%     |
| <b>Hopkins</b>       | Apartment (A)         | 0.0   | 0.7   | 4.6   | 0.4  | 11.7 | 11.1 | 7.6  | 7.0  | 23.1  | 4.5  | 64.4%    | 94.2%     |
|                      | Commercial (C)        | -0.8  | 0.6   | -0.7  | 5.6  | 3.6  | 3.1  | 2.0  | -6.7 | 9.5   | 9.3  | 17.4%    | 27.3%     |
|                      | Industrial (I)        | 0.9   | -0.2  | -0.2  | 1.8  | 1.9  | 4.7  | 3.3  | -1.3 | 8.0   | 10.0 | 26.9%    | 32.3%     |
|                      | Res Condo (X)         | -13.7 | -27.0 | 1.7   | 17.6 | 15.3 | 2.1  | 8.2  | 13.1 | 16.7  | 9.6  | 59.9%    | 38.9%     |
|                      | Res Single Family (R) | -3.2  | -5.2  | -4.1  | 13.7 | -1.5 | 5.0  | 4.9  | 5.6  | 5.5   | 3.8  | 27.4%    | 25.6%     |
|                      | Res Townhome (Y)      | -5.4  | -8.1  | -1.4  | 7.9  | 10.3 | 6.2  | 12.0 | 12.3 | 1.6   | 5.9  | 43.8%    | 46.7%     |
| <b>Independence</b>  | Agricultural (F)      | -1.9  | 1.3   | 12.6  | 3.3  | -1.0 | -1.6 | 1.6  | -0.5 | 3.7   | 7.7  | 11.2%    | 27.2%     |
|                      | Commercial (C)        | -1.4  | -2.6  | 0.0   | 0.0  | -6.4 | -1.3 | 2.3  | 0.2  | -7.1  | 4.9  | -1.4%    | -11.3%    |
|                      | Industrial (I)        | 0.0   | 0.0   | -1.3  | -0.6 | -5.6 | 0.0  | 4.0  | 1.1  | 7.7   | 6.9  | 21.0%    | 12.1%     |
|                      | Res Condo (X)         | -0.1  | 0.0   | -11.5 | 0.0  | 23.3 | 0.0  | 8.7  | 3.2  | 5.1   | 0.0  | 17.9%    | 28.5%     |
|                      | Res Single Family (R) | -7.1  | -2.6  | -3.3  | 4.8  | 0.5  | 5.3  | 4.0  | 2.6  | 1.7   | 4.8  | 19.8%    | 10.4%     |
| <b>Long Lake</b>     | Apartment (A)         | -0.1  | 0.1   | 5.7   | 1.0  | 2.8  | 13.8 | 0.0  | 11.0 | 9.0   | 8.5  | 49.5%    | 64.0%     |
|                      | Commercial (C)        | -15.9 | -11.8 | -0.7  | 0.7  | 0.4  | 3.4  | 3.6  | 3.8  | 7.5   | 8.2  | 29.3%    | -3.7%     |
|                      | Industrial (I)        | -19.4 | -4.6  | -0.5  | 0.9  | 0.0  | 3.7  | 15.4 | 3.8  | 11.8  | 17.5 | 63.3%    | 26.0%     |
|                      | Res Condo (X)         | -2.2  | -6.0  | -4.1  | 7.4  | 0.7  | -1.9 | 7.2  | 4.4  | 8.9   | 4.4  | 24.8%    | 19.0%     |
|                      | Res Single Family (R) | -9.8  | 1.3   | -2.7  | 5.0  | -0.3 | 10.2 | 5.8  | 1.6  | 1.3   | 6.4  | 27.7%    | 18.9%     |
|                      | Res Townhome (Y)      | -2.7  | -14.9 | 0.6   | 4.8  | 4.9  | 2.9  | 12.3 | 7.2  | 2.3   | 9.2  | 38.4%    | 26.7%     |
| <b>Loretto</b>       | Apartment (A)         | 0.0   | 0.0   | 0.0   | -0.7 | 2.2  | 2.0  | 9.4  | 8.8  | 5.1   | 4.5  | 33.3%    | 35.3%     |
|                      | Commercial (C)        | -2.0  | 0.0   | 1.4   | -0.6 | 0.0  | 3.9  | 4.9  | 0.8  | 4.6   | 3.0  | 18.3%    | 16.8%     |
|                      | Industrial (I)        | 0.0   | 0.0   | 0.0   | 0.0  | 0.0  | 0.0  | 7.4  | -4.4 | 11.2  | 7.6  | 22.9%    | 22.9%     |
|                      | Res Single Family (R) | -0.6  | -11.2 | 7.7   | 5.2  | 6.4  | 1.9  | 10.1 | 4.4  | 4.9   | 1.0  | 24.0%    | 31.9%     |
|                      | Res Townhome (Y)      | -0.9  | -7.8  | -5.9  | 11.7 | 3.5  | 3.1  | 13.9 | 4.1  | 19.9  | 1.8  | 49.3%    | 48.4%     |
| <b>Maple Grove</b>   | Agricultural (F)      | -7.2  | -10.1 | -17.6 | 3.2  | 3.4  | 3.1  | 35.0 | 3.0  | -3.9  | -0.9 | 36.6%    | 0.2%      |
|                      | Apartment (A)         | -0.6  | 6.1   | 3.2   | 11.7 | 7.4  | 9.6  | 10.2 | 10.5 | 7.4   | 4.6  | 50.0%    | 95.8%     |
|                      | Commercial (C)        | -3.4  | -5.9  | 0.0   | 1.3  | 0.0  | -0.6 | 2.5  | 4.6  | 4.3   | 4.0  | 15.6%    | 6.4%      |
|                      | Industrial (I)        | -6.2  | -11.3 | -0.7  | 1.2  | 1.5  | 0.1  | 5.5  | 5.0  | 8.0   | 6.5  | 27.6%    | 8.3%      |
|                      | Res Condo (X)         | -4.5  | -9.4  | -1.4  | 9.5  | 8.5  | 5.3  | 8.4  | 5.3  | 6.0   | 6.5  | 35.7%    | 37.5%     |
|                      | Res Single Family (R) | -3.5  | -6.5  | 0.5   | 7.7  | 3.0  | 1.9  | 4.0  | 4.6  | 4.6   | 2.4  | 18.7%    | 19.4%     |
|                      | Res Townhome (Y)      | -4.9  | -11.8 | -1.5  | 13.6 | 2.3  | 8.1  | 5.5  | 7.1  | 8.0   | 4.3  | 37.7%    | 32.2%     |
| <b>Maple Plain</b>   | Apartment (A)         | -0.2  | -0.3  | 0.5   | 1.7  | 2.6  | 2.9  | 9.8  | 12.0 | 8.9   | 19.8 | 65.1%    | 72.3%     |
|                      | Commercial (C)        | -6.0  | -13.0 | -2.0  | 0.2  | 4.5  | 1.0  | 3.0  | 5.1  | 5.9   | 0.6  | 16.6%    | -2.2%     |
|                      | Industrial (I)        | -5.7  | -14.3 | -0.4  | 0.5  | 5.1  | 0.1  | 8.5  | 0.9  | 10.3  | 11.7 | 35.0%    | 14.8%     |
|                      | Res Condo (X)         | -4.4  | -9.9  | 0.0   | 0.0  | 9.0  | 0.0  | 19.6 | 4.2  | 2.5   | 0.0  | 27.7%    | 19.9%     |
|                      | Res Single Family (R) | -6.4  | -10.9 | 9.8   | 0.1  | 8.1  | 5.0  | 4.7  | 6.4  | 4.7   | 3.6  | 26.8%    | 25.7%     |
| <b>Medicine Lake</b> | Apartment (A)         | -9.8  | -19.3 | 8.9   | 10.5 | 0.0  | 3.9  | 0.0  | 2.0  | 5.0   | 4.9  | 16.7%    | 2.2%      |
|                      | Commercial (C)        | -0.7  | 0.0   | 0.0   | 0.0  | 0.0  | 0.6  | 6.2  | 2.3  | 7.8   | 5.0  | 23.7%    | 22.8%     |
|                      | Res Single Family (R) | -4.7  | -13.9 | 2.3   | 10.8 | -2.3 | 12.8 | 0.7  | 2.0  | 1.6   | 3.2  | 21.5%    | 10.4%     |
| <b>Medina</b>        | Agricultural (F)      | -7.8  | 1.5   | 0.5   | 3.5  | 6.2  | 0.2  | 0.8  | -0.3 | 3.6   | 1.9  | 6.3%     | 9.9%      |
|                      | Apartment (A)         | -2.0  | 0.0   | 0.0   | 0.0  | 4.5  | 3.2  | 9.3  | 0.5  | 4.7   | 19.8 | 42.1%    | 45.6%     |
|                      | Commercial (C)        | -5.6  | -0.5  | -0.6  | -0.1 | -0.2 | 3.2  | 4.5  | 2.7  | -0.9  | 5.7  | 16.1%    | 8.1%      |
|                      | Industrial (I)        | -4.1  | 0.0   | -6.1  | 0.0  | 1.6  | 2.9  | 8.8  | 4.5  | 6.4   | 9.4  | 36.2%    | 24.6%     |
|                      | Res Condo (X)         | -0.1  | -13.2 | 11.1  | 1.1  | 10.0 | 8.2  | -7.3 | 6.6  | 4.2   | 1.0  | 12.6%    | 20.6%     |
|                      | Res Single Family (R) | -5.6  | -6.3  | 1.6   | 3.0  | 3.7  | 3.4  | 1.9  | -0.9 | 1.3   | 2.1  | 7.9%     | 3.6%      |
|                      | Res Townhome (Y)      | -1.3  | -11.6 | -3.2  | 1.8  | 0.4  | 5.5  | 6.2  | 2.2  | 2.2   | 6.6  | 24.7%    | 7.6%      |



|                         | Property Type         | 2011  | 2012  | 2013  | 2014 | 2015 | 2016  | 2017  | 2018 | 2019 | 2020  | 5 Yr Chg | 10 Yr Chg |
|-------------------------|-----------------------|-------|-------|-------|------|------|-------|-------|------|------|-------|----------|-----------|
| <b>Minneapolis</b>      | Agricultural (F)      |       |       |       |      |      |       |       |      |      | 0.1   | 0.1%     | 0.1%      |
|                         | Apartment (A)         | -2.4  | -0.3  | 2.5   | 10.9 | 16.1 | 11.1  | 9.2   | 6.5  | 7.0  | 3.5   | 43.1%    | 83.8%     |
|                         | Commercial (C)        | -4.1  | -0.2  | 2.9   | 3.6  | 8.9  | 7.6   | 8.9   | 7.0  | 3.3  | 5.6   | 36.7%    | 51.9%     |
|                         | Industrial (I)        | -6.6  | -5.7  | -0.1  | 1.6  | 5.3  | 5.4   | 6.6   | 8.0  | 8.2  | 4.3   | 37.0%    | 29.0%     |
|                         | Res Condo (X)         | -2.5  | -6.5  | 0.9   | 8.8  | 8.5  | 6.1   | 7.8   | 6.9  | 3.0  | 0.1   | 26.2%    | 37.0%     |
|                         | Res Single Family (R) | -3.5  | -4.8  | -0.2  | 7.7  | 4.0  | 6.1   | 6.8   | 9.9  | 4.4  | 1.2   | 31.6%    | 35.1%     |
|                         | Res Townhome (Y)      | -8.4  | -7.3  | 0.4   | 3.0  | 10.5 | 5.6   | 4.7   | 6.8  | 6.7  | 5.0   | 32.3%    | 28.4%     |
| <b>Minnetonka</b>       | Agricultural (F)      | -0.4  | -0.4  | -1.6  | -0.1 | 10.3 | -53.1 | 0.0   | 0.0  | 5.3  | -16.1 | -58.5%   | -55.4%    |
|                         | Apartment (A)         | 2.1   | 11.3  | 4.3   | 7.6  | 7.5  | 11.4  | 14.0  | 4.2  | 2.9  | 5.9   | 44.3%    | 97.8%     |
|                         | Commercial (C)        | 0.0   | 0.2   | 0.5   | 3.8  | 6.6  | 0.1   | 1.1   | 0.1  | 1.9  | 3.8   | 7.2%     | 19.4%     |
|                         | Industrial (I)        | -1.4  | -1.3  | 0.8   | 3.5  | 0.1  | 1.0   | 7.4   | 2.6  | 6.0  | 5.3   | 24.2%    | 26.2%     |
|                         | Res Condo (X)         | -6.0  | -12.7 | -3.9  | 10.2 | 14.2 | 3.1   | 11.2  | 2.5  | 7.6  | 2.3   | 29.3%    | 28.3%     |
|                         | Res Single Family (R) | -2.3  | -3.8  | -1.2  | 5.9  | 4.6  | 1.6   | 2.1   | 6.8  | 4.0  | 2.8   | 18.4%    | 21.8%     |
|                         | Res Townhome (Y)      | -3.9  | -8.6  | -0.1  | 8.0  | 1.9  | 11.2  | 5.9   | 9.6  | 6.0  | 3.0   | 41.0%    | 36.1%     |
| <b>Minnetonka Beach</b> | Commercial (C)        | 0.0   | 0.0   | 0.0   | 0.0  | -2.7 | -4.2  | 0.0   | 0.0  | 0.0  | 0.0   | -4.2%    | -6.8%     |
|                         | Res Single Family (R) | -3.1  | -8.5  | -12.3 | 26.3 | 2.9  | 6.7   | 8.4   | 1.7  | 3.3  | 7.6   | 30.8%    | 32.2%     |
| <b>Minnetrista</b>      | Agricultural (F)      | -9.5  | -12.2 | 6.1   | 6.2  | -1.1 | -0.7  | 4.7   | 4.9  | 6.0  | 1.4   | 17.2%    | 3.8%      |
|                         | Commercial (C)        | -0.7  | -3.2  | -0.9  | -0.8 | -4.7 | 1.0   | 1.1   | 0.9  | 4.3  | -10.8 | -4.2%    | -13.7%    |
|                         | Industrial (I)        | -2.4  | -17.8 | 0.0   | 0.0  | 0.0  | 0.0   | 3.1   | 2.9  | 24.1 | 6.7   | 40.6%    | 12.8%     |
|                         | Res Condo (X)         | 0.0   | -3.1  | 0.0   | 0.0  | 6.0  | 5.1   | 12.6  | 4.0  | 7.0  | 0.0   | 31.7%    | 35.3%     |
|                         | Res Single Family (R) | -4.9  | -6.6  | -2.7  | 5.5  | 0.0  | 6.7   | 2.9   | 4.4  | 2.9  | 2.6   | 21.0%    | 10.3%     |
|                         | Res Townhome (Y)      | -3.3  | -9.7  | -1.6  | 17.3 | -2.3 | 15.1  | 7.7   | 8.4  | 0.9  | 3.0   | 35.6%    | 33.5%     |
| <b>Mound</b>            | Apartment (A)         | 0.0   | -0.8  | 0.3   | 3.0  | 3.8  | 9.0   | 12.7  | 6.8  | 15.8 | 6.9   | 62.4%    | 72.8%     |
|                         | Commercial (C)        | -1.6  | -0.1  | -2.8  | -0.9 | 4.2  | 6.7   | 2.7   | 3.9  | 4.5  | 3.8   | 23.5%    | 21.8%     |
|                         | Industrial (I)        | 0.0   | 0.0   | 0.0   | 8.7  | 50.8 | 0.0   | 9.7   | 4.0  | 7.1  | 17.9  | 44.1%    | 136.3%    |
|                         | Res Condo (X)         | -5.2  | -19.9 | -0.8  | 17.9 | -0.1 | 7.1   | 5.6   | 13.9 | 1.1  | 7.2   | 39.7%    | 23.9%     |
|                         | Res Single Family (R) | -9.5  | -9.5  | -3.0  | 9.9  | 0.8  | 8.3   | 2.9   | 7.9  | 3.6  | 9.2   | 35.9%    | 19.6%     |
|                         | Res Townhome (Y)      | -14.6 | -8.5  | -5.7  | 9.9  | 1.3  | 9.1   | 1.2   | 7.1  | 10.4 | 7.7   | 40.7%    | 15.4%     |
| <b>New Hope</b>         | Apartment (A)         | -0.4  | -0.6  | 2.1   | 1.6  | 11.0 | 12.7  | 8.1   | 9.3  | 9.9  | 12.9  | 65.2%    | 88.3%     |
|                         | Commercial (C)        | -0.5  | -4.5  | -1.9  | 1.5  | -0.8 | 2.5   | 6.5   | 4.1  | 9.5  | 2.5   | 27.6%    | 19.8%     |
|                         | Industrial (I)        | -2.1  | -3.3  | -3.0  | 5.9  | 5.8  | 3.2   | 8.7   | 0.2  | 13.1 | 8.3   | 37.6%    | 41.6%     |
|                         | Res Condo (X)         | -8.0  | -21.9 | 3.3   | 11.1 | 3.2  | 8.4   | 21.5  | 6.1  | 9.4  | 9.4   | 67.2%    | 42.3%     |
|                         | Res Single Family (R) | -5.8  | -8.8  | 2.3   | 6.4  | 4.4  | 3.6   | 8.2   | 7.3  | 6.0  | 5.0   | 33.8%    | 30.6%     |
|                         | Res Townhome (Y)      | -10.3 | -15.4 | 0.7   | 24.0 | 15.1 | 4.5   | 12.9  | 4.8  | 6.5  | 6.1   | 39.6%    | 52.3%     |
| <b>Orono</b>            | Agricultural (F)      | -4.4  | -8.2  | -0.4  | -1.3 | 12.4 | -8.0  | -20.5 | -0.2 | 4.0  | -2.4  | -25.9%   | -28.2%    |
|                         | Apartment (A)         | -0.1  | 0.0   | 4.4   | 2.7  | 11.1 | 13.1  | 7.3   | 1.5  | 7.9  | 6.8   | 41.9%    | 68.9%     |
|                         | Commercial (C)        | -1.5  | -2.9  | 0.0   | 0.2  | -2.1 | 3.7   | 3.3   | 2.9  | 10.3 | 3.7   | 26.1%    | 18.3%     |
|                         | Industrial (I)        | -1.9  | -5.9  | -2.7  | -0.8 | 7.8  | 5.5   | 2.3   | 6.8  | 2.9  | 34.3  | 59.2%    | 52.9%     |
|                         | Res Condo (X)         | -35.3 | -0.3  | 15.3  | 3.9  | 0.0  | 10.4  | 1.9   | 12.8 | 14.2 | 0.0   | 44.8%    | 11.9%     |
|                         | Res Single Family (R) | -6.9  | -7.8  | -1.8  | 2.7  | 2.4  | 5.6   | 3.9   | 2.8  | 3.4  | 5.9   | 23.5%    | 9.5%      |
|                         | Res Townhome (Y)      | -18.3 | 3.4   | -4.8  | 7.3  | 2.9  | 12.3  | 5.1   | 1.4  | 0.3  | 1.8   | 22.2%    | 8.5%      |
| <b>Osseo</b>            | Apartment (A)         | -0.5  | 0.0   | 2.1   | 3.2  | 30.5 | 11.6  | 4.4   | 5.7  | 11.7 | 9.4   | 50.5%    | 105.9%    |
|                         | Commercial (C)        | -0.8  | -10.9 | -0.5  | -0.3 | -5.3 | 0.1   | 0.2   | 7.4  | 9.7  | 7.4   | 26.9%    | 5.3%      |
|                         | Industrial (I)        | 0.0   | -3.8  | 0.0   | 0.0  | -3.1 | 2.5   | 2.5   | 4.1  | 8.9  | 7.2   | 27.7%    | 19.0%     |
|                         | Res Condo (X)         | -9.1  | -4.0  | -3.1  | -1.6 | 1.0  | 3.0   | 6.2   | 10.0 | 5.3  | 2.7   | 30.2%    | 9.4%      |
|                         | Res Single Family (R) | -4.4  | -16.4 | -2.1  | 12.1 | 11.9 | 3.2   | 13.3  | 8.1  | 0.0  | 2.0   | 28.9%    | 26.5%     |
|                         | Res Townhome (Y)      | -11.2 | -5.4  | -4.7  | 8.9  | 7.0  | 0.7   | 10.6  | 10.7 | 2.4  | 4.3   | 31.6%    | 22.8%     |



|                         | Property Type         | 2011  | 2012  | 2013  | 2014 | 2015 | 2016 | 2017 | 2018 | 2019  | 2020 | 5 Yr Chg | 10 Yr Chg |
|-------------------------|-----------------------|-------|-------|-------|------|------|------|------|------|-------|------|----------|-----------|
| <b>Plymouth</b>         | Agricultural (F)      | -5.7  | 0.5   | 1.2   | 13.0 | -0.3 | -1.4 | 1.0  | 4.8  | 2.3   | 1.4  | 8.2%     | 17.0%     |
|                         | Apartment (A)         | -0.4  | 11.1  | 3.0   | 9.0  | 10.2 | 12.3 | 6.6  | 12.5 | 13.2  | 5.6  | 60.9%    | 120.3%    |
|                         | Commercial (C)        | 1.0   | 4.6   | 0.4   | 0.2  | 2.6  | 6.8  | 7.1  | 1.6  | 4.0   | 4.1  | 25.8%    | 37.2%     |
|                         | Industrial (I)        | -0.8  | 3.1   | 1.0   | -1.6 | 0.4  | 4.8  | 9.6  | 4.7  | 8.1   | 7.0  | 39.2%    | 42.0%     |
|                         | Res Condo (X)         | -2.1  | -10.4 | -4.1  | 11.5 | 6.0  | 7.1  | 6.0  | 7.9  | 8.7   | 4.4  | 39.0%    | 38.2%     |
|                         | Res Single Family (R) | -2.4  | -4.4  | 0.8   | 6.0  | 1.6  | 2.9  | 1.3  | 5.1  | 3.0   | 2.6  | 15.7%    | 17.2%     |
|                         | Res Townhome (Y)      | -3.4  | -5.8  | -0.7  | 6.8  | 4.2  | 6.1  | 2.4  | 8.8  | 4.6   | 3.5  | 27.9%    | 28.6%     |
| <b>Richfield</b>        | Apartment (A)         | -0.1  | 1.2   | 3.9   | 5.2  | 9.1  | 13.8 | 9.6  | 11.3 | 17.2  | 5.6  | 71.8%    | 107.1%    |
|                         | Commercial (C)        | -3.4  | -2.2  | 1.2   | 5.8  | 4.9  | 2.4  | 2.5  | 10.9 | 1.4   | 3.4  | 22.0%    | 29.5%     |
|                         | Industrial (I)        | -2.0  | -11.2 | -1.9  | 0.0  | 1.3  | 3.2  | 6.3  | 2.7  | -0.5  | 7.3  | 20.3%    | 4.0%      |
|                         | Res Condo (X)         | -2.9  | -2.4  | -3.6  | 10.5 | 4.0  | 8.2  | 12.2 | 8.3  | 5.6   | 4.0  | 44.3%    | 51.5%     |
|                         | Res Single Family (R) | -2.0  | -7.4  | -3.1  | 9.1  | 2.9  | 7.3  | 6.3  | 10.6 | 5.2   | 1.6  | 34.9%    | 33.1%     |
|                         | Res Townhome (Y)      | -1.0  | -9.1  | -3.8  | 23.8 | -4.0 | 7.8  | 7.2  | 8.1  | 3.2   | 2.7  | 32.3%    | 36.2%     |
| <b>Robbinsdale</b>      | Apartment (A)         | -0.9  | -5.5  | 6.3   | 5.8  | 7.2  | 13.1 | 9.6  | 6.7  | 12.1  | 7.7  | 59.7%    | 80.3%     |
|                         | Commercial (C)        | -5.7  | -4.6  | 6.2   | -7.9 | -0.9 | 0.9  | 7.4  | 6.3  | 11.3  | 8.7  | 39.3%    | 21.5%     |
|                         | Industrial (I)        | -2.8  | -8.6  | 8.2   | 0.0  | 0.0  | 0.0  | 2.9  | 2.7  | 14.3  | 1.4  | 22.5%    | 17.8%     |
|                         | Res Condo (X)         | -31.6 | -4.9  | -1.7  | 4.4  | 7.6  | 30.7 | 1.5  | 0.4  | 5.4   | 17.2 | 64.5%    | 18.1%     |
|                         | Res Single Family (R) | -5.1  | -7.6  | -8.9  | 16.8 | -1.9 | 7.8  | 8.1  | 8.5  | 11.8  | 2.4  | 44.8%    | 32.5%     |
|                         | Res Townhome (Y)      | -9.5  | -17.0 | -3.3  | 7.0  | 12.6 | 10.0 | 3.8  | 4.8  | 7.6   | 6.1  | 36.7%    | 19.6%     |
| <b>Rockford</b>         | Agricultural (F)      |       |       |       |      |      |      |      |      |       | 6.1  | 6.1%     | 6.1%      |
|                         | Apartment (A)         | 0.0   | 0.0   | 4.5   | 0.1  | 7.4  | 4.4  | 6.0  | 6.4  | 10.1  | 8.6  | 40.8%    | 58.2%     |
|                         | Commercial (C)        | 0.0   | 0.0   | 0.7   | -1.4 | 0.0  | 0.2  | -1.0 | 4.5  | -15.6 | 17.9 | 3.2%     | 2.5%      |
|                         | Industrial (I)        | -0.8  | 0.0   | 0.0   | 0.0  | 0.0  | 0.0  | 5.4  | 4.8  | 8.0   | 7.5  | 28.3%    | 27.3%     |
|                         | Res Single Family (R) | -2.6  | -6.7  | -3.1  | 8.1  | 4.2  | 6.1  | 4.9  | 11.7 | 3.9   | 4.4  | 35.0%    | 33.9%     |
|                         | Res Townhome (Y)      | -0.9  | -10.4 | -4.2  | 5.5  | 2.9  | 6.1  | 7.2  | 9.3  | 3.2   | 3.2  | 32.4%    | 22.2%     |
| <b>Rogers</b>           | Agricultural (F)      | -3.9  | -0.5  | 7.1   | 7.4  | -0.7 | -2.4 | 3.5  | 5.8  | 4.7   | 7.0  | 19.7%    | 30.7%     |
|                         | Apartment (A)         | 0.0   | 9.0   | 6.3   | 4.5  | 5.0  | 8.2  | 9.3  | 6.7  | 16.9  | 7.5  | 58.6%    | 101.7%    |
|                         | Commercial (C)        | -12.3 | -6.7  | -2.3  | 0.9  | 1.1  | 1.2  | 4.1  | 3.0  | 1.9   | 4.7  | 15.7%    | -5.6%     |
|                         | Industrial (I)        | -5.0  | 7.9   | 1.1   | -0.5 | 1.9  | 0.8  | 2.6  | -8.9 | 11.6  | 9.3  | 14.9%    | 20.8%     |
|                         | Res Condo (X)         | -6.6  | 4.9   | 0.2   | 7.6  | -5.5 | 7.9  | 9.3  | 1.6  | 6.9   | 1.7  | 30.3%    | 30.1%     |
|                         | Res Single Family (R) | -7.0  | -0.7  | -2.6  | 9.4  | 4.4  | 3.7  | 5.9  | 1.1  | 2.4   | 3.4  | 17.5%    | 20.7%     |
|                         | Res Townhome (Y)      | -10.0 | -18.8 | 8.8   | 13.5 | 6.4  | 5.4  | 13.6 | 4.3  | 6.2   | 1.0  | 34.0%    | 28.6%     |
| <b>Saint Anthony</b>    | Apartment (A)         | 0.0   | -1.3  | 0.0   | 9.6  | 8.9  | 11.5 | 9.2  | 6.2  | 3.3   | 5.5  | 40.9%    | 66.0%     |
|                         | Commercial (C)        | -0.2  | -3.3  | 4.3   | 0.0  | 0.0  | 2.4  | 7.3  | 2.3  | 8.1   | -4.2 | 16.4%    | 17.2%     |
|                         | Industrial (I)        | 0.0   | -11.7 | 0.0   | 0.0  | 0.0  | 4.6  | 8.1  | 5.6  | 14.2  | 7.2  | 46.2%    | 29.1%     |
|                         | Res Condo (X)         | -8.1  | -11.7 | -23.8 | -0.7 | 22.0 | 14.1 | 5.0  | 14.6 | 14.7  | 7.4  | 69.1%    | 26.7%     |
|                         | Res Single Family (R) | -1.4  | -5.9  | -0.5  | 5.8  | 14.7 | 2.2  | 3.9  | 6.5  | 9.9   | 3.9  | 29.2%    | 44.7%     |
|                         | Res Townhome (Y)      | -2.6  | -11.1 | -6.0  | -5.2 | 25.5 | 6.0  | 4.7  | 7.5  | 4.8   | 9.9  | 37.5%    | 33.2%     |
| <b>Saint Bonifacius</b> | Agricultural (F)      |       |       |       |      |      |      |      |      |       | 14.8 | 14.8%    | 14.8%     |
|                         | Apartment (A)         | -4.1  | -0.2  | 2.0   | 0.6  | 1.7  | 10.5 | 3.0  | 6.5  | 3.0   | 1.5  | 26.7%    | 26.5%     |
|                         | Commercial (C)        | -8.9  | -11.9 | -0.6  | 1.2  | 0.4  | 0.0  | 7.8  | 4.2  | -3.1  | 7.9  | 17.4%    | -4.8%     |
|                         | Industrial (I)        | -6.9  | -6.7  | -0.6  | -4.2 | -0.9 | 0.0  | 6.2  | 3.3  | 9.0   | 7.2  | 28.2%    | 5.1%      |
|                         | Res Condo (X)         | -6.7  | -6.6  | 220.5 | 0.0  | 0.0  | 25.6 | 55.1 | 1.3  | 0.7   | 8.2  | 114.9%   | 500.1%    |
|                         | Res Single Family (R) | -7.7  | -10.5 | 2.8   | 8.1  | 3.3  | 6.8  | 7.0  | 2.1  | 9.0   | 2.0  | 29.7%    | 23.0%     |
|                         | Res Townhome (Y)      | -8.2  | -7.1  | 0.1   | 1.3  | 21.2 | 6.2  | 11.3 | 0.2  | 1.8   | 1.9  | 22.9%    | 28.9%     |
| <b>Saint Louis Park</b> | Apartment (A)         | 0.7   | 4.5   | 7.1   | 8.1  | 12.5 | 11.9 | 5.7  | 7.3  | 6.6   | 10.5 | 49.4%    | 104.8%    |
|                         | Commercial (C)        | 0.7   | 2.0   | 4.7   | -0.6 | 7.1  | 6.9  | 4.0  | 6.0  | 6.3   | 4.9  | 31.4%    | 50.5%     |
|                         | Industrial (I)        | -0.7  | -3.7  | -0.2  | -0.6 | 0.9  | 2.0  | 12.5 | 3.1  | 9.0   | 8.8  | 40.3%    | 34.3%     |
|                         | Res Condo (X)         | -4.0  | -4.0  | -7.3  | 7.8  | 8.4  | 7.5  | 5.7  | 7.0  | 6.3   | 4.0  | 34.4%    | 34.2%     |
|                         | Res Single Family (R) | -2.5  | -4.3  | -2.4  | 4.7  | 3.9  | 4.4  | 4.9  | 6.9  | 6.5   | 1.2  | 26.2%    | 25.0%     |
|                         | Res Townhome (Y)      | -2.4  | -12.6 | -2.5  | 7.3  | 9.1  | 7.5  | 4.8  | 8.6  | 9.4   | 3.1  | 38.0%    | 34.4%     |

|                    | Property Type         | 2011  | 2012  | 2013  | 2014  | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 5 Yr Chg | 10 Yr Chg |
|--------------------|-----------------------|-------|-------|-------|-------|------|------|------|------|------|------|----------|-----------|
| <b>Shorewood</b>   | Agricultural (F)      |       |       |       |       |      |      |      |      |      | 2.4  | 2.4%     | 2.4%      |
|                    | Apartment (A)         | -0.7  | 1.7   | 6.0   | 3.2   | 8.9  | 1.9  | 10.0 | -4.5 | 20.2 | 8.4  | 39.5%    | 67.8%     |
|                    | Commercial (C)        | -0.3  | -0.4  | 1.8   | 0.6   | 1.9  | 3.4  | 1.6  | 3.2  | 5.8  | 8.3  | 24.2%    | 28.7%     |
|                    | Agricultural (F)      | 168.2 | -0.5  | 106.2 | -27.4 | -2.2 | -7.4 | 5.2  | 0.0  | 11.0 | 30.4 | 41.0%    | 450.9%    |
|                    | Res Single Family (R) | -4.1  | -4.6  | -2.1  | 6.6   | 3.7  | 2.6  | 4.3  | 1.4  | 1.2  | 3.0  | 13.1%    | 12.0%     |
|                    | Res Townhome (Y)      | -5.0  | -5.3  | -3.8  | 14.3  | 2.6  | 1.1  | 6.0  | 9.5  | 2.1  | 2.4  | 22.6%    | 24.4%     |
| <b>Spring Park</b> | Apartment (A)         | -4.7  | -0.1  | 1.7   | 0.2   | 9.6  | 21.0 | 8.7  | 7.0  | 6.3  | 5.6  | 57.9%    | 67.9%     |
|                    | Commercial (C)        | -2.2  | -1.1  | -0.4  | 0.0   | 2.6  | 5.3  | 3.4  | 4.1  | 7.5  | 4.6  | 27.5%    | 26.0%     |
|                    | Industrial (I)        | -1.8  | 0.0   | 0.0   | 0.0   | 0.0  | 0.2  | 5.2  | 3.6  | 4.4  | 3.1  | 17.5%    | 15.4%     |
|                    | Res Condo (X)         | -6.7  | -0.7  | 1.1   | 4.6   | 8.6  | 23.4 | 7.6  | 4.8  | 6.2  | 10.5 | 63.3%    | 73.8%     |
|                    | Res Single Family (R) | -7.6  | -12.8 | -3.7  | 8.0   | 2.6  | 11.5 | 4.8  | 6.8  | 4.2  | 5.3  | 36.9%    | 17.7%     |
|                    | Res Townhome (Y)      | -2.7  | 2.4   | -4.0  | 5.9   | 1.3  | 5.9  | 2.2  | 6.8  | 0.9  | 19.4 | 39.3%    | 43.0%     |
| <b>Tonka Bay</b>   | Apartment (A)         | -2.1  | 0.0   | 0.0   | 0.0   | 0.0  | 0.0  | 0.0  | 0.0  | 0.0  | 0.0  | 0.0%     | -2.1%     |
|                    | Commercial (C)        | -2.0  | 0.0   | 0.0   | -0.5  | 0.8  | 8.2  | 9.6  | 0.0  | 12.6 | 6.8  | 42.6%    | 40.2%     |
|                    | Industrial (I)        |       |       |       |       |      |      |      | 3.9  | 7.0  | 14.2 | 27.0%    | 27.0%     |
|                    | Res Single Family (R) | -4.4  | -6.3  | -3.7  | 7.4   | 0.8  | 4.4  | 6.1  | 0.3  | 2.3  | 5.5  | 19.8%    | 11.9%     |
|                    | Res Townhome (Y)      | -6.7  | -7.0  | -1.9  | 1.1   | 10.1 | 6.3  | 7.4  | 2.2  | 11.7 | 1.3  | 32.1%    | 25.1%     |
| <b>Wayzata</b>     | Apartment (A)         | -4.5  | 0.0   | 2.6   | 5.4   | 4.1  | 7.7  | 7.9  | 3.6  | 7.3  | 4.8  | 35.5%    | 45.6%     |
|                    | Commercial (C)        | -4.9  | -1.2  | 7.5   | 3.2   | 2.5  | 3.3  | 7.7  | 3.1  | 5.1  | -0.2 | 20.4%    | 28.6%     |
|                    | Industrial (I)        | 0.0   | 0.0   | 0.0   | 0.0   | 0.0  | 0.0  | 0.0  | 0.0  | 16.5 | 2.0  | 18.9%    | 18.9%     |
|                    | Res Condo (X)         | -11.4 | -3.0  | 0.0   | 1.2   | -2.8 | 4.4  | 18.3 | 2.0  | 2.9  | 3.1  | 33.8%    | 13.1%     |
|                    | Res Single Family (R) | -0.6  | -10.5 | -3.6  | 5.8   | 4.9  | 4.7  | 6.3  | 1.2  | 6.0  | 5.7  | 26.2%    | 20.1%     |
|                    | Res Townhome (Y)      | -4.3  | -5.0  | -4.8  | 3.7   | 3.4  | 2.6  | 5.2  | 1.8  | 7.4  | 3.8  | 22.5%    | 13.7%     |
| <b>Woodland</b>    | Res Single Family (R) | -5.8  | -6.3  | -3.8  | 3.1   | 7.0  | 2.2  | 1.2  | 1.1  | -0.7 | 5.3  | 9.4%     | 2.5%      |

# 2020 City Totals By Minnesota State Tax Classification

The table below contains data reported for Real Property from the Hennepin County PINS system as of February 21, 2020 and from the Vision CAMA system as of February 20, 2020. The data excludes value reported for State Assessed and personal property. The Taxable Market values listed below are preliminary estimates based on the tax program and application information as of the datacut dates listed previously. The Net Tax capacities reported below are based on the Tax Capacity rates determined by the Minnesota State Legislature during the 2018 and 2019 Legislative sessions.

| Jurisdiction / State Tax Classification | Taxable<br>Parcels | Exempt<br>Parcels | Estimated<br>Land     | Estimated<br>Building  | Estimated<br>Market Value | Taxable<br>Market Value | Net<br>Tax Capacity  |
|-----------------------------------------|--------------------|-------------------|-----------------------|------------------------|---------------------------|-------------------------|----------------------|
| <b>All Hennepin County</b>              | <b>418,739</b>     | <b>17,037</b>     | <b>58,894,041,100</b> | <b>137,638,070,200</b> | <b>196,305,475,900</b>    | <b>192,787,334,388</b>  | <b>2,396,864,591</b> |
| 1A Residential Homestead                | 317,111            | 0                 | 35,539,543,300        | 74,848,338,700         | 110,387,882,000           | 106,894,209,192         | 1,099,881,259        |
| 1B Residential Blind / Disabled         | 1,346              | 0                 | 107,780,100           | 242,371,700            | 350,151,800               | 330,885,107             | 3,000,697            |
| 1D Seasonal Worker Housing              | 1                  | 0                 | 0                     | 5,000                  | 5,000                     | 5,000                   | 50                   |
| 2A Agricultural                         | 1,382              | 12                | 480,563,800           | 180,670,700            | 661,234,500               | 656,032,489             | 5,596,765            |
| 2B Rural Vacant Land                    | 163                | 92                | 107,536,200           | 26,600                 | 107,562,800               | 107,562,800             | 1,010,613            |
| 2C Managed Forest                       | 0                  | 0                 | 267,000               | 0                      | 267,000                   | 267,000                 | 1,736                |
| 3A Commercial / Industrial              | 15,096             | 7,898             | 12,081,367,000        | 26,164,108,000         | 38,245,475,000            | 38,245,475,000          | 756,486,480          |
| 4A Apartment                            | 5,192              | 380               | 2,898,082,900         | 19,046,590,700         | 21,944,673,600            | 21,944,673,600          | 274,309,275          |
| 4B Residential Miscellaneous            | 17,095             | 7,227             | 1,333,349,300         | 2,159,697,600          | 3,493,046,900             | 3,493,046,900           | 43,665,150           |
| 4BB Residential Non-Homestead           | 58,862             | 1,396             | 5,294,588,500         | 12,399,462,900         | 17,694,051,400            | 17,694,051,400          | 185,286,706          |
| 4C Seasonal / Special Class             | 1,820              | 32                | 727,952,700           | 588,978,300            | 1,316,931,000             | 1,316,931,000           | 14,940,737           |
| 4D Low-Income Rental                    | 671                | 0                 | 323,010,300           | 2,007,820,000          | 2,330,830,300             | 2,330,830,300           | 17,217,831           |
| <b>Suburban</b>                         | <b>294,689</b>     | <b>10,376</b>     | <b>46,123,695,600</b> | <b>91,638,245,800</b>  | <b>137,761,941,400</b>    | <b>135,208,742,276</b>  | <b>1,661,800,564</b> |
| 1A Residential Homestead                | 235,742            | 0                 | 29,340,803,800        | 55,138,731,800         | 84,479,535,600            | 81,943,618,967          | 844,015,377          |
| 1B Residential Blind / Disabled         | 887                | 0                 | 81,907,500            | 155,324,200            | 237,231,700               | 225,151,220             | 2,045,164            |
| 1D Seasonal Worker Housing              | 1                  | 0                 | 0                     | 5,000                  | 5,000                     | 5,000                   | 50                   |
| 2A Agricultural                         | 1,381              | 12                | 480,444,300           | 179,261,100            | 659,705,400               | 654,503,389             | 5,581,474            |
| 2B Rural Vacant Land                    | 163                | 92                | 107,536,200           | 26,600                 | 107,562,800               | 107,562,800             | 1,010,613            |
| 2C Managed Forest                       | 0                  | 0                 | 267,000               | 0                      | 267,000                   | 267,000                 | 1,736                |
| 3A Commercial / Industrial              | 9,128              | 3,291             | 8,576,013,100         | 16,849,313,700         | 25,425,326,800            | 25,425,326,800          | 503,187,835          |
| 4A Apartment                            | 1,772              | 76                | 1,678,347,200         | 9,995,403,700          | 11,673,750,900            | 11,673,750,900          | 145,922,260          |
| 4B Residential Miscellaneous            | 9,393              | 6,177             | 832,062,000           | 378,523,700            | 1,210,585,700             | 1,210,585,700           | 15,133,383           |
| 4BB Residential Non-Homestead           | 34,279             | 697               | 4,162,128,500         | 7,501,987,600          | 11,664,116,100            | 11,664,116,100          | 122,964,613          |
| 4C Seasonal / Special Class             | 1,756              | 31                | 701,870,000           | 556,951,700            | 1,258,821,700             | 1,258,821,700           | 14,267,638           |
| 4D Low-Income Rental                    | 187                | 0                 | 162,316,000           | 882,716,700            | 1,045,032,700             | 1,045,032,700           | 7,670,421            |
| <b>Minneapolis</b>                      | <b>124,050</b>     | <b>6,661</b>      | <b>12,770,345,500</b> | <b>45,999,824,400</b>  | <b>58,543,534,500</b>     | <b>57,578,592,112</b>   | <b>739,596,735</b>   |
| 1A Residential Homestead                | 81,369             | 0                 | 6,198,739,500         | 19,709,606,900         | 25,908,346,400            | 24,950,590,225          | 255,865,882          |
| 1B Residential Blind / Disabled         | 459                | 0                 | 25,872,600            | 87,047,500             | 112,920,100               | 105,733,887             | 955,533              |
| 2A Agricultural                         | 1                  | 0                 | 119,500               | 1,409,600              | 1,529,100                 | 1,529,100               | 15,291               |
| 3A Commercial / Industrial              | 5,968              | 4,607             | 3,505,353,900         | 9,314,794,300          | 12,820,148,200            | 12,820,148,200          | 253,298,645          |
| 4A Apartment                            | 3,420              | 304               | 1,219,735,700         | 9,051,187,000          | 10,270,922,700            | 10,270,922,700          | 128,387,015          |
| 4B Residential Miscellaneous            | 7,702              | 1,050             | 501,287,300           | 1,781,173,900          | 2,282,461,200             | 2,282,461,200           | 28,531,767           |
| 4BB Residential Non-Homestead           | 24,583             | 699               | 1,132,460,000         | 4,897,475,300          | 6,029,935,300             | 6,029,935,300           | 62,322,093           |
| 4C Seasonal / Special Class             | 64                 | 1                 | 26,082,700            | 32,026,600             | 58,109,300                | 58,109,300              | 673,099              |
| 4D Low-Income Rental                    | 484                | 0                 | 160,694,300           | 1,125,103,300          | 1,285,797,600             | 1,285,797,600           | 9,547,410            |
| <b>Bloomington</b>                      | <b>30,212</b>      | <b>824</b>        | <b>5,111,766,700</b>  | <b>9,557,518,900</b>   | <b>14,669,285,600</b>     | <b>14,348,834,096</b>   | <b>196,022,640</b>   |
| 1A Residential Homestead                | 24,943             | 0                 | 2,818,952,300         | 4,375,593,100          | 7,194,545,400             | 6,875,121,548           | 69,009,694           |
| 1B Residential Blind / Disabled         | 80                 | 0                 | 9,091,900             | 13,009,000             | 22,100,900                | 21,094,459              | 189,858              |
| 2A Agricultural                         | 3                  | 0                 | 396,700               | 210,200                | 606,900                   | 585,689                 | 5,055                |
| 2B Rural Vacant Land                    | 0                  | 0                 | 50,500                | 0                      | 50,500                    | 50,500                  | 505                  |
| 3A Commercial / Industrial              | 960                | 577               | 1,711,555,500         | 3,209,813,900          | 4,921,369,400             | 4,921,369,400           | 97,891,635           |
| 4A Apartment                            | 342                | 5                 | 209,077,300           | 1,298,135,800          | 1,507,213,100             | 1,507,213,100           | 18,840,244           |
| 4B Residential Miscellaneous            | 433                | 165               | 25,784,100            | 38,695,300             | 64,479,400                | 64,479,400              | 806,024              |
| 4BB Residential Non-Homestead           | 3,247              | 77                | 297,041,900           | 466,640,700            | 763,682,600               | 763,682,600             | 7,682,280            |
| 4C Seasonal / Special Class             | 169                | 0                 | 15,750,200            | 33,926,200             | 49,676,400                | 49,676,400              | 505,632              |
| 4D Low-Income Rental                    | 35                 | 0                 | 24,066,300            | 121,494,700            | 145,561,000               | 145,561,000             | 1,091,713            |
| <b>Brooklyn Center</b>                  | <b>8,622</b>       | <b>294</b>        | <b>693,147,300</b>    | <b>1,897,081,100</b>   | <b>2,590,228,400</b>      | <b>2,452,293,280</b>    | <b>30,496,395</b>    |
| 1A Residential Homestead                | 6,953              | 0                 | 393,575,000           | 1,046,112,000          | 1,439,687,000             | 1,303,067,670           | 13,033,397           |
| 1B Residential Blind / Disabled         | 69                 | 0                 | 3,909,000             | 10,085,000             | 13,994,000                | 12,678,210              | 108,768              |
| 3A Commercial / Industrial              | 237                | 123               | 192,088,300           | 379,275,100            | 571,363,400               | 571,363,400             | 11,160,903           |
| 4A Apartment                            | 88                 | 6                 | 33,527,000            | 238,481,000            | 272,008,000               | 272,008,000             | 3,400,121            |
| 4B Residential Miscellaneous            | 130                | 140               | 4,999,000             | 6,782,000              | 11,781,000                | 11,781,000              | 147,278              |
| 4BB Residential Non-Homestead           | 1,126              | 11                | 57,151,000            | 155,552,000            | 212,703,000               | 212,703,000             | 2,127,448            |
| 4C Seasonal / Special Class             | 5                  | 14                | 504,000               | 811,000                | 1,315,000                 | 1,315,000               | 13,150               |
| 4D Low-Income Rental                    | 14                 | 0                 | 7,394,000             | 59,983,000             | 67,377,000                | 67,377,000              | 505,330              |

| Jurisdiction / State Tax Classification | Taxable<br>Parcels | Exempt<br>Parcels | Estimated<br>Land    | Estimated<br>Building | Estimated<br>Market Value | Taxable<br>Market Value | Net<br>Tax Capacity |
|-----------------------------------------|--------------------|-------------------|----------------------|-----------------------|---------------------------|-------------------------|---------------------|
| <b>Brooklyn Park</b>                    | <b>24,014</b>      | <b>642</b>        | <b>1,923,288,900</b> | <b>6,442,137,400</b>  | <b>8,365,426,300</b>      | <b>8,054,302,261</b>    | <b>97,347,243</b>   |
| 1A Residential Homestead                | 20,221             | 0                 | 1,202,473,000        | 4,257,450,100         | 5,459,923,100             | 5,150,528,984           | 51,553,932          |
| 1B Residential Blind / Disabled         | 112                | 0                 | 6,218,500            | 21,070,000            | 27,288,500                | 25,558,577              | 225,358             |
| 2A Agricultural                         | 20                 | 0                 | 24,704,400           | 33,100                | 24,737,500                | 24,737,500              | 247,375             |
| 2B Rural Vacant Land                    | 18                 | 14                | 15,522,900           | 23,600                | 15,546,500                | 15,546,500              | 155,465             |
| 3A Commercial / Industrial              | 541                | 174               | 439,861,800          | 1,114,681,200         | 1,554,543,000             | 1,554,543,000           | 30,758,538          |
| 4A Apartment                            | 74                 | 2                 | 83,330,900           | 532,751,300           | 616,082,200               | 616,082,200             | 7,701,041           |
| 4B Residential Miscellaneous            | 562                | 412               | 19,930,000           | 53,833,300            | 73,763,300                | 73,763,300              | 922,089             |
| 4BB Residential Non-Homestead           | 2,427              | 40                | 117,905,500          | 404,797,600           | 522,703,100               | 522,703,100             | 5,229,878           |
| 4C Seasonal / Special Class             | 31                 | 0                 | 2,120,000            | 6,764,100             | 8,884,100                 | 8,884,100               | 88,902              |
| 4D Low-Income Rental                    | 8                  | 0                 | 11,221,900           | 50,733,100            | 61,955,000                | 61,955,000              | 464,665             |
| <b>Champlin</b>                         | <b>8,454</b>       | <b>322</b>        | <b>649,526,800</b>   | <b>2,029,850,000</b>  | <b>2,679,376,800</b>      | <b>2,579,329,895</b>    | <b>28,161,995</b>   |
| 1A Residential Homestead                | 7,462              | 0                 | 530,469,700          | 1,594,014,000         | 2,124,483,700             | 2,024,847,275           | 20,305,317          |
| 1B Residential Blind / Disabled         | 27                 | 0                 | 1,736,000            | 4,868,000             | 6,604,000                 | 6,200,160               | 54,851              |
| 2A Agricultural                         | 2                  | 0                 | 390,600              | 245,000               | 635,600                   | 628,960                 | 5,154               |
| 2B Rural Vacant Land                    | 0                  | 5                 | 0                    | 0                     | 0                         | 0                       | 0                   |
| 3A Commercial / Industrial              | 142                | 63                | 56,174,000           | 171,792,000           | 227,966,000               | 227,966,000             | 4,473,470           |
| 4A Apartment                            | 16                 | 5                 | 7,880,000            | 44,962,000            | 52,842,000                | 52,842,000              | 660,528             |
| 4B Residential Miscellaneous            | 185                | 244               | 9,401,500            | 38,658,000            | 48,059,500                | 48,059,500              | 600,768             |
| 4BB Residential Non-Homestead           | 552                | 4                 | 34,270,000           | 114,254,000           | 148,524,000               | 148,524,000             | 1,504,878           |
| 4C Seasonal / Special Class             | 64                 | 1                 | 4,835,000            | 12,845,000            | 17,680,000                | 17,680,000              | 178,163             |
| 4D Low-Income Rental                    | 4                  | 0                 | 4,370,000            | 48,212,000            | 52,582,000                | 52,582,000              | 378,866             |
| <b>Chanhassen</b>                       | <b>22</b>          | <b>0</b>          | <b>25,142,000</b>    | <b>60,042,000</b>     | <b>85,184,000</b>         | <b>85,174,800</b>       | <b>1,695,108</b>    |
| 1A Residential Homestead                | 1                  | 0                 | 23,000               | 0                     | 23,000                    | 13,800                  | 138                 |
| 3A Commercial / Industrial              | 21                 | 0                 | 25,119,000           | 60,042,000            | 85,161,000                | 85,161,000              | 1,694,970           |
| <b>Corcoran</b>                         | <b>3,099</b>       | <b>42</b>         | <b>419,219,300</b>   | <b>664,898,900</b>    | <b>1,084,118,200</b>      | <b>1,069,976,470</b>    | <b>11,099,466</b>   |
| 1A Residential Homestead                | 1,766              | 0                 | 198,575,000          | 510,500,000           | 709,075,000               | 696,101,460             | 7,080,563           |
| 1B Residential Blind / Disabled         | 6                  | 0                 | 563,000              | 1,008,000             | 1,571,000                 | 1,488,950               | 13,514              |
| 2A Agricultural                         | 313                | 1                 | 105,227,600          | 35,281,900            | 140,509,500               | 139,423,360             | 1,100,150           |
| 2B Rural Vacant Land                    | 10                 | 0                 | 6,383,900            | 0                     | 6,383,900                 | 6,383,900               | 48,145              |
| 3A Commercial / Industrial              | 75                 | 10                | 21,778,000           | 27,769,000            | 49,547,000                | 49,547,000              | 938,650             |
| 4B Residential Miscellaneous            | 406                | 28                | 45,913,800           | 60,000                | 45,973,800                | 45,973,800              | 574,766             |
| 4BB Residential Non-Homestead           | 520                | 3                 | 37,342,000           | 84,340,000            | 121,682,000               | 121,682,000             | 1,245,173           |
| 4C Seasonal / Special Class             | 3                  | 0                 | 3,436,000            | 5,940,000             | 9,376,000                 | 9,376,000               | 98,505              |
| <b>Crystal</b>                          | <b>8,030</b>       | <b>256</b>        | <b>647,997,800</b>   | <b>1,545,453,000</b>  | <b>2,193,450,800</b>      | <b>2,069,015,489</b>    | <b>23,229,532</b>   |
| 1A Residential Homestead                | 6,969              | 0                 | 493,250,000          | 1,083,892,000         | 1,577,142,000             | 1,453,431,699           | 14,535,510          |
| 1B Residential Blind / Disabled         | 42                 | 0                 | 2,961,000            | 6,362,000             | 9,323,000                 | 8,597,990               | 74,706              |
| 3A Commercial / Industrial              | 193                | 111               | 68,132,100           | 152,510,000           | 220,642,100               | 220,642,100             | 4,305,767           |
| 4A Apartment                            | 53                 | 2                 | 27,771,000           | 171,297,000           | 199,068,000               | 199,068,000             | 2,488,364           |
| 4B Residential Miscellaneous            | 90                 | 122               | 6,129,700            | 8,017,000             | 14,146,700                | 14,146,700              | 176,849             |
| 4BB Residential Non-Homestead           | 671                | 21                | 45,559,000           | 95,959,000            | 141,518,000               | 141,518,000             | 1,415,180           |
| 4C Seasonal / Special Class             | 9                  | 0                 | 1,339,000            | 1,458,000             | 2,797,000                 | 2,797,000               | 29,530              |
| 4D Low-Income Rental                    | 3                  | 0                 | 2,856,000            | 25,958,000            | 28,814,000                | 28,814,000              | 203,626             |
| <b>Dayton</b>                           | <b>3,073</b>       | <b>139</b>        | <b>318,907,300</b>   | <b>700,773,600</b>    | <b>1,019,680,900</b>      | <b>1,000,705,890</b>    | <b>11,045,986</b>   |
| 1A Residential Homestead                | 1,880              | 0                 | 152,774,100          | 503,168,000           | 655,942,100               | 638,261,235             | 6,413,567           |
| 1B Residential Blind / Disabled         | 10                 | 0                 | 401,000              | 1,370,000             | 1,771,000                 | 1,618,750               | 13,896              |
| 2A Agricultural                         | 173                | 1                 | 57,015,500           | 16,229,600            | 73,245,100                | 72,103,205              | 606,475             |
| 2B Rural Vacant Land                    | 9                  | 7                 | 2,678,200            | 0                     | 2,678,200                 | 2,678,200               | 25,769              |
| 3A Commercial / Industrial              | 90                 | 34                | 43,944,500           | 64,981,000            | 108,925,500               | 108,925,500             | 2,124,628           |
| 4A Apartment                            | 2                  | 0                 | 58,000               | 305,000               | 363,000                   | 363,000                 | 4,538               |
| 4B Residential Miscellaneous            | 520                | 93                | 26,340,000           | 72,000                | 26,412,000                | 26,412,000              | 330,187             |
| 4BB Residential Non-Homestead           | 355                | 4                 | 24,798,000           | 98,810,000            | 123,608,000               | 123,608,000             | 1,243,671           |
| 4C Seasonal / Special Class             | 33                 | 0                 | 10,555,000           | 9,419,000             | 19,974,000                | 19,974,000              | 232,540             |
| 4D Low-Income Rental                    | 1                  | 0                 | 343,000              | 6,419,000             | 6,762,000                 | 6,762,000               | 50,715              |

| Jurisdiction / State Tax Classification | Taxable<br>Parcels | Exempt<br>Parcels | Estimated<br>Land    | Estimated<br>Building | Estimated<br>Market Value | Taxable<br>Market Value | Net<br>Tax Capacity |
|-----------------------------------------|--------------------|-------------------|----------------------|-----------------------|---------------------------|-------------------------|---------------------|
| <b>Deephaven</b>                        | <b>1,555</b>       | <b>56</b>         | <b>694,521,100</b>   | <b>744,598,000</b>    | <b>1,439,119,100</b>      | <b>1,436,289,255</b>    | <b>16,483,025</b>   |
| 1A Residential Homestead                | 1,276              | 0                 | 516,667,900          | 596,406,000           | 1,113,073,900             | 1,110,244,055           | 12,432,144          |
| 3A Commercial / Industrial              | 25                 | 13                | 10,218,000           | 15,606,000            | 25,824,000                | 25,824,000              | 499,805             |
| 4A Apartment                            | 2                  | 0                 | 1,658,000            | 13,275,000            | 14,933,000                | 14,933,000              | 186,663             |
| 4B Residential Miscellaneous            | 68                 | 42                | 7,596,200            | 298,000               | 7,894,200                 | 7,894,200               | 98,685              |
| 4BB Residential Non-Homestead           | 134                | 1                 | 89,913,000           | 72,077,000            | 161,990,000               | 161,990,000             | 1,877,498           |
| 4C Seasonal / Special Class             | 50                 | 0                 | 68,468,000           | 46,936,000            | 115,404,000               | 115,404,000             | 1,388,230           |
| <b>Eden Prairie</b>                     | <b>21,904</b>      | <b>858</b>        | <b>3,634,242,000</b> | <b>7,700,878,100</b>  | <b>11,335,120,100</b>     | <b>11,201,003,424</b>   | <b>138,909,349</b>  |
| 1A Residential Homestead                | 17,677             | 0                 | 2,389,565,900        | 4,623,630,000         | 7,013,195,900             | 6,879,392,102           | 70,292,604          |
| 1B Residential Blind / Disabled         | 28                 | 0                 | 3,739,500            | 6,079,700             | 9,819,200                 | 9,551,800               | 90,337              |
| 1D Seasonal Worker Housing              | 1                  | 0                 | 0                    | 5,000                 | 5,000                     | 5,000                   | 50                  |
| 2A Agricultural                         | 20                 | 0                 | 2,631,000            | 553,800               | 3,184,800                 | 3,139,322               | 26,095              |
| 2B Rural Vacant Land                    | 13                 | 0                 | 2,630,200            | 0                     | 2,630,200                 | 2,630,200               | 25,427              |
| 3A Commercial / Industrial              | 696                | 208               | 745,702,700          | 1,561,283,300         | 2,306,986,000             | 2,306,986,000           | 45,771,402          |
| 4A Apartment                            | 77                 | 0                 | 145,182,500          | 842,985,700           | 988,168,200               | 988,168,200             | 12,352,113          |
| 4B Residential Miscellaneous            | 747                | 615               | 37,140,300           | 15,037,100            | 52,177,400                | 52,177,400              | 652,262             |
| 4BB Residential Non-Homestead           | 2,622              | 35                | 290,401,400          | 586,478,400           | 876,879,800               | 876,879,800             | 9,034,825           |
| 4C Seasonal / Special Class             | 18                 | 0                 | 6,172,900            | 11,190,700            | 17,363,600                | 17,363,600              | 195,630             |
| 4D Low-Income Rental                    | 5                  | 0                 | 11,075,600           | 53,634,400            | 64,710,000                | 64,710,000              | 468,604             |
| <b>Edina</b>                            | <b>20,773</b>      | <b>556</b>        | <b>5,307,618,400</b> | <b>8,002,105,300</b>  | <b>13,309,723,700</b>     | <b>13,218,128,170</b>   | <b>163,850,929</b>  |
| 1A Residential Homestead                | 16,630             | 0                 | 3,650,908,200        | 4,682,087,800         | 8,332,996,000             | 8,241,980,367           | 88,118,904          |
| 1B Residential Blind / Disabled         | 72                 | 0                 | 12,249,500           | 12,261,700            | 24,511,200                | 23,931,303              | 233,677             |
| 3A Commercial / Industrial              | 493                | 36                | 743,530,600          | 1,460,257,600         | 2,203,788,200             | 2,203,788,200           | 43,820,711          |
| 4A Apartment                            | 111                | 0                 | 259,231,400          | 884,352,600           | 1,143,584,000             | 1,143,584,000           | 14,294,813          |
| 4B Residential Miscellaneous            | 330                | 425               | 63,699,400           | 24,442,500            | 88,141,900                | 88,141,900              | 1,101,810           |
| 4BB Residential Non-Homestead           | 3,129              | 95                | 555,097,400          | 895,005,000           | 1,450,102,400             | 1,450,102,400           | 15,803,243          |
| 4C Seasonal / Special Class             | 3                  | 0                 | 286,800              | 454,400               | 741,200                   | 741,200                 | 7,412               |
| 4D Low-Income Rental                    | 5                  | 0                 | 22,615,100           | 43,243,700            | 65,858,800                | 65,858,800              | 470,359             |
| <b>Excelsior</b>                        | <b>885</b>         | <b>47</b>         | <b>306,429,300</b>   | <b>301,574,000</b>    | <b>608,003,300</b>        | <b>606,077,601</b>      | <b>7,692,939</b>    |
| 1A Residential Homestead                | 497                | 0                 | 171,462,600          | 122,870,000           | 294,332,600               | 292,406,901             | 3,161,496           |
| 3A Commercial / Industrial              | 122                | 33                | 49,437,000           | 65,279,000            | 114,716,000               | 114,716,000             | 2,223,443           |
| 4A Apartment                            | 23                 | 0                 | 13,567,000           | 65,182,000            | 78,749,000                | 78,749,000              | 984,366             |
| 4B Residential Miscellaneous            | 31                 | 13                | 6,327,700            | 2,709,000             | 9,036,700                 | 9,036,700               | 112,966             |
| 4BB Residential Non-Homestead           | 138                | 1                 | 42,782,000           | 34,959,000            | 77,741,000                | 77,741,000              | 841,155             |
| 4C Seasonal / Special Class             | 74                 | 0                 | 22,853,000           | 10,575,000            | 33,428,000                | 33,428,000              | 369,513             |
| <b>Golden Valley</b>                    | <b>8,431</b>       | <b>312</b>        | <b>1,527,246,600</b> | <b>2,838,079,000</b>  | <b>4,365,325,600</b>      | <b>4,294,391,340</b>    | <b>55,518,378</b>   |
| 1A Residential Homestead                | 7,183              | 0                 | 925,657,100          | 1,580,883,000         | 2,506,540,100             | 2,435,972,140           | 24,789,834          |
| 1B Residential Blind / Disabled         | 24                 | 0                 | 1,821,000            | 3,273,000             | 5,094,000                 | 4,727,700               | 41,724              |
| 3A Commercial / Industrial              | 382                | 122               | 458,884,100          | 675,185,000           | 1,134,069,100             | 1,134,069,100           | 22,420,302          |
| 4A Apartment                            | 37                 | 3                 | 51,036,200           | 386,233,000           | 437,269,200               | 437,269,200             | 5,465,871           |
| 4B Residential Miscellaneous            | 151                | 144               | 10,988,200           | 10,258,000            | 21,246,200                | 21,246,200              | 265,597             |
| 4BB Residential Non-Homestead           | 560                | 31                | 59,160,000           | 121,113,000           | 180,273,000               | 180,273,000             | 1,853,450           |
| 4C Seasonal / Special Class             | 84                 | 12                | 11,484,000           | 17,637,000            | 29,121,000                | 29,121,000              | 301,839             |
| 4D Low-Income Rental                    | 10                 | 0                 | 8,216,000            | 43,497,000            | 51,713,000                | 51,713,000              | 379,761             |
| <b>Greenfield</b>                       | <b>1,335</b>       | <b>52</b>         | <b>180,716,100</b>   | <b>346,836,000</b>    | <b>527,552,100</b>        | <b>520,279,481</b>      | <b>5,519,460</b>    |
| 1A Residential Homestead                | 894                | 0                 | 105,917,200          | 272,958,000           | 378,875,200               | 372,212,431             | 3,824,447           |
| 1B Residential Blind / Disabled         | 6                  | 0                 | 514,000              | 1,012,000             | 1,526,000                 | 1,439,900               | 12,751              |
| 2A Agricultural                         | 145                | 0                 | 40,808,100           | 17,046,000            | 57,854,100                | 57,330,350              | 463,945             |
| 2B Rural Vacant Land                    | 8                  | 10                | 3,593,500            | 0                     | 3,593,500                 | 3,593,500               | 29,873              |
| 3A Commercial / Industrial              | 49                 | 17                | 6,905,400            | 24,504,000            | 31,409,400                | 31,409,400              | 602,468             |
| 4B Residential Miscellaneous            | 131                | 24                | 9,082,900            | 117,000               | 9,199,900                 | 9,199,900               | 115,019             |
| 4BB Residential Non-Homestead           | 80                 | 1                 | 11,389,000           | 24,888,000            | 36,277,000                | 36,277,000              | 379,223             |
| 4C Seasonal / Special Class             | 22                 | 0                 | 2,506,000            | 6,311,000             | 8,817,000                 | 8,817,000               | 91,734              |

| Jurisdiction / State Tax Classification | Taxable<br>Parcels | Exempt<br>Parcels | Estimated<br>Land  | Estimated<br>Building | Estimated<br>Market Value | Taxable<br>Market Value | Net<br>Tax Capacity |
|-----------------------------------------|--------------------|-------------------|--------------------|-----------------------|---------------------------|-------------------------|---------------------|
| <b>Greenwood</b>                        | <b>345</b>         | <b>13</b>         | <b>261,299,000</b> | <b>139,918,000</b>    | <b>401,217,000</b>        | <b>400,514,750</b>      | <b>4,730,422</b>    |
| 1A Residential Homestead                | 236                | 0                 | 166,845,000        | 83,599,000            | 250,444,000               | 249,741,750             | 2,851,996           |
| 3A Commercial / Industrial              | 9                  | 3                 | 4,450,000          | 8,859,000             | 13,309,000                | 13,309,000              | 258,920             |
| 4A Apartment                            | 1                  | 0                 | 663,000            | 1,434,000             | 2,097,000                 | 2,097,000               | 26,213              |
| 4B Residential Miscellaneous            | 18                 | 10                | 3,388,000          | 5,000                 | 3,393,000                 | 3,393,000               | 42,416              |
| 4BB Residential Non-Homestead           | 53                 | 0                 | 53,089,000         | 32,989,000            | 86,078,000                | 86,078,000              | 1,011,998           |
| 4C Seasonal / Special Class             | 28                 | 0                 | 32,864,000         | 13,032,000            | 45,896,000                | 45,896,000              | 538,879             |
| <b>Hanover</b>                          | <b>267</b>         | <b>3</b>          | <b>20,082,400</b>  | <b>69,630,400</b>     | <b>89,712,800</b>         | <b>88,656,335</b>       | <b>894,510</b>      |
| 1A Residential Homestead                | 185                | 0                 | 13,214,000         | 56,618,000            | 69,832,000                | 68,821,285              | 692,343             |
| 2A Agricultural                         | 14                 | 1                 | 3,238,700          | 2,474,400             | 5,713,100                 | 5,667,350               | 49,003              |
| 2B Rural Vacant Land                    | 3                  | 2                 | 1,068,700          | 0                     | 1,068,700                 | 1,068,700               | 9,318               |
| 3A Commercial / Industrial              | 2                  | 0                 | 124,000            | 315,000               | 439,000                   | 439,000                 | 7,055               |
| 4A Apartment                            | 1                  | 0                 | 120,000            | 2,478,000             | 2,598,000                 | 2,598,000               | 32,475              |
| 4B Residential Miscellaneous            | 38                 | 0                 | 458,000            | 13,000                | 471,000                   | 471,000                 | 5,888               |
| 4BB Residential Non-Homestead           | 19                 | 0                 | 1,483,000          | 6,218,000             | 7,701,000                 | 7,701,000               | 79,528              |
| 4C Seasonal / Special Class             | 5                  | 0                 | 376,000            | 1,514,000             | 1,890,000                 | 1,890,000               | 18,900              |
| <b>Hopkins</b>                          | <b>5,009</b>       | <b>212</b>        | <b>662,178,300</b> | <b>1,683,230,000</b>  | <b>2,345,408,300</b>      | <b>2,300,438,175</b>    | <b>29,959,934</b>   |
| 1A Residential Homestead                | 3,250              | 0                 | 367,339,300        | 604,069,000           | 971,408,300               | 926,645,525             | 9,414,952           |
| 1B Residential Blind / Disabled         | 14                 | 0                 | 1,207,000          | 2,282,000             | 3,489,000                 | 3,281,650               | 28,966              |
| 3A Commercial / Industrial              | 353                | 129               | 158,758,000        | 396,787,000           | 555,545,000               | 555,545,000             | 10,923,800          |
| 4A Apartment                            | 86                 | 4                 | 67,643,000         | 493,272,000           | 560,915,000               | 560,915,000             | 7,011,459           |
| 4B Residential Miscellaneous            | 206                | 71                | 21,278,000         | 27,005,000            | 48,283,000                | 48,283,000              | 603,575             |
| 4BB Residential Non-Homestead           | 1,081              | 7                 | 39,234,000         | 122,300,000           | 161,534,000               | 161,534,000             | 1,627,434           |
| 4C Seasonal / Special Class             | 14                 | 1                 | 2,844,000          | 3,973,000             | 6,817,000                 | 6,817,000               | 74,364              |
| 4D Low-Income Rental                    | 5                  | 0                 | 3,875,000          | 33,542,000            | 37,417,000                | 37,417,000              | 275,384             |
| <b>Independence</b>                     | <b>1,719</b>       | <b>90</b>         | <b>325,935,000</b> | <b>459,541,500</b>    | <b>785,476,500</b>        | <b>778,324,445</b>      | <b>8,063,371</b>    |
| 1A Residential Homestead                | 1,109              | 0                 | 196,332,200        | 347,062,000           | 543,394,200               | 537,217,595             | 5,602,859           |
| 1B Residential Blind / Disabled         | 4                  | 0                 | 890,000            | 965,000               | 1,855,000                 | 1,843,770               | 17,779              |
| 2A Agricultural                         | 262                | 0                 | 70,133,900         | 45,237,700            | 115,371,600               | 114,407,380             | 970,554             |
| 2B Rural Vacant Land                    | 27                 | 38                | 9,378,100          | 3,000                 | 9,381,100                 | 9,381,100               | 80,522              |
| 2C Managed Forest                       | 0                  | 0                 | 267,000            | 0                     | 267,000                   | 267,000                 | 1,736               |
| 3A Commercial / Industrial              | 53                 | 23                | 8,203,500          | 9,809,800             | 18,013,300                | 18,013,300              | 340,260             |
| 4B Residential Miscellaneous            | 93                 | 28                | 10,132,300         | 518,000               | 10,650,300                | 10,650,300              | 133,142             |
| 4BB Residential Non-Homestead           | 140                | 1                 | 23,382,000         | 48,517,000            | 71,899,000                | 71,899,000              | 760,682             |
| 4C Seasonal / Special Class             | 31                 | 0                 | 7,216,000          | 7,429,000             | 14,645,000                | 14,645,000              | 155,837             |
| <b>Long Lake</b>                        | <b>751</b>         | <b>95</b>         | <b>98,004,400</b>  | <b>203,568,000</b>    | <b>301,572,400</b>        | <b>296,371,990</b>      | <b>3,773,055</b>    |
| 1A Residential Homestead                | 510                | 0                 | 55,796,400         | 123,770,000           | 179,566,400               | 174,365,990             | 1,781,068           |
| 2B Rural Vacant Land                    | 0                  | 0                 | 0                  | 0                     | 0                         | 0                       | 0                   |
| 3A Commercial / Industrial              | 94                 | 19                | 27,135,000         | 50,488,000            | 77,623,000                | 77,623,000              | 1,498,375           |
| 4A Apartment                            | 17                 | 0                 | 2,697,000          | 9,194,000             | 11,891,000                | 11,891,000              | 148,644             |
| 4B Residential Miscellaneous            | 38                 | 35                | 3,670,000          | 2,363,000             | 6,033,000                 | 6,033,000               | 75,419              |
| 4BB Residential Non-Homestead           | 85                 | 41                | 8,048,000          | 16,723,000            | 24,771,000                | 24,771,000              | 252,559             |
| 4C Seasonal / Special Class             | 7                  | 0                 | 658,000            | 1,030,000             | 1,688,000                 | 1,688,000               | 16,990              |
| <b>Loretto</b>                          | <b>266</b>         | <b>13</b>         | <b>12,430,800</b>  | <b>62,743,000</b>     | <b>75,173,800</b>         | <b>71,764,455</b>       | <b>841,762</b>      |
| 1A Residential Homestead                | 202                | 0                 | 7,400,000          | 45,765,000            | 53,165,000                | 49,771,835              | 497,727             |
| 2A Agricultural                         | 1                  | 0                 | 30,000             | 204,000               | 234,000                   | 217,820                 | 2,178               |
| 3A Commercial / Industrial              | 33                 | 9                 | 3,554,000          | 10,418,000            | 13,972,000                | 13,972,000              | 259,630             |
| 4A Apartment                            | 5                  | 0                 | 339,000            | 1,729,000             | 2,068,000                 | 2,068,000               | 25,851              |
| 4B Residential Miscellaneous            | 7                  | 3                 | 185,800            | 154,000               | 339,800                   | 339,800                 | 4,248               |
| 4BB Residential Non-Homestead           | 16                 | 1                 | 693,000            | 3,419,000             | 4,112,000                 | 4,112,000               | 41,120              |
| 4C Seasonal / Special Class             | 2                  | 0                 | 109,000            | 445,000               | 554,000                   | 554,000                 | 5,540               |
| 4D Low-Income Rental                    | 0                  | 0                 | 120,000            | 609,000               | 729,000                   | 729,000                 | 5,468               |



| Jurisdiction / State Tax Classification | Taxable<br>Parcels | Exempt<br>Parcels | Estimated<br>Land    | Estimated<br>Building | Estimated<br>Market Value | Taxable<br>Market Value | Net<br>Tax Capacity |
|-----------------------------------------|--------------------|-------------------|----------------------|-----------------------|---------------------------|-------------------------|---------------------|
| <b>Maple Grove</b>                      | <b>25,970</b>      | <b>801</b>        | <b>2,495,366,100</b> | <b>8,112,384,700</b>  | <b>10,607,750,800</b>     | <b>10,391,089,568</b>   | <b>123,457,654</b>  |
| 1A Residential Homestead                | 21,458             | 0                 | 1,557,476,300        | 5,802,813,100         | 7,360,289,400             | 7,144,484,675           | 72,118,628          |
| 1B Residential Blind / Disabled         | 63                 | 0                 | 3,706,500            | 14,647,300            | 18,353,800                | 17,551,745              | 160,162             |
| 2A Agricultural                         | 36                 | 0                 | 21,390,000           | 2,631,700             | 24,021,700                | 23,967,248              | 228,701             |
| 2B Rural Vacant Land                    | 10                 | 2                 | 8,013,000            | 0                     | 8,013,000                 | 8,013,000               | 79,846              |
| 3A Commercial / Industrial              | 660                | 288               | 639,743,300          | 1,174,059,600         | 1,813,802,900             | 1,813,802,900           | 35,896,154          |
| 4A Apartment                            | 28                 | 2                 | 59,676,200           | 373,303,600           | 432,979,800               | 432,979,800             | 5,412,250           |
| 4B Residential Miscellaneous            | 601                | 462               | 23,707,400           | 27,920,800            | 51,628,200                | 51,628,200              | 645,377             |
| 4BB Residential Non-Homestead           | 2,932              | 47                | 160,257,600          | 629,508,300           | 789,765,900               | 789,765,900             | 7,943,990           |
| 4C Seasonal / Special Class             | 172                | 0                 | 14,875,800           | 44,274,100            | 59,149,900                | 59,149,900              | 604,079             |
| 4D Low-Income Rental                    | 10                 | 0                 | 6,520,000            | 43,226,200            | 49,746,200                | 49,746,200              | 368,467             |
| <b>Maple Plain</b>                      | <b>676</b>         | <b>33</b>         | <b>58,153,800</b>    | <b>156,784,000</b>    | <b>214,937,800</b>        | <b>207,774,955</b>      | <b>2,659,948</b>    |
| 1A Residential Homestead                | 472                | 0                 | 28,081,000           | 91,007,000            | 119,088,000               | 111,970,995             | 1,119,732           |
| 1B Residential Blind / Disabled         | 3                  | 0                 | 188,000              | 544,000               | 732,000                   | 686,160                 | 6,036               |
| 2B Rural Vacant Land                    | 2                  | 2                 | 184,600              | 0                     | 184,600                   | 184,600                 | 1,846               |
| 3A Commercial / Industrial              | 92                 | 21                | 20,122,000           | 38,872,000            | 58,994,000                | 58,994,000              | 1,130,265           |
| 4A Apartment                            | 17                 | 0                 | 4,402,000            | 12,535,000            | 16,937,000                | 16,937,000              | 211,715             |
| 4B Residential Miscellaneous            | 28                 | 7                 | 1,005,200            | 1,531,000             | 2,536,200                 | 2,536,200               | 31,709              |
| 4BB Residential Non-Homestead           | 61                 | 3                 | 3,696,000            | 10,364,000            | 14,060,000                | 14,060,000              | 140,600             |
| 4D Low-Income Rental                    | 1                  | 0                 | 475,000              | 1,931,000             | 2,406,000                 | 2,406,000               | 18,045              |
| <b>Medicine Lake</b>                    | <b>152</b>         | <b>21</b>         | <b>61,442,000</b>    | <b>37,914,000</b>     | <b>99,356,000</b>         | <b>99,291,890</b>       | <b>1,115,843</b>    |
| 1A Residential Homestead                | 107                | 0                 | 47,066,000           | 30,909,000            | 77,975,000                | 77,910,890              | 845,900             |
| 1B Residential Blind / Disabled         | 1                  | 0                 | 484,000              | 151,000               | 635,000                   | 635,000                 | 6,551               |
| 3A Commercial / Industrial              | 13                 | 2                 | 1,258,000            | 2,351,000             | 3,609,000                 | 3,609,000               | 70,680              |
| 4A Apartment                            | 4                  | 0                 | 1,890,000            | 4,000                 | 1,894,000                 | 1,894,000               | 23,676              |
| 4B Residential Miscellaneous            | 8                  | 19                | 2,456,000            | 52,000                | 2,508,000                 | 2,508,000               | 31,351              |
| 4BB Residential Non-Homestead           | 16                 | 0                 | 7,084,000            | 4,280,000             | 11,364,000                | 11,364,000              | 123,820             |
| 4C Seasonal / Special Class             | 3                  | 0                 | 1,204,000            | 167,000               | 1,371,000                 | 1,371,000               | 13,865              |
| <b>Medina</b>                           | <b>3,127</b>       | <b>116</b>        | <b>630,278,100</b>   | <b>1,233,297,000</b>  | <b>1,863,575,100</b>      | <b>1,855,481,106</b>    | <b>21,438,211</b>   |
| 1A Residential Homestead                | 2,052              | 0                 | 380,039,800          | 902,697,200           | 1,282,737,000             | 1,274,842,745           | 13,753,700          |
| 1B Residential Blind / Disabled         | 1                  | 0                 | 115,000              | 423,000               | 538,000                   | 538,000                 | 5,200               |
| 2A Agricultural                         | 118                | 0                 | 55,188,500           | 19,543,300            | 74,731,800                | 74,532,061              | 696,533             |
| 2B Rural Vacant Land                    | 10                 | 0                 | 13,968,100           | 0                     | 13,968,100                | 13,968,100              | 131,977             |
| 3A Commercial / Industrial              | 210                | 32                | 51,686,000           | 105,150,000           | 156,836,000               | 156,836,000             | 3,041,605           |
| 4A Apartment                            | 12                 | 0                 | 2,321,000            | 18,912,000            | 21,233,000                | 21,233,000              | 265,413             |
| 4B Residential Miscellaneous            | 388                | 82                | 44,235,700           | 373,700               | 44,609,400                | 44,609,400              | 557,666             |
| 4BB Residential Non-Homestead           | 305                | 2                 | 74,910,000           | 163,318,800           | 238,228,800               | 238,228,800             | 2,659,141           |
| 4C Seasonal / Special Class             | 30                 | 0                 | 7,232,000            | 18,695,000            | 25,927,000                | 25,927,000              | 293,935             |
| 4D Low-Income Rental                    | 1                  | 0                 | 582,000              | 4,184,000             | 4,766,000                 | 4,766,000               | 33,041              |
| <b>Minnetonka</b>                       | <b>19,954</b>      | <b>936</b>        | <b>3,930,776,100</b> | <b>6,790,884,600</b>  | <b>10,721,660,700</b>     | <b>10,589,828,899</b>   | <b>131,191,872</b>  |
| 1A Residential Homestead                | 16,475             | 0                 | 2,667,478,700        | 3,863,407,400         | 6,530,886,100             | 6,399,406,665           | 65,880,005          |
| 1B Residential Blind / Disabled         | 38                 | 0                 | 5,328,500            | 8,979,100             | 14,307,600                | 13,956,825              | 133,703             |
| 2A Agricultural                         | 1                  | 0                 | 414,000              | 644,100               | 1,058,100                 | 1,056,509               | 7,255               |
| 2B Rural Vacant Land                    | 0                  | 0                 | 0                    | 0                     | 0                         | 0                       | 0                   |
| 3A Commercial / Industrial              | 496                | 157               | 715,770,000          | 1,348,947,000         | 2,064,717,000             | 2,064,717,000           | 40,949,778          |
| 4A Apartment                            | 75                 | 0                 | 155,010,000          | 958,315,000           | 1,113,325,000             | 1,113,325,000           | 13,916,579          |
| 4B Residential Miscellaneous            | 526                | 725               | 46,620,800           | 6,507,700             | 53,128,500                | 53,128,500              | 664,143             |
| 4BB Residential Non-Homestead           | 2,286              | 54                | 317,941,000          | 518,335,300           | 836,276,300               | 836,276,300             | 8,739,292           |
| 4C Seasonal / Special Class             | 48                 | 0                 | 10,520,100           | 18,612,900            | 29,133,000                | 29,133,000              | 322,327             |
| 4D Low-Income Rental                    | 9                  | 0                 | 11,693,000           | 67,136,100            | 78,829,100                | 78,829,100              | 578,790             |

| Jurisdiction / State Tax Classification | Taxable<br>Parcels | Exempt<br>Parcels | Estimated<br>Land    | Estimated<br>Building | Estimated<br>Market Value | Taxable<br>Market Value | Net<br>Tax Capacity |
|-----------------------------------------|--------------------|-------------------|----------------------|-----------------------|---------------------------|-------------------------|---------------------|
| <b>Minnetonka Beach</b>                 | <b>246</b>         | <b>68</b>         | <b>263,108,100</b>   | <b>135,610,000</b>    | <b>398,718,100</b>        | <b>398,015,250</b>      | <b>4,732,061</b>    |
| 1A Residential Homestead                | 167                | 0                 | 164,302,000          | 91,714,000            | 256,016,000               | 255,313,150             | 2,990,664           |
| 3A Commercial / Industrial              | 4                  | 14                | 733,000              | 3,575,000             | 4,308,000                 | 4,308,000               | 85,410              |
| 4B Residential Miscellaneous            | 15                 | 54                | 7,663,100            | 12,000                | 7,675,100                 | 7,675,100               | 95,941              |
| 4BB Residential Non-Homestead           | 52                 | 0                 | 78,328,000           | 34,105,000            | 112,433,000               | 112,433,000             | 1,341,469           |
| 4C Seasonal / Special Class             | 8                  | 0                 | 12,082,000           | 6,204,000             | 18,286,000                | 18,286,000              | 218,577             |
| <b>Minnetrista</b>                      | <b>3,928</b>       | <b>234</b>        | <b>779,423,900</b>   | <b>1,166,876,400</b>  | <b>1,946,300,300</b>      | <b>1,936,379,355</b>    | <b>20,737,163</b>   |
| 1A Residential Homestead                | 2,425              | 0                 | 478,942,200          | 893,721,000           | 1,372,663,200             | 1,363,167,125           | 14,489,958          |
| 1B Residential Blind / Disabled         | 4                  | 0                 | 825,000              | 993,000               | 1,818,000                 | 1,804,450               | 17,433              |
| 2A Agricultural                         | 102                | 4                 | 44,301,200           | 18,888,400            | 63,189,600                | 62,778,280              | 547,394             |
| 2B Rural Vacant Land                    | 23                 | 9                 | 15,301,200           | 0                     | 15,301,200                | 15,301,200              | 144,071             |
| 3A Commercial / Industrial              | 29                 | 52                | 7,130,300            | 3,295,000             | 10,425,300                | 10,425,300              | 192,771             |
| 4B Residential Miscellaneous            | 525                | 167               | 49,883,000           | 332,000               | 50,215,000                | 50,215,000              | 627,762             |
| 4BB Residential Non-Homestead           | 749                | 2                 | 142,758,000          | 231,270,000           | 374,028,000               | 374,028,000             | 4,062,655           |
| 4C Seasonal / Special Class             | 71                 | 0                 | 40,283,000           | 18,377,000            | 58,660,000                | 58,660,000              | 655,119             |
| <b>Mound</b>                            | <b>4,467</b>       | <b>289</b>        | <b>679,718,200</b>   | <b>879,372,000</b>    | <b>1,559,090,200</b>      | <b>1,517,872,079</b>    | <b>16,398,941</b>   |
| 1A Residential Homestead                | 3,270              | 0                 | 498,223,600          | 657,769,000           | 1,155,992,600             | 1,114,973,879           | 11,616,987          |
| 1B Residential Blind / Disabled         | 11                 | 0                 | 614,000              | 1,722,000             | 2,336,000                 | 2,136,600               | 18,343              |
| 3A Commercial / Industrial              | 95                 | 75                | 21,333,000           | 31,988,000            | 53,321,000                | 53,321,000              | 1,012,825           |
| 4A Apartment                            | 27                 | 0                 | 6,139,000            | 30,407,000            | 36,546,000                | 36,546,000              | 456,833             |
| 4B Residential Miscellaneous            | 200                | 214               | 10,444,600           | 7,023,000             | 17,467,600                | 17,467,600              | 218,378             |
| 4BB Residential Non-Homestead           | 797                | 0                 | 122,327,000          | 129,719,000           | 252,046,000               | 252,046,000             | 2,661,004           |
| 4C Seasonal / Special Class             | 65                 | 0                 | 18,741,000           | 12,745,000            | 31,486,000                | 31,486,000              | 340,358             |
| 4D Low-Income Rental                    | 2                  | 0                 | 1,896,000            | 7,999,000             | 9,895,000                 | 9,895,000               | 74,213              |
| <b>New Hope</b>                         | <b>5,988</b>       | <b>122</b>        | <b>582,349,200</b>   | <b>1,659,924,000</b>  | <b>2,242,273,200</b>      | <b>2,162,448,740</b>    | <b>27,027,361</b>   |
| 1A Residential Homestead                | 4,954              | 0                 | 347,115,000          | 868,120,500           | 1,215,235,500             | 1,136,018,290           | 11,362,006          |
| 1B Residential Blind / Disabled         | 35                 | 0                 | 2,087,000            | 5,648,000             | 7,735,000                 | 7,127,750               | 61,654              |
| 2B Rural Vacant Land                    | 0                  | 0                 | 0                    | 0                     | 0                         | 0                       | 0                   |
| 3A Commercial / Industrial              | 218                | 60                | 138,963,200          | 341,207,000           | 480,170,200               | 480,170,200             | 9,465,719           |
| 4A Apartment                            | 116                | 4                 | 51,971,000           | 298,757,500           | 350,728,500               | 350,728,500             | 4,384,142           |
| 4B Residential Miscellaneous            | 55                 | 43                | 3,333,000            | 6,634,000             | 9,967,000                 | 9,967,000               | 124,597             |
| 4BB Residential Non-Homestead           | 516                | 13                | 26,301,000           | 74,197,000            | 100,498,000               | 100,498,000             | 1,006,738           |
| 4C Seasonal / Special Class             | 85                 | 2                 | 4,599,000            | 11,671,000            | 16,270,000                | 16,270,000              | 162,700             |
| 4D Low-Income Rental                    | 9                  | 0                 | 7,980,000            | 53,689,000            | 61,669,000                | 61,669,000              | 459,805             |
| <b>Orono</b>                            | <b>4,079</b>       | <b>324</b>        | <b>1,834,653,100</b> | <b>1,595,515,800</b>  | <b>3,430,168,900</b>      | <b>3,419,069,460</b>    | <b>39,433,562</b>   |
| 1A Residential Homestead                | 2,795              | 0                 | 1,252,182,000        | 1,196,088,000         | 2,448,270,000             | 2,437,223,240           | 27,485,745          |
| 1B Residential Blind / Disabled         | 2                  | 0                 | 160,000              | 155,000               | 315,000                   | 268,870                 | 2,139               |
| 2A Agricultural                         | 7                  | 0                 | 4,097,000            | 1,387,800             | 5,484,800                 | 5,478,250               | 53,055              |
| 2B Rural Vacant Land                    | 13                 | 0                 | 23,296,400           | 0                     | 23,296,400                | 23,296,400              | 232,964             |
| 3A Commercial / Industrial              | 85                 | 51                | 28,368,100           | 39,875,000            | 68,243,100                | 68,243,100              | 1,325,617           |
| 4A Apartment                            | 2                  | 1                 | 2,307,000            | 14,103,000            | 16,410,000                | 16,410,000              | 205,126             |
| 4B Residential Miscellaneous            | 501                | 271               | 96,189,400           | 910,000               | 97,099,400                | 97,099,400              | 1,213,797           |
| 4BB Residential Non-Homestead           | 493                | 1                 | 311,744,000          | 287,882,000           | 599,626,000               | 599,626,000             | 6,947,963           |
| 4C Seasonal / Special Class             | 181                | 0                 | 116,309,200          | 55,115,000            | 171,424,200               | 171,424,200             | 1,967,156           |
| <b>Osseo</b>                            | <b>911</b>         | <b>45</b>         | <b>68,256,000</b>    | <b>236,276,000</b>    | <b>304,532,000</b>        | <b>291,947,105</b>      | <b>3,826,944</b>    |
| 1A Residential Homestead                | 626                | 0                 | 32,879,000           | 93,971,000            | 126,850,000               | 114,386,215             | 1,144,024           |
| 1B Residential Blind / Disabled         | 6                  | 0                 | 359,000              | 778,000               | 1,137,000                 | 1,015,890               | 8,510               |
| 3A Commercial / Industrial              | 133                | 40                | 22,675,000           | 54,762,000            | 77,437,000                | 77,437,000              | 1,487,590           |
| 4A Apartment                            | 28                 | 0                 | 7,389,000            | 69,459,000            | 76,848,000                | 76,848,000              | 960,604             |
| 4B Residential Miscellaneous            | 8                  | 4                 | 384,000              | 1,061,000             | 1,445,000                 | 1,445,000               | 18,066              |
| 4BB Residential Non-Homestead           | 102                | 1                 | 3,803,000            | 14,517,000            | 18,320,000                | 18,320,000              | 183,200             |
| 4C Seasonal / Special Class             | 8                  | 0                 | 767,000              | 1,728,000             | 2,495,000                 | 2,495,000               | 24,950              |



| Jurisdiction / State Tax Classification | Taxable<br>Parcels | Exempt<br>Parcels | Estimated<br>Land    | Estimated<br>Building | Estimated<br>Market Value | Taxable<br>Market Value | Net<br>Tax Capacity |
|-----------------------------------------|--------------------|-------------------|----------------------|-----------------------|---------------------------|-------------------------|---------------------|
| <b>Plymouth</b>                         | <b>27,654</b>      | <b>912</b>        | <b>3,832,589,300</b> | <b>9,870,830,400</b>  | <b>13,703,419,700</b>     | <b>13,528,506,547</b>   | <b>164,988,593</b>  |
| 1A Residential Homestead                | 22,545             | 0                 | 2,539,388,700        | 6,160,007,800         | 8,699,396,500             | 8,524,984,937           | 86,716,486          |
| 1B Residential Blind / Disabled         | 51                 | 0                 | 5,158,000            | 11,326,000            | 16,484,000                | 16,010,700              | 148,598             |
| 2A Agricultural                         | 10                 | 0                 | 2,452,900            | 2,632,800             | 5,085,700                 | 5,057,410               | 47,835              |
| 2B Rural Vacant Land                    | 0                  | 0                 | 74,300               | 0                     | 74,300                    | 74,300                  | 482                 |
| 3A Commercial / Industrial              | 724                | 157               | 767,782,300          | 1,781,069,800         | 2,548,852,100             | 2,548,852,100           | 50,565,147          |
| 4A Apartment                            | 70                 | 5                 | 133,155,200          | 1,020,844,000         | 1,153,999,200             | 1,153,999,200           | 14,425,006          |
| 4B Residential Miscellaneous            | 897                | 705               | 64,770,900           | 5,019,000             | 69,789,900                | 69,789,900              | 872,449             |
| 4BB Residential Non-Homestead           | 3,339              | 45                | 307,711,000          | 832,110,000           | 1,139,821,000             | 1,139,821,000           | 11,704,105          |
| 4C Seasonal / Special Class             | 10                 | 0                 | 2,796,000            | 636,000               | 3,432,000                 | 3,432,000               | 41,889              |
| 4D Low-Income Rental                    | 8                  | 0                 | 9,300,000            | 57,185,000            | 66,485,000                | 66,485,000              | 466,596             |
| <b>Richfield</b>                        | <b>11,549</b>      | <b>307</b>        | <b>1,364,216,100</b> | <b>2,633,335,000</b>  | <b>3,997,551,100</b>      | <b>3,843,292,841</b>    | <b>46,378,585</b>   |
| 1A Residential Homestead                | 9,698              | 0                 | 902,575,900          | 1,475,653,500         | 2,378,229,400             | 2,224,762,421           | 22,252,514          |
| 1B Residential Blind / Disabled         | 54                 | 0                 | 3,990,500            | 7,993,500             | 11,984,000                | 11,192,720              | 98,268              |
| 3A Commercial / Industrial              | 257                | 79                | 273,043,000          | 404,602,000           | 677,645,000               | 677,645,000             | 13,397,510          |
| 4A Apartment                            | 179                | 4                 | 63,650,200           | 505,262,000           | 568,912,200               | 568,912,200             | 7,111,443           |
| 4B Residential Miscellaneous            | 121                | 161               | 11,452,500           | 16,596,000            | 28,048,500                | 28,048,500              | 350,630             |
| 4BB Residential Non-Homestead           | 1,203              | 63                | 98,017,000           | 160,065,000           | 258,082,000               | 258,082,000             | 2,584,053           |
| 4C Seasonal / Special Class             | 28                 | 0                 | 3,024,000            | 4,875,000             | 7,899,000                 | 7,899,000               | 85,180              |
| 4D Low-Income Rental                    | 9                  | 0                 | 8,463,000            | 58,288,000            | 66,751,000                | 66,751,000              | 498,987             |
| <b>Robbinsdale</b>                      | <b>5,147</b>       | <b>140</b>        | <b>443,467,500</b>   | <b>896,687,000</b>    | <b>1,340,154,500</b>      | <b>1,264,515,845</b>    | <b>13,774,124</b>   |
| 1A Residential Homestead                | 4,338              | 0                 | 346,937,200          | 627,577,000           | 974,514,200               | 899,270,585             | 8,994,444           |
| 1B Residential Blind / Disabled         | 21                 | 0                 | 1,594,000            | 2,559,000             | 4,153,000                 | 3,757,960               | 31,917              |
| 3A Commercial / Industrial              | 102                | 79                | 21,269,000           | 67,706,000            | 88,975,000                | 88,975,000              | 1,723,020           |
| 4A Apartment                            | 32                 | 4                 | 21,683,000           | 90,973,000            | 112,656,000               | 112,656,000             | 1,408,210           |
| 4B Residential Miscellaneous            | 174                | 46                | 12,617,300           | 23,259,000            | 35,876,300                | 35,876,300              | 448,494             |
| 4BB Residential Non-Homestead           | 406                | 11                | 30,283,000           | 53,564,000            | 83,847,000                | 83,847,000              | 838,818             |
| 4C Seasonal / Special Class             | 53                 | 0                 | 4,134,000            | 6,834,000             | 10,968,000                | 10,968,000              | 110,480             |
| 4D Low-Income Rental                    | 21                 | 0                 | 4,950,000            | 24,215,000            | 29,165,000                | 29,165,000              | 218,741             |
| <b>Rockford</b>                         | <b>90</b>          | <b>4</b>          | <b>7,221,100</b>     | <b>21,647,000</b>     | <b>28,868,100</b>         | <b>27,918,340</b>       | <b>349,771</b>      |
| 1A Residential Homestead                | 59                 | 0                 | 2,347,000            | 11,407,000            | 13,754,000                | 12,823,480              | 128,241             |
| 1B Residential Blind / Disabled         | 1                  | 0                 | 14,000               | 186,000               | 200,000                   | 180,760                 | 1,533               |
| 2A Agricultural                         | 1                  | 0                 | 41,600               | 0                     | 41,600                    | 41,600                  | 208                 |
| 2B Rural Vacant Land                    | 0                  | 0                 | 8,500                | 0                     | 8,500                     | 8,500                   | 43                  |
| 3A Commercial / Industrial              | 13                 | 4                 | 2,439,000            | 3,539,000             | 5,978,000                 | 5,978,000               | 113,560             |
| 4A Apartment                            | 2                  | 0                 | 544,000              | 4,281,000             | 4,825,000                 | 4,825,000               | 60,313              |
| 4B Residential Miscellaneous            | 3                  | 0                 | 128,000              | 0                     | 128,000                   | 128,000                 | 1,600               |
| 4BB Residential Non-Homestead           | 8                  | 0                 | 502,000              | 1,258,000             | 1,760,000                 | 1,760,000               | 17,600              |
| 4C Seasonal / Special Class             | 3                  | 0                 | 1,197,000            | 976,000               | 2,173,000                 | 2,173,000               | 26,673              |
| <b>Rogers</b>                           | <b>4,985</b>       | <b>225</b>        | <b>531,328,900</b>   | <b>1,738,936,300</b>  | <b>2,270,265,200</b>      | <b>2,231,350,219</b>    | <b>29,835,612</b>   |
| 1A Residential Homestead                | 3,742              | 0                 | 195,245,200          | 1,035,147,000         | 1,230,392,200             | 1,192,219,879           | 11,968,727          |
| 1B Residential Blind / Disabled         | 9                  | 0                 | 511,000              | 2,155,000             | 2,666,000                 | 2,569,230               | 23,216              |
| 2A Agricultural                         | 149                | 5                 | 47,521,100           | 15,457,300            | 62,978,400                | 62,332,510              | 515,250             |
| 2B Rural Vacant Land                    | 17                 | 3                 | 5,325,900            | 0                     | 5,325,900                 | 5,325,900               | 44,060              |
| 3A Commercial / Industrial              | 383                | 100               | 236,962,300          | 518,267,000           | 755,229,300               | 755,229,300             | 14,896,626          |
| 4A Apartment                            | 11                 | 0                 | 8,632,000            | 76,438,000            | 85,070,000                | 85,070,000              | 1,063,377           |
| 4B Residential Miscellaneous            | 325                | 113               | 17,340,400           | 846,000               | 18,186,400                | 18,186,400              | 227,379             |
| 4BB Residential Non-Homestead           | 297                | 4                 | 17,258,000           | 75,506,000            | 92,764,000                | 92,764,000              | 935,191             |
| 4C Seasonal / Special Class             | 49                 | 0                 | 1,789,000            | 9,966,000             | 11,755,000                | 11,755,000              | 117,550             |
| 4D Low-Income Rental                    | 3                  | 0                 | 744,000              | 5,154,000             | 5,898,000                 | 5,898,000               | 44,236              |

| Jurisdiction / State Tax Classification | Taxable<br>Parcels | Exempt<br>Parcels | Estimated<br>Land    | Estimated<br>Building | Estimated<br>Market Value | Taxable<br>Market Value | Net<br>Tax Capacity |
|-----------------------------------------|--------------------|-------------------|----------------------|-----------------------|---------------------------|-------------------------|---------------------|
| <b>Saint Anthony</b>                    | <b>2,231</b>       | <b>64</b>         | <b>304,862,600</b>   | <b>438,705,000</b>    | <b>743,567,600</b>        | <b>726,028,947</b>      | <b>7,952,953</b>    |
| 1A Residential Homestead                | 1,967              | 0                 | 258,888,500          | 336,980,000           | 595,868,500               | 578,493,967             | 5,791,926           |
| 1B Residential Blind / Disabled         | 13                 | 0                 | 683,000              | 967,000               | 1,650,000                 | 1,485,880               | 12,559              |
| 3A Commercial / Industrial              | 73                 | 29                | 19,902,000           | 42,259,000            | 62,161,000                | 62,161,000              | 1,207,665           |
| 4A Apartment                            | 4                  | 0                 | 3,342,000            | 32,547,000            | 35,889,000                | 35,889,000              | 448,613             |
| 4B Residential Miscellaneous            | 26                 | 32                | 1,438,100            | 2,621,000             | 4,059,100                 | 4,059,100               | 50,744              |
| 4BB Residential Non-Homestead           | 133                | 2                 | 14,095,000           | 18,072,000            | 32,167,000                | 32,167,000              | 322,261             |
| 4C Seasonal / Special Class             | 13                 | 1                 | 5,943,000            | 1,334,000             | 7,277,000                 | 7,277,000               | 86,455              |
| 4D Low-Income Rental                    | 2                  | 0                 | 571,000              | 3,925,000             | 4,496,000                 | 4,496,000               | 32,730              |
| <b>Saint Bonifacius</b>                 | <b>938</b>         | <b>44</b>         | <b>43,836,300</b>    | <b>203,285,300</b>    | <b>247,121,600</b>        | <b>236,049,435</b>      | <b>2,600,711</b>    |
| 1A Residential Homestead                | 727                | 0                 | 27,363,400           | 163,786,900           | 191,150,300               | 180,124,605             | 1,801,360           |
| 1B Residential Blind / Disabled         | 3                  | 0                 | 119,000              | 606,000               | 725,000                   | 678,530                 | 5,961               |
| 2A Agricultural                         | 1                  | 0                 | 154,600              | 0                     | 154,600                   | 154,600                 | 773                 |
| 2B Rural Vacant Land                    | 0                  | 0                 | 41,900               | 0                     | 41,900                    | 41,900                  | 210                 |
| 3A Commercial / Industrial              | 52                 | 18                | 11,113,000           | 15,518,000            | 26,631,000                | 26,631,000              | 500,870             |
| 4A Apartment                            | 4                  | 0                 | 347,000              | 1,993,000             | 2,340,000                 | 2,340,000               | 29,250              |
| 4B Residential Miscellaneous            | 29                 | 26                | 678,400              | 1,353,400             | 2,031,800                 | 2,031,800               | 25,407              |
| 4BB Residential Non-Homestead           | 121                | 0                 | 3,803,000            | 18,808,000            | 22,611,000                | 22,611,000              | 226,110             |
| 4D Low-Income Rental                    | 1                  | 0                 | 216,000              | 1,220,000             | 1,436,000                 | 1,436,000               | 10,770              |
| <b>Saint Louis Park</b>                 | <b>17,202</b>      | <b>489</b>        | <b>2,689,432,100</b> | <b>5,463,230,100</b>  | <b>8,152,662,200</b>      | <b>8,009,529,082</b>    | <b>101,025,535</b>  |
| 1A Residential Homestead                | 13,433             | 0                 | 1,698,085,900        | 2,533,544,400         | 4,231,630,300             | 4,089,412,521           | 41,355,180          |
| 1B Residential Blind / Disabled         | 69                 | 0                 | 8,124,600            | 10,362,900            | 18,487,500                | 17,572,161              | 157,020             |
| 3A Commercial / Industrial              | 680                | 177               | 556,137,000          | 1,165,965,400         | 1,722,102,400             | 1,722,102,400           | 34,059,569          |
| 4A Apartment                            | 175                | 25                | 187,831,200          | 1,273,109,200         | 1,460,940,400             | 1,460,940,400           | 18,261,780          |
| 4B Residential Miscellaneous            | 238                | 226               | 24,958,700           | 30,397,900            | 55,356,600                | 55,356,600              | 691,983             |
| 4BB Residential Non-Homestead           | 2,585              | 61                | 203,136,600          | 389,157,500           | 592,294,100               | 592,294,100             | 5,978,303           |
| 4C Seasonal / Special Class             | 5                  | 0                 | 615,000              | 1,505,300             | 2,120,300                 | 2,120,300               | 23,429              |
| 4D Low-Income Rental                    | 17                 | 0                 | 10,543,100           | 59,187,500            | 69,730,600                | 69,730,600              | 498,271             |
| <b>Shorewood</b>                        | <b>3,185</b>       | <b>111</b>        | <b>800,819,900</b>   | <b>1,141,970,000</b>  | <b>1,942,789,900</b>      | <b>1,932,705,840</b>    | <b>21,521,426</b>   |
| 1A Residential Homestead                | 2,532              | 0                 | 593,738,100          | 911,600,000           | 1,505,338,100             | 1,495,287,875           | 16,027,930          |
| 1B Residential Blind / Disabled         | 5                  | 0                 | 1,457,000            | 984,000               | 2,441,000                 | 2,410,080               | 23,979              |
| 2A Agricultural                         | 3                  | 0                 | 306,900              | 560,000               | 866,900                   | 863,985                 | 8,486               |
| 2B Rural Vacant Land                    | 0                  | 0                 | 16,300               | 0                     | 16,300                    | 16,300                  | 90                  |
| 3A Commercial / Industrial              | 34                 | 21                | 25,027,000           | 32,306,000            | 57,333,000                | 57,333,000              | 1,124,340           |
| 4A Apartment                            | 4                  | 0                 | 3,165,000            | 21,198,000            | 24,363,000                | 24,363,000              | 304,538             |
| 4B Residential Miscellaneous            | 269                | 86                | 31,641,600           | 7,721,000             | 39,362,600                | 39,362,600              | 492,067             |
| 4BB Residential Non-Homestead           | 309                | 4                 | 122,395,000          | 158,604,000           | 280,999,000               | 280,999,000             | 3,171,363           |
| 4C Seasonal / Special Class             | 29                 | 0                 | 23,073,000           | 8,997,000             | 32,070,000                | 32,070,000              | 368,633             |
| <b>Spring Park</b>                      | <b>559</b>         | <b>27</b>         | <b>157,659,100</b>   | <b>180,819,000</b>    | <b>338,478,100</b>        | <b>336,614,200</b>      | <b>4,049,635</b>    |
| 1A Residential Homestead                | 250                | 0                 | 70,502,000           | 52,292,000            | 122,794,000               | 120,956,180             | 1,286,834           |
| 1B Residential Blind / Disabled         | 1                  | 0                 | 49,000               | 75,000                | 124,000                   | 97,920                  | 704                 |
| 3A Commercial / Industrial              | 55                 | 12                | 20,009,000           | 16,437,000            | 36,446,000                | 36,446,000              | 710,170             |
| 4A Apartment                            | 22                 | 1                 | 20,754,100           | 58,019,000            | 78,773,100                | 78,773,100              | 984,671             |
| 4B Residential Miscellaneous            | 21                 | 14                | 4,941,000            | 1,244,000             | 6,185,000                 | 6,185,000               | 77,318              |
| 4BB Residential Non-Homestead           | 169                | 0                 | 25,902,000           | 45,586,000            | 71,488,000                | 71,488,000              | 737,424             |
| 4C Seasonal / Special Class             | 41                 | 0                 | 15,502,000           | 7,166,000             | 22,668,000                | 22,668,000              | 252,514             |
| <b>Tonka Bay</b>                        | <b>779</b>         | <b>47</b>         | <b>405,472,700</b>   | <b>240,086,000</b>    | <b>645,558,700</b>        | <b>642,962,530</b>      | <b>7,407,656</b>    |
| 1A Residential Homestead                | 540                | 0                 | 277,125,400          | 176,143,000           | 453,268,400               | 450,674,460             | 5,081,254           |
| 1B Residential Blind / Disabled         | 2                  | 0                 | 1,039,000            | 424,000               | 1,463,000                 | 1,460,770               | 15,493              |
| 3A Commercial / Industrial              | 12                 | 8                 | 5,832,000            | 5,099,000             | 10,931,000                | 10,931,000              | 211,985             |
| 4B Residential Miscellaneous            | 88                 | 39                | 8,365,300            | 2,056,000             | 10,421,300                | 10,421,300              | 130,280             |
| 4BB Residential Non-Homestead           | 82                 | 0                 | 50,275,000           | 32,104,000            | 82,379,000                | 82,379,000              | 944,700             |
| 4C Seasonal / Special Class             | 55                 | 0                 | 62,836,000           | 24,260,000            | 87,096,000                | 87,096,000              | 1,023,944           |

| Jurisdiction / State Tax Classification | Taxable<br>Parcels | Exempt<br>Parcels | Estimated<br>Land    | Estimated<br>Building | Estimated<br>Market Value | Taxable<br>Market Value | Net<br>Tax Capacity |
|-----------------------------------------|--------------------|-------------------|----------------------|-----------------------|---------------------------|-------------------------|---------------------|
| <b>Wayzata</b>                          | <b>1,881</b>       | <b>88</b>         | <b>1,145,587,000</b> | <b>1,209,224,000</b>  | <b>2,354,811,000</b>      | <b>2,350,614,041</b>    | <b>30,580,637</b>   |
| 1A Residential Homestead                | 1,106              | 0                 | 495,865,000          | 546,093,000           | 1,041,958,000             | 1,037,761,041           | 11,756,800          |
| 3A Commercial / Industrial              | 138                | 35                | 213,160,100          | 192,808,000           | 405,968,100               | 405,968,100             | 8,044,227           |
| 4A Apartment                            | 25                 | 1                 | 40,357,000           | 148,876,000           | 189,233,000               | 189,233,000             | 2,365,417           |
| 4B Residential Miscellaneous            | 146                | 45                | 51,240,900           | 5,976,000             | 57,216,900                | 57,216,900              | 715,231             |
| 4BB Residential Non-Homestead           | 336                | 7                 | 213,313,000          | 216,137,000           | 429,450,000               | 429,450,000             | 5,016,817           |
| 4C Seasonal / Special Class             | 126                | 0                 | 129,421,000          | 91,283,000            | 220,704,000               | 220,704,000             | 2,608,907           |
| 4D Low-Income Rental                    | 4                  | 0                 | 2,230,000            | 8,051,000             | 10,281,000                | 10,281,000              | 73,238              |
| <b>Woodland</b>                         | <b>225</b>         | <b>3</b>          | <b>193,978,900</b>   | <b>144,196,000</b>    | <b>338,174,900</b>        | <b>337,584,400</b>      | <b>3,980,267</b>    |
| 1A Residential Homestead                | 160                | 0                 | 121,758,000          | 105,836,000           | 227,594,000               | 227,003,500             | 2,653,840           |
| 4B Residential Miscellaneous            | 17                 | 3                 | 4,121,800            | 40,000                | 4,161,800                 | 4,161,800               | 52,026              |
| 4BB Residential Non-Homestead           | 27                 | 0                 | 37,549,100           | 18,480,000            | 56,029,100                | 56,029,100              | 666,773             |
| 4C Seasonal / Special Class             | 21                 | 0                 | 30,550,000           | 19,840,000            | 50,390,000                | 50,390,000              | 607,628             |



# Estimated Market Value and Net Tax Capacity Growth by City

The table below contains data reported for Real Property from the Hennepin County PINS system as of February 21, 2020 and from the Vision CAMA system as of February 20, 2020. The data excludes value reported for State Assessed and personal property. The Taxable Market values listed below are preliminary estimates based on the tax program and application information as of the datacut dates listed previously. The Net Tax capacities reported below are based on the Tax Capacity rates determined by the Minnesota State Legislature during the 2018 and 2019 Legislative sessions.

| Jurisdiction / State Tax Classification | Estimated Market Value |                        |             | Net Tax Capacity     |                      |             |
|-----------------------------------------|------------------------|------------------------|-------------|----------------------|----------------------|-------------|
|                                         | 2019                   | 2020                   | Change      | 2019                 | 2020                 | Change      |
| <b>All Hennepin County</b>              | <b>186,503,321,200</b> | <b>196,305,475,900</b> | <b>5.4%</b> | <b>2,266,293,499</b> | <b>2,396,864,591</b> | <b>6.0%</b> |
| 1A Residential Homestead                | 106,813,341,800        | 110,387,882,000        | 3.3%        | 1,061,672,375        | 1,099,881,259        | 3.6%        |
| 1B Residential Blind / Disabled         | 338,614,600            | 350,151,800            | 3.4%        | 2,876,988            | 3,000,697            | 4.3%        |
| 1D Seasonal Worker Housing              | N/A                    | 5,000                  | N/A         | N/A                  | 50                   | N/A         |
| 2A Agricultural                         | 617,600,800            | 661,234,500            | 7.1%        | 5,205,148            | 5,596,765            | 7.5%        |
| 2B Rural Vacant Land                    | 112,943,900            | 107,562,800            | -4.8%       | 1,059,064            | 1,010,613            | -4.6%       |
| 2C Managed Forest                       | N/A                    | 267,000                | N/A         | N/A                  | 1,736                | N/A         |
| 3A Commercial / Industrial              | 35,634,382,600         | 38,245,475,000         | 7.3%        | 705,196,581          | 756,486,480          | 7.3%        |
| 4A Apartment                            | 19,541,914,700         | 21,944,673,600         | 12.3%       | 244,274,713          | 274,309,275          | 12.3%       |
| 4B Residential Miscellaneous            | 3,283,110,000          | 3,493,046,900          | 6.4%        | 41,040,876           | 43,665,150           | 6.4%        |
| 4BB Residential Non-Homestead           | 16,696,803,400         | 17,694,051,400         | 6.0%        | 174,382,105          | 185,286,706          | 6.3%        |
| 4C Seasonal / Special Class             | 1,286,553,500          | 1,316,931,000          | 2.4%        | 14,508,657           | 14,940,737           | 3.0%        |
| 4D Low-Income Rental                    | 2,178,055,900          | 2,330,830,300          | 7.0%        | 16,076,992           | 17,217,831           | 7.1%        |
| <b>Suburban</b>                         | <b>131,010,176,400</b> | <b>137,761,941,400</b> | <b>5.2%</b> | <b>1,572,913,731</b> | <b>1,661,800,564</b> | <b>5.7%</b> |
| 1A Residential Homestead                | 81,879,800,200         | 84,479,535,600         | 3.2%        | 815,429,244          | 844,015,377          | 3.5%        |
| 1B Residential Blind / Disabled         | 227,880,200            | 237,231,700            | 4.1%        | 1,948,558            | 2,045,164            | 5.0%        |
| 1D Seasonal Worker Housing              | N/A                    | 5,000                  | N/A         | N/A                  | 50                   | N/A         |
| 2A Agricultural                         | 616,073,200            | 659,705,400            | 7.1%        | 5,189,872            | 5,581,474            | 7.5%        |
| 2B Rural Vacant Land                    | 112,943,900            | 107,562,800            | -4.8%       | 1,059,064            | 1,010,613            | -4.6%       |
| 2C Managed Forest                       | N/A                    | 267,000                | N/A         | N/A                  | 1,736                | N/A         |
| 3A Commercial / Industrial              | 23,959,760,900         | 25,425,326,800         | 6.1%        | 473,976,893          | 503,187,835          | 6.2%        |
| 4A Apartment                            | 10,344,856,300         | 11,673,750,900         | 12.8%       | 129,311,056          | 145,922,260          | 12.8%       |
| 4B Residential Miscellaneous            | 1,151,543,700          | 1,210,585,700          | 5.1%        | 14,395,294           | 15,133,383           | 5.1%        |
| 4BB Residential Non-Homestead           | 10,539,664,500         | 11,664,116,100         | 10.7%       | 110,789,066          | 122,964,613          | 11.0%       |
| 4C Seasonal / Special Class             | 1,228,427,700          | 1,258,821,700          | 2.5%        | 13,841,910           | 14,267,638           | 3.1%        |
| 4D Low-Income Rental                    | 949,225,800            | 1,045,032,700          | 10.1%       | 6,972,774            | 7,670,421            | 10.0%       |
| <b>Minneapolis</b>                      | <b>55,493,144,800</b>  | <b>58,543,534,500</b>  | <b>5.9%</b> | <b>693,379,768</b>   | <b>739,596,735</b>   | <b>6.7%</b> |
| 1A Residential Homestead                | 24,933,541,600         | 25,908,346,400         | 3.9%        | 246,243,131          | 255,865,882          | 3.9%        |
| 1B Residential Blind / Disabled         | 110,734,400            | 112,920,100            | 2.0%        | 928,430              | 955,533              | 2.9%        |
| 2A Agricultural                         | 1,527,600              | 1,529,100              | 0.1%        | 15,276               | 15,291               | 0.1%        |
| 3A Commercial / Industrial              | 11,674,621,700         | 12,820,148,200         | 9.8%        | 231,219,688          | 253,298,645          | 9.5%        |
| 4A Apartment                            | 9,197,058,400          | 10,270,922,700         | 11.7%       | 114,963,657          | 128,387,015          | 11.7%       |
| 4B Residential Miscellaneous            | 2,131,566,300          | 2,282,461,200          | 7.1%        | 26,645,582           | 28,531,767           | 7.1%        |
| 4BB Residential Non-Homestead           | 6,157,138,900          | 6,029,935,300          | -2.1%       | 63,593,039           | 62,322,093           | -2.0%       |
| 4C Seasonal / Special Class             | 58,125,800             | 58,109,300             | 0.0%        | 666,747              | 673,099              | 1.0%        |
| 4D Low-Income Rental                    | 1,228,830,100          | 1,285,797,600          | 4.6%        | 9,104,218            | 9,547,410            | 4.9%        |
| <b>Bloomington</b>                      | <b>14,278,510,500</b>  | <b>14,669,285,600</b>  | <b>2.7%</b> | <b>190,075,394</b>   | <b>196,022,640</b>   | <b>3.1%</b> |
| 1A Residential Homestead                | 7,157,589,200          | 7,194,545,400          | 0.5%        | 68,642,971           | 69,009,694           | 0.5%        |
| 1B Residential Blind / Disabled         | 21,473,700             | 22,100,900             | 2.9%        | 183,133              | 189,858              | 3.7%        |
| 2A Agricultural                         | 400,100                | 606,900                | 51.7%       | 4,001                | 5,055                | 26.3%       |
| 2B Rural Vacant Land                    | 50,500                 | 50,500                 | 0.0%        | 505                  | 505                  | 0.0%        |
| 3A Commercial / Industrial              | 4,748,085,800          | 4,921,369,400          | 3.6%        | 94,421,130           | 97,891,635           | 3.7%        |
| 4A Apartment                            | 1,372,597,400          | 1,507,213,100          | 9.8%        | 17,157,525           | 18,840,244           | 9.8%        |
| 4B Residential Miscellaneous            | 63,849,300             | 64,479,400             | 1.0%        | 798,148              | 806,024              | 1.0%        |
| 4BB Residential Non-Homestead           | 727,546,100            | 763,682,600            | 5.0%        | 7,326,694            | 7,682,280            | 4.9%        |
| 4C Seasonal / Special Class             | 52,789,400             | 49,676,400             | -5.9%       | 536,713              | 505,632              | -5.8%       |
| 4D Low-Income Rental                    | 134,129,000            | 145,561,000            | 8.5%        | 1,004,574            | 1,091,713            | 8.7%        |

| Jurisdiction / State Tax Classification | Estimated Market Value |                      |              | Net Tax Capacity  |                   |              |
|-----------------------------------------|------------------------|----------------------|--------------|-------------------|-------------------|--------------|
|                                         | 2019                   | 2020                 | Change       | 2019              | 2020              | Change       |
| <b>Brooklyn Center</b>                  | <b>2,433,349,400</b>   | <b>2,590,228,400</b> | <b>6.4%</b>  | <b>28,497,253</b> | <b>30,496,395</b> | <b>7.0%</b>  |
| 1A Residential Homestead                | 1,376,489,600          | 1,439,687,000        | 4.6%         | 12,331,674        | 13,033,397        | 5.7%         |
| 1B Residential Blind / Disabled         | 13,873,000             | 13,994,000           | 0.9%         | 106,054           | 108,768           | 2.6%         |
| 3A Commercial / Industrial              | 526,447,000            | 571,363,400          | 8.5%         | 10,338,171        | 11,160,903        | 8.0%         |
| 4A Apartment                            | 262,139,400            | 272,008,000          | 3.8%         | 3,276,769         | 3,400,121         | 3.8%         |
| 4B Residential Miscellaneous            | 9,390,000              | 11,781,000           | 25.5%        | 117,390           | 147,278           | 25.5%        |
| 4BB Residential Non-Homestead           | 194,625,400            | 212,703,000          | 9.3%         | 1,946,254         | 2,127,448         | 9.3%         |
| 4C Seasonal / Special Class             | 1,220,000              | 1,315,000            | 7.8%         | 12,200            | 13,150            | 7.8%         |
| 4D Low-Income Rental                    | 49,165,000             | 67,377,000           | 37.0%        | 368,741           | 505,330           | 37.0%        |
| <b>Brooklyn Park</b>                    | <b>7,877,537,500</b>   | <b>8,365,426,300</b> | <b>6.2%</b>  | <b>91,201,410</b> | <b>97,347,243</b> | <b>6.7%</b>  |
| 1A Residential Homestead                | 5,184,010,900          | 5,459,923,100        | 5.3%         | 48,642,736        | 51,553,932        | 6.0%         |
| 1B Residential Blind / Disabled         | 23,845,800             | 27,288,500           | 14.4%        | 194,256           | 225,358           | 16.0%        |
| 2A Agricultural                         | 14,222,300             | 24,737,500           | 73.9%        | 141,963           | 247,375           | 74.3%        |
| 2B Rural Vacant Land                    | 12,979,000             | 15,546,500           | 19.8%        | 129,790           | 155,465           | 19.8%        |
| 3A Commercial / Industrial              | 1,457,010,400          | 1,554,543,000        | 6.7%         | 28,809,326        | 30,758,538        | 6.8%         |
| 4A Apartment                            | 558,859,300            | 616,082,200          | 10.2%        | 6,985,760         | 7,701,041         | 10.2%        |
| 4B Residential Miscellaneous            | 68,467,300             | 73,763,300           | 7.7%         | 855,886           | 922,089           | 7.7%         |
| 4BB Residential Non-Homestead           | 492,211,800            | 522,703,100          | 6.2%         | 4,924,853         | 5,229,878         | 6.2%         |
| 4C Seasonal / Special Class             | 8,942,700              | 8,884,100            | -0.7%        | 89,427            | 88,902            | -0.6%        |
| 4D Low-Income Rental                    | 56,988,000             | 61,955,000           | 8.7%         | 427,413           | 464,665           | 8.7%         |
| <b>Champlin</b>                         | <b>2,556,520,800</b>   | <b>2,679,376,800</b> | <b>4.8%</b>  | <b>26,724,221</b> | <b>28,161,995</b> | <b>5.4%</b>  |
| 1A Residential Homestead                | 2,063,568,100          | 2,124,483,700        | 3.0%         | 19,654,208        | 20,305,317        | 3.3%         |
| 1B Residential Blind / Disabled         | 6,575,000              | 6,604,000            | 0.4%         | 54,325            | 54,851            | 1.0%         |
| 2A Agricultural                         | 883,600                | 635,600              | -28.1%       | 7,577             | 5,154             | -32.0%       |
| 2B Rural Vacant Land                    | N/A                    | 0                    | N/A          | N/A               | 0                 | N/A          |
| 3A Commercial / Industrial              | 213,638,000            | 227,966,000          | 6.7%         | 4,187,570         | 4,473,470         | 6.8%         |
| 4A Apartment                            | 52,280,000             | 52,842,000           | 1.1%         | 653,505           | 660,528           | 1.1%         |
| 4B Residential Miscellaneous            | 29,104,500             | 48,059,500           | 65.1%        | 363,829           | 600,768           | 65.1%        |
| 4BB Residential Non-Homestead           | 125,543,600            | 148,524,000          | 18.3%        | 1,265,230         | 1,504,878         | 18.9%        |
| 4C Seasonal / Special Class             | 19,939,000             | 17,680,000           | -11.3%       | 200,558           | 178,163           | -11.2%       |
| 4D Low-Income Rental                    | 44,989,000             | 52,582,000           | 16.9%        | 337,419           | 378,866           | 12.3%        |
| <b>Chanhassen</b>                       | <b>82,104,000</b>      | <b>85,184,000</b>    | <b>3.8%</b>  | <b>1,633,508</b>  | <b>1,695,108</b>  | <b>3.8%</b>  |
| 1A Residential Homestead                | 23,000                 | 23,000               | 0.0%         | 138               | 138               | 0.0%         |
| 3A Commercial / Industrial              | 82,081,000             | 85,161,000           | 3.8%         | 1,633,370         | 1,694,970         | 3.8%         |
| <b>Corcoran</b>                         | <b>953,002,000</b>     | <b>1,084,118,200</b> | <b>13.8%</b> | <b>9,695,208</b>  | <b>11,099,466</b> | <b>14.5%</b> |
| 1A Residential Homestead                | 650,121,400            | 709,075,000          | 9.1%         | 6,470,506         | 7,080,563         | 9.4%         |
| 1B Residential Blind / Disabled         | 1,513,000              | 1,571,000            | 3.8%         | 12,882            | 13,514            | 4.9%         |
| 2A Agricultural                         | 125,370,500            | 140,509,500          | 12.1%        | 979,492           | 1,100,150         | 12.3%        |
| 2B Rural Vacant Land                    | 4,963,300              | 6,383,900            | 28.6%        | 38,058            | 48,145            | 26.5%        |
| 3A Commercial / Industrial              | 44,201,200             | 49,547,000           | 12.1%        | 831,178           | 938,650           | 12.9%        |
| 4B Residential Miscellaneous            | 28,444,000             | 45,973,800           | 61.6%        | 355,606           | 574,766           | 61.6%        |
| 4BB Residential Non-Homestead           | 89,553,600             | 121,682,000          | 35.9%        | 914,068           | 1,245,173         | 36.2%        |
| 4C Seasonal / Special Class             | 8,835,000              | 9,376,000            | 6.1%         | 93,418            | 98,505            | 5.4%         |

| Jurisdiction / State Tax Classification | Estimated Market Value |                       |              | Net Tax Capacity   |                    |              |
|-----------------------------------------|------------------------|-----------------------|--------------|--------------------|--------------------|--------------|
|                                         | 2019                   | 2020                  | Change       | 2019               | 2020               | Change       |
| <b>Crystal</b>                          | <b>2,102,842,100</b>   | <b>2,193,450,800</b>  | <b>4.3%</b>  | <b>22,032,951</b>  | <b>23,229,532</b>  | <b>5.4%</b>  |
| 1A Residential Homestead                | 1,531,484,200          | 1,577,142,000         | 3.0%         | 14,049,866         | 14,535,510         | 3.5%         |
| 1B Residential Blind / Disabled         | 9,154,000              | 9,323,000             | 1.8%         | 72,862             | 74,706             | 2.5%         |
| 3A Commercial / Industrial              | 199,584,100            | 220,642,100           | 10.6%        | 3,886,197          | 4,305,767          | 10.8%        |
| 4A Apartment                            | 180,741,000            | 199,068,000           | 10.1%        | 2,259,279          | 2,488,364          | 10.1%        |
| 4B Residential Miscellaneous            | 11,654,800             | 14,146,700            | 21.4%        | 145,701            | 176,849            | 21.4%        |
| 4BB Residential Non-Homestead           | 140,060,000            | 141,518,000           | 1.0%         | 1,400,600          | 1,415,180          | 1.0%         |
| 4C Seasonal / Special Class             | 2,878,000              | 2,797,000             | -2.8%        | 28,780             | 29,530             | 2.6%         |
| 4D Low-Income Rental                    | 27,286,000             | 28,814,000            | 5.6%         | 189,666            | 203,626            | 7.4%         |
| <b>Dayton</b>                           | <b>873,169,600</b>     | <b>1,019,680,900</b>  | <b>16.8%</b> | <b>9,392,515</b>   | <b>11,045,986</b>  | <b>17.6%</b> |
| 1A Residential Homestead                | 598,149,500            | 655,942,100           | 9.7%         | 5,833,251          | 6,413,567          | 9.9%         |
| 1B Residential Blind / Disabled         | 1,751,000              | 1,771,000             | 1.1%         | 13,671             | 13,896             | 1.6%         |
| 2A Agricultural                         | 70,943,000             | 73,245,100            | 3.2%         | 594,672            | 606,475            | 2.0%         |
| 2B Rural Vacant Land                    | 2,902,500              | 2,678,200             | -7.7%        | 28,051             | 25,769             | -8.1%        |
| 3A Commercial / Industrial              | 91,426,500             | 108,925,500           | 19.1%        | 1,776,804          | 2,124,628          | 19.6%        |
| 4A Apartment                            | 344,000                | 363,000               | 5.5%         | 4,301              | 4,538              | 5.5%         |
| 4B Residential Miscellaneous            | 20,331,700             | 26,412,000            | 29.9%        | 254,190            | 330,187            | 29.9%        |
| 4BB Residential Non-Homestead           | 63,402,400             | 123,608,000           | 95.0%        | 639,413            | 1,243,671          | 94.5%        |
| 4C Seasonal / Special Class             | 17,516,000             | 19,974,000            | 14.0%        | 200,139            | 232,540            | 16.2%        |
| 4D Low-Income Rental                    | 6,403,000              | 6,762,000             | 5.6%         | 48,023             | 50,715             | 5.6%         |
| <b>Deephaven</b>                        | <b>1,375,823,000</b>   | <b>1,439,119,100</b>  | <b>4.6%</b>  | <b>15,699,687</b>  | <b>16,483,025</b>  | <b>5.0%</b>  |
| 1A Residential Homestead                | 1,065,826,600          | 1,113,073,900         | 4.4%         | 11,849,982         | 12,432,144         | 4.9%         |
| 3A Commercial / Industrial              | 25,454,000             | 25,824,000            | 1.5%         | 491,655            | 499,805            | 1.7%         |
| 4A Apartment                            | 13,937,000             | 14,933,000            | 7.1%         | 174,213            | 186,663            | 7.1%         |
| 4B Residential Miscellaneous            | 7,028,400              | 7,894,200             | 12.3%        | 87,862             | 98,685             | 12.3%        |
| 4BB Residential Non-Homestead           | 153,531,000            | 161,990,000           | 5.5%         | 1,774,141          | 1,877,498          | 5.8%         |
| 4C Seasonal / Special Class             | 110,046,000            | 115,404,000           | 4.9%         | 1,321,834          | 1,388,230          | 5.0%         |
| <b>Eden Prairie</b>                     | <b>11,010,362,400</b>  | <b>11,335,120,100</b> | <b>2.9%</b>  | <b>134,078,035</b> | <b>138,909,349</b> | <b>3.6%</b>  |
| 1A Residential Homestead                | 6,966,307,500          | 7,013,195,900         | 0.7%         | 69,821,531         | 70,292,604         | 0.7%         |
| 1B Residential Blind / Disabled         | 9,472,600              | 9,819,200             | 3.7%         | 86,555             | 90,337             | 4.4%         |
| 1D Seasonal Worker Housing              | N/A                    | 5,000                 | N/A          | N/A                | 50                 | N/A          |
| 2A Agricultural                         | 3,223,000              | 3,184,800             | -1.2%        | 26,337             | 26,095             | -0.9%        |
| 2B Rural Vacant Land                    | 2,575,300              | 2,630,200             | 2.1%         | 24,878             | 25,427             | 2.2%         |
| 3A Commercial / Industrial              | 2,178,014,900          | 2,306,986,000         | 5.9%         | 43,197,291         | 45,771,402         | 6.0%         |
| 4A Apartment                            | 868,640,500            | 988,168,200           | 13.8%        | 10,858,016         | 12,352,113         | 13.8%        |
| 4B Residential Miscellaneous            | 48,608,000             | 52,177,400            | 7.3%         | 607,628            | 652,262            | 7.3%         |
| 4BB Residential Non-Homestead           | 858,986,900            | 876,879,800           | 2.1%         | 8,846,430          | 9,034,825          | 2.1%         |
| 4C Seasonal / Special Class             | 17,857,100             | 17,363,600            | -2.8%        | 200,644            | 195,630            | -2.5%        |
| 4D Low-Income Rental                    | 56,676,600             | 64,710,000            | 14.2%        | 408,725            | 468,604            | 14.7%        |
| <b>Edina</b>                            | <b>12,857,289,300</b>  | <b>13,309,723,700</b> | <b>3.5%</b>  | <b>157,370,055</b> | <b>163,850,929</b> | <b>4.1%</b>  |
| 1A Residential Homestead                | 8,376,433,000          | 8,332,996,000         | -0.5%        | 88,475,323         | 88,118,904         | -0.4%        |
| 1B Residential Blind / Disabled         | 24,571,600             | 24,511,200            | -0.2%        | 233,811            | 233,677            | -0.1%        |
| 3A Commercial / Industrial              | 2,073,449,200          | 2,203,788,200         | 6.3%         | 41,213,561         | 43,820,711         | 6.3%         |
| 4A Apartment                            | 973,534,200            | 1,143,584,000         | 17.5%        | 12,169,190         | 14,294,813         | 17.5%        |
| 4B Residential Miscellaneous            | 84,904,500             | 88,141,900            | 3.8%         | 1,061,337          | 1,101,810          | 3.8%         |
| 4BB Residential Non-Homestead           | 1,260,611,000          | 1,450,102,400         | 15.0%        | 13,762,938         | 15,803,243         | 14.8%        |
| 4C Seasonal / Special Class             | 717,000                | 741,200               | 3.4%         | 7,170              | 7,412              | 3.4%         |
| 4D Low-Income Rental                    | 63,068,800             | 65,858,800            | 4.4%         | 446,725            | 470,359            | 5.3%         |



| Jurisdiction / State Tax Classification | Estimated Market Value |                      |              | Net Tax Capacity  |                   |              |
|-----------------------------------------|------------------------|----------------------|--------------|-------------------|-------------------|--------------|
|                                         | 2019                   | 2020                 | Change       | 2019              | 2020              | Change       |
| <b>Excelsior</b>                        | <b>544,168,300</b>     | <b>608,003,300</b>   | <b>11.7%</b> | <b>6,845,636</b>  | <b>7,692,939</b>  | <b>12.4%</b> |
| 1A Residential Homestead                | 279,198,600            | 294,332,600          | 5.4%         | 2,979,353         | 3,161,496         | 6.1%         |
| 3A Commercial / Industrial              | 107,772,500            | 114,716,000          | 6.4%         | 2,083,838         | 2,223,443         | 6.7%         |
| 4A Apartment                            | 49,644,000             | 78,749,000           | 58.6%        | 620,557           | 984,366           | 58.6%        |
| 4B Residential Miscellaneous            | 9,418,200              | 9,036,700            | -4.1%        | 117,734           | 112,966           | -4.0%        |
| 4BB Residential Non-Homestead           | 63,608,000             | 77,741,000           | 22.2%        | 684,898           | 841,155           | 22.8%        |
| 4C Seasonal / Special Class             | 29,226,000             | 33,428,000           | 14.4%        | 319,498           | 369,513           | 15.7%        |
| 4D Low-Income Rental                    | 5,301,000              | N/A                  | N/A          | 39,758            | N/A               | N/A          |
| <b>Golden Valley</b>                    | <b>4,142,713,000</b>   | <b>4,365,325,600</b> | <b>5.4%</b>  | <b>52,248,031</b> | <b>55,518,378</b> | <b>6.3%</b>  |
| 1A Residential Homestead                | 2,434,582,300          | 2,506,540,100        | 3.0%         | 24,011,685        | 24,789,834        | 3.2%         |
| 1B Residential Blind / Disabled         | 5,583,000              | 5,094,000            | -8.8%        | 45,616            | 41,724            | -8.5%        |
| 3A Commercial / Industrial              | 1,050,803,100          | 1,134,069,100        | 7.9%         | 20,760,907        | 22,420,302        | 8.0%         |
| 4A Apartment                            | 370,281,200            | 437,269,200          | 18.1%        | 4,628,523         | 5,465,871         | 18.1%        |
| 4B Residential Miscellaneous            | 22,204,500             | 21,246,200           | -4.3%        | 277,580           | 265,597           | -4.3%        |
| 4BB Residential Non-Homestead           | 178,231,900            | 180,273,000          | 1.1%         | 1,832,515         | 1,853,450         | 1.1%         |
| 4C Seasonal / Special Class             | 32,527,000             | 29,121,000           | -10.5%       | 335,888           | 301,839           | -10.1%       |
| 4D Low-Income Rental                    | 48,500,000             | 51,713,000           | 6.6%         | 355,317           | 379,761           | 6.9%         |
| <b>Greenfield</b>                       | <b>497,786,500</b>     | <b>527,552,100</b>   | <b>6.0%</b>  | <b>5,170,784</b>  | <b>5,519,460</b>  | <b>6.7%</b>  |
| 1A Residential Homestead                | 359,274,500            | 378,875,200          | 5.5%         | 3,607,134         | 3,824,447         | 6.0%         |
| 1B Residential Blind / Disabled         | 1,133,000              | 1,526,000            | 34.7%        | 9,114             | 12,751            | 39.9%        |
| 2A Agricultural                         | 55,248,400             | 57,854,100           | 4.7%         | 428,105           | 463,945           | 8.4%         |
| 2B Rural Vacant Land                    | 3,240,900              | 3,593,500            | 10.9%        | 25,386            | 29,873            | 17.7%        |
| 3A Commercial / Industrial              | 29,898,100             | 31,409,400           | 5.1%         | 572,603           | 602,468           | 5.2%         |
| 4B Residential Miscellaneous            | 10,367,500             | 9,199,900            | -11.3%       | 129,633           | 115,019           | -11.3%       |
| 4BB Residential Non-Homestead           | 29,505,100             | 36,277,000           | 23.0%        | 304,647           | 379,223           | 24.5%        |
| 4C Seasonal / Special Class             | 9,119,000              | 8,817,000            | -3.3%        | 94,162            | 91,734            | -2.6%        |
| <b>Greenwood</b>                        | <b>381,871,500</b>     | <b>401,217,000</b>   | <b>5.1%</b>  | <b>4,470,769</b>  | <b>4,730,422</b>  | <b>5.8%</b>  |
| 1A Residential Homestead                | 249,208,500            | 250,444,000          | 0.5%         | 2,823,172         | 2,851,996         | 1.0%         |
| 3A Commercial / Industrial              | 10,931,000             | 13,309,000           | 21.8%        | 211,375           | 258,920           | 22.5%        |
| 4A Apartment                            | 1,970,000              | 2,097,000            | 6.4%         | 24,625            | 26,213            | 6.4%         |
| 4B Residential Miscellaneous            | 3,360,000              | 3,393,000            | 1.0%         | 42,004            | 42,416            | 1.0%         |
| 4BB Residential Non-Homestead           | 74,191,000             | 86,078,000           | 16.0%        | 874,295           | 1,011,998         | 15.8%        |
| 4C Seasonal / Special Class             | 42,211,000             | 45,896,000           | 8.7%         | 495,298           | 538,879           | 8.8%         |
| <b>Hanover</b>                          | <b>90,218,300</b>      | <b>89,712,800</b>    | <b>-0.6%</b> | <b>898,616</b>    | <b>894,510</b>    | <b>-0.5%</b> |
| 1A Residential Homestead                | 69,684,300             | 69,832,000           | 0.2%         | 691,224           | 692,343           | 0.2%         |
| 2A Agricultural                         | 5,534,300              | 5,713,100            | 3.2%         | 48,696            | 49,003            | 0.6%         |
| 2B Rural Vacant Land                    | 1,405,400              | 1,068,700            | -24.0%       | 11,042            | 9,318             | -15.6%       |
| 3A Commercial / Industrial              | 428,600                | 439,000              | 2.4%         | 6,794             | 7,055             | 3.8%         |
| 4A Apartment                            | 2,420,000              | 2,598,000            | 7.4%         | 30,250            | 32,475            | 7.4%         |
| 4B Residential Miscellaneous            | 692,000                | 471,000              | -31.9%       | 8,664             | 5,888             | -32.0%       |
| 4BB Residential Non-Homestead           | 7,641,700              | 7,701,000            | 0.8%         | 77,773            | 79,528            | 2.3%         |
| 4C Seasonal / Special Class             | 2,412,000              | 1,890,000            | -21.6%       | 24,173            | 18,900            | -21.8%       |



| Jurisdiction / State Tax Classification | Estimated Market Value |                       |             | Net Tax Capacity   |                    |              |
|-----------------------------------------|------------------------|-----------------------|-------------|--------------------|--------------------|--------------|
|                                         | 2019                   | 2020                  | Change      | 2019               | 2020               | Change       |
| <b>Hopkins</b>                          | <b>2,211,048,000</b>   | <b>2,345,408,300</b>  | <b>6.1%</b> | <b>28,021,705</b>  | <b>29,959,934</b>  | <b>6.9%</b>  |
| 1A Residential Homestead                | 937,116,000            | 971,408,300           | 3.7%        | 9,022,454          | 9,414,952          | 4.4%         |
| 1B Residential Blind / Disabled         | 3,293,000              | 3,489,000             | 6.0%        | 26,833             | 28,966             | 7.9%         |
| 3A Commercial / Industrial              | 508,599,000            | 555,545,000           | 9.2%        | 9,982,405          | 10,923,800         | 9.4%         |
| 4A Apartment                            | 534,973,000            | 560,915,000           | 4.8%        | 6,687,188          | 7,011,459          | 4.8%         |
| 4B Residential Miscellaneous            | 44,381,000             | 48,283,000            | 8.8%        | 554,802            | 603,575            | 8.8%         |
| 4BB Residential Non-Homestead           | 140,215,000            | 161,534,000           | 15.2%       | 1,412,002          | 1,627,434          | 15.3%        |
| 4C Seasonal / Special Class             | 6,663,000              | 6,817,000             | 2.3%        | 72,290             | 74,364             | 2.9%         |
| 4D Low-Income Rental                    | 35,808,000             | 37,417,000            | 4.5%        | 263,731            | 275,384            | 4.4%         |
| <b>Independence</b>                     | <b>739,956,300</b>     | <b>785,476,500</b>    | <b>6.2%</b> | <b>7,530,529</b>   | <b>8,063,371</b>   | <b>7.1%</b>  |
| 1A Residential Homestead                | 519,323,300            | 543,394,200           | 4.6%        | 5,319,453          | 5,602,859          | 5.3%         |
| 1B Residential Blind / Disabled         | 1,765,000              | 1,855,000             | 5.1%        | 16,720             | 17,779             | 6.3%         |
| 2A Agricultural                         | 109,452,800            | 115,371,600           | 5.4%        | 911,680            | 970,554            | 6.5%         |
| 2B Rural Vacant Land                    | 10,720,900             | 9,381,100             | -12.5%      | 86,611             | 80,522             | -7.0%        |
| 2C Managed Forest                       | N/A                    | 267,000               | N/A         | N/A                | 1,736              | N/A          |
| 3A Commercial / Industrial              | 16,827,600             | 18,013,300            | 7.0%        | 317,883            | 340,260            | 7.0%         |
| 4B Residential Miscellaneous            | 7,397,100              | 10,650,300            | 44.0%       | 92,477             | 133,142            | 44.0%        |
| 4BB Residential Non-Homestead           | 59,822,800             | 71,899,000            | 20.2%       | 629,966            | 760,682            | 20.7%        |
| 4C Seasonal / Special Class             | 14,646,800             | 14,645,000            | 0.0%        | 155,739            | 155,837            | 0.1%         |
| <b>Long Lake</b>                        | <b>275,389,200</b>     | <b>301,572,400</b>    | <b>9.5%</b> | <b>3,371,388</b>   | <b>3,773,055</b>   | <b>11.9%</b> |
| 1A Residential Homestead                | 168,832,000            | 179,566,400           | 6.4%        | 1,662,011          | 1,781,068          | 7.2%         |
| 2B Rural Vacant Land                    | N/A                    | 0                     | N/A         | N/A                | 0                  | N/A          |
| 3A Commercial / Industrial              | 67,243,000             | 77,623,000            | 15.4%       | 1,291,915          | 1,498,375          | 16.0%        |
| 4A Apartment                            | 7,620,000              | 11,891,000            | 56.0%       | 95,253             | 148,644            | 56.1%        |
| 4B Residential Miscellaneous            | 3,793,200              | 6,033,000             | 59.0%       | 47,420             | 75,419             | 59.0%        |
| 4BB Residential Non-Homestead           | 22,738,000             | 24,771,000            | 8.9%        | 231,398            | 252,559            | 9.1%         |
| 4C Seasonal / Special Class             | 1,867,000              | 1,688,000             | -9.6%       | 18,670             | 16,990             | -9.0%        |
| 4D Low-Income Rental                    | 3,296,000              | N/A                   | N/A         | 24,721             | N/A                | N/A          |
| <b>Loretto</b>                          | <b>72,844,600</b>      | <b>75,173,800</b>     | <b>3.2%</b> | <b>812,897</b>     | <b>841,762</b>     | <b>3.6%</b>  |
| 1A Residential Homestead                | 53,494,000             | 53,165,000            | -0.6%       | 502,125            | 497,727            | -0.9%        |
| 2A Agricultural                         | 248,700                | 234,000               | -5.9%       | 2,338              | 2,178              | -6.8%        |
| 3A Commercial / Industrial              | 13,306,000             | 13,972,000            | 5.0%        | 245,960            | 259,630            | 5.6%         |
| 4A Apartment                            | 1,979,100              | 2,068,000             | 4.5%        | 24,740             | 25,851             | 4.5%         |
| 4B Residential Miscellaneous            | 524,500                | 339,800               | -35.2%      | 6,557              | 4,248              | -35.2%       |
| 4BB Residential Non-Homestead           | 2,075,900              | 4,112,000             | 98.1%       | 20,759             | 41,120             | 98.1%        |
| 4C Seasonal / Special Class             | 518,000                | 554,000               | 6.9%        | 5,180              | 5,540              | 6.9%         |
| 4D Low-Income Rental                    | 698,400                | 729,000               | 4.4%        | 5,238              | 5,468              | 4.4%         |
| <b>Maple Grove</b>                      | <b>10,049,369,800</b>  | <b>10,607,750,800</b> | <b>5.6%</b> | <b>116,250,934</b> | <b>123,457,654</b> | <b>6.2%</b>  |
| 1A Residential Homestead                | 7,062,234,700          | 7,360,289,400         | 4.2%        | 69,028,542         | 72,118,628         | 4.5%         |
| 1B Residential Blind / Disabled         | 15,658,000             | 18,353,800            | 17.2%       | 135,410            | 160,162            | 18.3%        |
| 2A Agricultural                         | 24,245,000             | 24,021,700            | -0.9%       | 230,099            | 228,701            | -0.6%        |
| 2B Rural Vacant Land                    | 7,651,500              | 8,013,000             | 4.7%        | 76,211             | 79,846             | 4.8%         |
| 3A Commercial / Industrial              | 1,677,041,000          | 1,813,802,900         | 8.2%        | 33,175,840         | 35,896,154         | 8.2%         |
| 4A Apartment                            | 372,651,600            | 432,979,800           | 16.2%       | 4,658,145          | 5,412,250          | 16.2%        |
| 4B Residential Miscellaneous            | 40,741,100             | 51,628,200            | 26.7%       | 509,293            | 645,377            | 26.7%        |
| 4BB Residential Non-Homestead           | 739,795,200            | 789,765,900           | 6.8%        | 7,447,222          | 7,943,990          | 6.7%         |
| 4C Seasonal / Special Class             | 63,611,000             | 59,149,900            | -7.0%       | 650,053            | 604,079            | -7.1%        |
| 4D Low-Income Rental                    | 45,740,700             | 49,746,200            | 8.8%        | 340,119            | 368,467            | 8.3%         |

| Jurisdiction / State Tax Classification | Estimated Market Value |                       |             | Net Tax Capacity   |                    |             |
|-----------------------------------------|------------------------|-----------------------|-------------|--------------------|--------------------|-------------|
|                                         | 2019                   | 2020                  | Change      | 2019               | 2020               | Change      |
| <b>Maple Plain</b>                      | <b>201,852,400</b>     | <b>214,937,800</b>    | <b>6.5%</b> | <b>2,480,142</b>   | <b>2,659,948</b>   | <b>7.2%</b> |
| 1A Residential Homestead                | 115,469,000            | 119,088,000           | 3.1%        | 1,080,723          | 1,119,732          | 3.6%        |
| 1B Residential Blind / Disabled         | 706,000                | 732,000               | 3.7%        | 5,753              | 6,036              | 4.9%        |
| 2B Rural Vacant Land                    | 115,200                | 184,600               | 60.2%       | 1,152              | 1,846              | 60.2%       |
| 3A Commercial / Industrial              | 54,744,000             | 58,994,000            | 7.8%        | 1,046,170          | 1,130,265          | 8.0%        |
| 4A Apartment                            | 14,216,000             | 16,937,000            | 19.1%       | 177,702            | 211,715            | 19.1%       |
| 4B Residential Miscellaneous            | 3,238,200              | 2,536,200             | -21.7%      | 40,482             | 31,709             | -21.7%      |
| 4BB Residential Non-Homestead           | 11,172,000             | 14,060,000            | 25.9%       | 111,720            | 140,600            | 25.9%       |
| 4D Low-Income Rental                    | 2,192,000              | 2,406,000             | 9.8%        | 16,440             | 18,045             | 9.8%        |
| <b>Medicine Lake</b>                    | <b>95,449,000</b>      | <b>99,356,000</b>     | <b>4.1%</b> | <b>1,067,015</b>   | <b>1,115,843</b>   | <b>4.6%</b> |
| 1A Residential Homestead                | 74,994,000             | 77,975,000            | 4.0%        | 809,866            | 845,900            | 4.4%        |
| 1B Residential Blind / Disabled         | 631,000                | 635,000               | 0.6%        | 6,501              | 6,551              | 0.8%        |
| 3A Commercial / Industrial              | 3,437,000              | 3,609,000             | 5.0%        | 67,240             | 70,680             | 5.1%        |
| 4A Apartment                            | 1,805,000              | 1,894,000             | 4.9%        | 22,563             | 23,676             | 4.9%        |
| 4B Residential Miscellaneous            | 2,053,000              | 2,508,000             | 22.2%       | 25,664             | 31,351             | 22.2%       |
| 4BB Residential Non-Homestead           | 11,196,000             | 11,364,000            | 1.5%        | 121,756            | 123,820            | 1.7%        |
| 4C Seasonal / Special Class             | 1,333,000              | 1,371,000             | 2.9%        | 13,425             | 13,865             | 3.3%        |
| <b>Medina</b>                           | <b>1,784,857,000</b>   | <b>1,863,575,100</b>  | <b>4.4%</b> | <b>20,447,509</b>  | <b>21,438,211</b>  | <b>4.8%</b> |
| 1A Residential Homestead                | 1,247,430,200          | 1,282,737,000         | 2.8%        | 13,352,553         | 13,753,700         | 3.0%        |
| 1B Residential Blind / Disabled         | 528,000                | 538,000               | 1.9%        | 5,075              | 5,200              | 2.5%        |
| 2A Agricultural                         | 76,173,300             | 74,731,800            | -1.9%       | 709,040            | 696,533            | -1.8%       |
| 2B Rural Vacant Land                    | 18,135,200             | 13,968,100            | -23.0%      | 170,668            | 131,977            | -22.7%      |
| 3A Commercial / Industrial              | 145,850,000            | 156,836,000           | 7.5%        | 2,821,920          | 3,041,605          | 7.8%        |
| 4A Apartment                            | 17,257,000             | 21,233,000            | 23.0%       | 215,717            | 265,413            | 23.0%       |
| 4B Residential Miscellaneous            | 44,764,100             | 44,609,400            | -0.3%       | 559,600            | 557,666            | -0.3%       |
| 4BB Residential Non-Homestead           | 207,695,600            | 238,228,800           | 14.7%       | 2,324,209          | 2,659,141          | 14.4%       |
| 4C Seasonal / Special Class             | 22,583,600             | 25,927,000            | 14.8%       | 258,177            | 293,935            | 13.9%       |
| 4D Low-Income Rental                    | 4,440,000              | 4,766,000             | 7.3%        | 30,550             | 33,041             | 8.2%        |
| <b>Minnetonka</b>                       | <b>10,189,699,300</b>  | <b>10,721,660,700</b> | <b>5.2%</b> | <b>124,205,770</b> | <b>131,191,872</b> | <b>5.6%</b> |
| 1A Residential Homestead                | 6,310,608,300          | 6,530,886,100         | 3.5%        | 63,408,622         | 65,880,005         | 3.9%        |
| 1B Residential Blind / Disabled         | 14,827,600             | 14,307,600            | -3.5%       | 137,012            | 133,703            | -2.4%       |
| 2A Agricultural                         | 789,000                | 1,058,100             | 34.1%       | 7,890              | 7,255              | -8.0%       |
| 2B Rural Vacant Land                    | 0                      | 0                     | N/A         | 0                  | 0                  | N/A         |
| 3A Commercial / Industrial              | 1,974,042,100          | 2,064,717,000         | 4.6%        | 39,136,790         | 40,949,778         | 4.6%        |
| 4A Apartment                            | 940,030,000            | 1,113,325,000         | 18.4%       | 11,750,390         | 13,916,579         | 18.4%       |
| 4B Residential Miscellaneous            | 47,276,100             | 53,128,500            | 12.4%       | 590,982            | 664,143            | 12.4%       |
| 4BB Residential Non-Homestead           | 797,521,200            | 836,276,300           | 4.9%        | 8,297,901          | 8,739,292          | 5.3%        |
| 4C Seasonal / Special Class             | 30,728,000             | 29,133,000            | -5.2%       | 337,411            | 322,327            | -4.5%       |
| 4D Low-Income Rental                    | 73,877,000             | 78,829,100            | 6.7%        | 538,772            | 578,790            | 7.4%        |
| <b>Minnetonka Beach</b>                 | <b>366,422,100</b>     | <b>398,718,100</b>    | <b>8.8%</b> | <b>4,333,970</b>   | <b>4,732,061</b>   | <b>9.2%</b> |
| 1A Residential Homestead                | 251,476,000            | 256,016,000           | 1.8%        | 2,924,848          | 2,990,664          | 2.3%        |
| 3A Commercial / Industrial              | 4,311,000              | 4,308,000             | -0.1%       | 85,470             | 85,410             | -0.1%       |
| 4B Residential Miscellaneous            | 6,475,100              | 7,675,100             | 18.5%       | 80,941             | 95,941             | 18.5%       |
| 4BB Residential Non-Homestead           | 86,002,000             | 112,433,000           | 30.7%       | 1,025,734          | 1,341,469          | 30.8%       |
| 4C Seasonal / Special Class             | 18,158,000             | 18,286,000            | 0.7%        | 216,977            | 218,577            | 0.7%        |

| Jurisdiction / State Tax Classification | Estimated Market Value |                      |             | Net Tax Capacity  |                   |              |
|-----------------------------------------|------------------------|----------------------|-------------|-------------------|-------------------|--------------|
|                                         | 2019                   | 2020                 | Change      | 2019              | 2020              | Change       |
| <b>Minnetrista</b>                      | <b>1,820,464,600</b>   | <b>1,946,300,300</b> | <b>6.9%</b> | <b>19,390,314</b> | <b>20,737,163</b> | <b>6.9%</b>  |
| 1A Residential Homestead                | 1,325,414,900          | 1,372,663,200        | 3.6%        | 13,963,786        | 14,489,958        | 3.8%         |
| 1B Residential Blind / Disabled         | 1,772,000              | 1,818,000            | 2.6%        | 16,914            | 17,433            | 3.1%         |
| 2A Agricultural                         | 60,116,500             | 63,189,600           | 5.1%        | 519,572           | 547,394           | 5.4%         |
| 2B Rural Vacant Land                    | 16,415,700             | 15,301,200           | -6.8%       | 159,400           | 144,071           | -9.6%        |
| 3A Commercial / Industrial              | 11,761,400             | 10,425,300           | -11.4%      | 216,911           | 192,771           | -11.1%       |
| 4B Residential Miscellaneous            | 56,413,700             | 50,215,000           | -11.0%      | 705,205           | 627,762           | -11.0%       |
| 4BB Residential Non-Homestead           | 294,874,400            | 374,028,000          | 26.8%       | 3,209,964         | 4,062,655         | 26.6%        |
| 4C Seasonal / Special Class             | 53,696,000             | 58,660,000           | 9.2%        | 598,562           | 655,119           | 9.4%         |
| <b>Mound</b>                            | <b>1,419,105,000</b>   | <b>1,559,090,200</b> | <b>9.9%</b> | <b>14,747,341</b> | <b>16,398,941</b> | <b>11.2%</b> |
| 1A Residential Homestead                | 1,065,574,600          | 1,155,992,600        | 8.5%        | 10,550,012        | 11,616,987        | 10.1%        |
| 1B Residential Blind / Disabled         | 2,366,000              | 2,336,000            | -1.3%       | 18,038            | 18,343            | 1.7%         |
| 3A Commercial / Industrial              | 50,646,000             | 53,321,000           | 5.3%        | 957,980           | 1,012,825         | 5.7%         |
| 4A Apartment                            | 34,089,000             | 36,546,000           | 7.2%        | 426,116           | 456,833           | 7.2%         |
| 4B Residential Miscellaneous            | 16,269,000             | 17,467,600           | 7.4%        | 203,387           | 218,378           | 7.4%         |
| 4BB Residential Non-Homestead           | 213,513,400            | 252,046,000          | 18.0%       | 2,229,992         | 2,661,004         | 19.3%        |
| 4C Seasonal / Special Class             | 27,439,000             | 31,486,000           | 14.7%       | 292,755           | 340,358           | 16.3%        |
| 4D Low-Income Rental                    | 9,208,000              | 9,895,000            | 7.5%        | 69,061            | 74,213            | 7.5%         |
| <b>New Hope</b>                         | <b>2,094,919,800</b>   | <b>2,242,273,200</b> | <b>7.0%</b> | <b>25,050,032</b> | <b>27,027,361</b> | <b>7.9%</b>  |
| 1A Residential Homestead                | 1,154,419,000          | 1,215,235,500        | 5.3%        | 10,709,800        | 11,362,006        | 6.1%         |
| 1B Residential Blind / Disabled         | 7,747,000              | 7,735,000            | -0.2%       | 60,487            | 61,654            | 1.9%         |
| 2B Rural Vacant Land                    | N/A                    | 0                    | N/A         | N/A               | 0                 | N/A          |
| 3A Commercial / Industrial              | 442,658,200            | 480,170,200          | 8.5%        | 8,715,299         | 9,465,719         | 8.6%         |
| 4A Apartment                            | 314,652,500            | 350,728,500          | 11.5%       | 3,933,179         | 4,384,142         | 11.5%        |
| 4B Residential Miscellaneous            | 8,934,100              | 9,967,000            | 11.6%       | 111,685           | 124,597           | 11.6%        |
| 4BB Residential Non-Homestead           | 92,762,000             | 100,498,000          | 8.3%        | 927,620           | 1,006,738         | 8.5%         |
| 4C Seasonal / Special Class             | 16,689,000             | 16,270,000           | -2.5%       | 166,890           | 162,700           | -2.5%        |
| 4D Low-Income Rental                    | 57,058,000             | 61,669,000           | 8.1%        | 425,072           | 459,805           | 8.2%         |
| <b>Orono</b>                            | <b>3,179,139,700</b>   | <b>3,430,168,900</b> | <b>7.9%</b> | <b>36,359,460</b> | <b>39,433,562</b> | <b>8.5%</b>  |
| 1A Residential Homestead                | 2,307,667,700          | 2,448,270,000        | 6.1%        | 25,776,260        | 27,485,745        | 6.6%         |
| 1B Residential Blind / Disabled         | 281,000                | 315,000              | 12.1%       | 1,768             | 2,139             | 21.0%        |
| 2A Agricultural                         | 7,434,700              | 5,484,800            | -26.2%      | 76,933            | 53,055            | -31.0%       |
| 2B Rural Vacant Land                    | 21,928,700             | 23,296,400           | 6.2%        | 219,287           | 232,964           | 6.2%         |
| 3A Commercial / Industrial              | 61,847,300             | 68,243,100           | 10.3%       | 1,199,476         | 1,325,617         | 10.5%        |
| 4A Apartment                            | 15,366,000             | 16,410,000           | 6.8%        | 192,076           | 205,126           | 6.8%         |
| 4B Residential Miscellaneous            | 108,561,700            | 97,099,400           | -10.6%      | 1,357,089         | 1,213,797         | -10.6%       |
| 4BB Residential Non-Homestead           | 486,750,700            | 599,626,000          | 23.2%       | 5,601,630         | 6,947,963         | 24.0%        |
| 4C Seasonal / Special Class             | 169,301,900            | 171,424,200          | 1.3%        | 1,934,941         | 1,967,156         | 1.7%         |
| <b>Osseo</b>                            | <b>288,648,600</b>     | <b>304,532,000</b>   | <b>5.5%</b> | <b>3,595,041</b>  | <b>3,826,944</b>  | <b>6.5%</b>  |
| 1A Residential Homestead                | 125,034,000            | 126,850,000          | 1.5%        | 1,121,773         | 1,144,024         | 2.0%         |
| 1B Residential Blind / Disabled         | 909,000                | 1,137,000            | 25.1%       | 6,672             | 8,510             | 27.5%        |
| 3A Commercial / Industrial              | 71,910,600             | 77,437,000           | 7.7%        | 1,376,887         | 1,487,590         | 8.0%         |
| 4A Apartment                            | 70,431,000             | 76,848,000           | 9.1%        | 880,397           | 960,604           | 9.1%         |
| 4B Residential Miscellaneous            | 2,267,000              | 1,445,000            | -36.3%      | 28,342            | 18,066            | -36.3%       |
| 4BB Residential Non-Homestead           | 15,657,000             | 18,320,000           | 17.0%       | 156,570           | 183,200           | 17.0%        |
| 4C Seasonal / Special Class             | 2,440,000              | 2,495,000            | 2.3%        | 24,400            | 24,950            | 2.3%         |

| Jurisdiction / State Tax Classification | Estimated Market Value |                       |             | Net Tax Capacity   |                    |              |
|-----------------------------------------|------------------------|-----------------------|-------------|--------------------|--------------------|--------------|
|                                         | 2019                   | 2020                  | Change      | 2019               | 2020               | Change       |
| <b>Plymouth</b>                         | <b>12,991,406,600</b>  | <b>13,703,419,700</b> | <b>5.5%</b> | <b>155,805,693</b> | <b>164,988,593</b> | <b>5.9%</b>  |
| 1A Residential Homestead                | 8,282,978,000          | 8,699,396,500         | 5.0%        | 82,204,397         | 86,716,486         | 5.5%         |
| 1B Residential Blind / Disabled         | 15,830,000             | 16,484,000            | 4.1%        | 141,045            | 148,598            | 5.4%         |
| 2A Agricultural                         | 4,403,700              | 5,085,700             | 15.5%       | 40,939             | 47,835             | 16.8%        |
| 2B Rural Vacant Land                    | 4,037,900              | 74,300                | -98.2%      | 40,379             | 482                | -98.8%       |
| 3A Commercial / Industrial              | 2,394,084,100          | 2,548,852,100         | 6.5%        | 47,468,046         | 50,565,147         | 6.5%         |
| 4A Apartment                            | 1,084,675,200          | 1,153,999,200         | 6.4%        | 13,558,456         | 14,425,006         | 6.4%         |
| 4B Residential Miscellaneous            | 89,941,000             | 69,789,900            | -22.4%      | 1,124,379          | 872,449            | -22.4%       |
| 4BB Residential Non-Homestead           | 1,045,473,700          | 1,139,821,000         | 9.0%        | 10,727,477         | 11,704,105         | 9.1%         |
| 4C Seasonal / Special Class             | 3,553,000              | 3,432,000             | -3.4%       | 42,232             | 41,889             | -0.8%        |
| 4D Low-Income Rental                    | 66,430,000             | 66,485,000            | 0.1%        | 458,343            | 466,596            | 1.8%         |
| <b>Richfield</b>                        | <b>3,834,974,200</b>   | <b>3,997,551,100</b>  | <b>4.2%</b> | <b>44,277,061</b>  | <b>46,378,585</b>  | <b>4.7%</b>  |
| 1A Residential Homestead                | 2,334,228,900          | 2,378,229,400         | 1.9%        | 21,782,794         | 22,252,514         | 2.2%         |
| 1B Residential Blind / Disabled         | 11,747,000             | 11,984,000            | 2.0%        | 96,346             | 98,268             | 2.0%         |
| 3A Commercial / Industrial              | 650,414,000            | 677,645,000           | 4.2%        | 12,849,415         | 13,397,510         | 4.3%         |
| 4A Apartment                            | 495,384,200            | 568,912,200           | 14.8%       | 6,192,350          | 7,111,443          | 14.8%        |
| 4B Residential Miscellaneous            | 27,956,100             | 28,048,500            | 0.3%        | 349,476            | 350,630            | 0.3%         |
| 4BB Residential Non-Homestead           | 247,967,000            | 258,082,000           | 4.1%        | 2,479,161          | 2,584,053          | 4.2%         |
| 4C Seasonal / Special Class             | 7,217,000              | 7,899,000             | 9.4%        | 77,063             | 85,180             | 10.5%        |
| 4D Low-Income Rental                    | 60,060,000             | 66,751,000            | 11.1%       | 450,456            | 498,987            | 10.8%        |
| <b>Robbinsdale</b>                      | <b>1,267,874,600</b>   | <b>1,340,154,500</b>  | <b>5.7%</b> | <b>12,918,620</b>  | <b>13,774,124</b>  | <b>6.6%</b>  |
| 1A Residential Homestead                | 928,978,100            | 974,514,200           | 4.9%        | 8,541,836          | 8,994,444          | 5.3%         |
| 1B Residential Blind / Disabled         | 4,118,000              | 4,153,000             | 0.8%        | 31,768             | 31,917             | 0.5%         |
| 3A Commercial / Industrial              | 81,671,000             | 88,975,000            | 8.9%        | 1,575,545          | 1,723,020          | 9.4%         |
| 4A Apartment                            | 85,137,000             | 112,656,000           | 32.3%       | 1,064,218          | 1,408,210          | 32.3%        |
| 4B Residential Miscellaneous            | 36,985,500             | 35,876,300            | -3.0%       | 462,359            | 448,494            | -3.0%        |
| 4BB Residential Non-Homestead           | 91,784,000             | 83,847,000            | -8.6%       | 917,840            | 838,818            | -8.6%        |
| 4C Seasonal / Special Class             | 12,116,000             | 10,968,000            | -9.5%       | 121,915            | 110,480            | -9.4%        |
| 4D Low-Income Rental                    | 27,085,000             | 29,165,000            | 7.7%        | 203,139            | 218,741            | 7.7%         |
| <b>Rockford</b>                         | <b>27,025,100</b>      | <b>28,868,100</b>     | <b>6.8%</b> | <b>321,175</b>     | <b>349,771</b>     | <b>8.9%</b>  |
| 1A Residential Homestead                | 13,854,000             | 13,754,000            | -0.7%       | 128,238            | 128,241            | 0.0%         |
| 1B Residential Blind / Disabled         | N/A                    | 200,000               | N/A         | N/A                | 1,533              | N/A          |
| 2A Agricultural                         | 39,200                 | 41,600                | 6.1%        | 196                | 208                | 6.1%         |
| 2B Rural Vacant Land                    | 527,900                | 8,500                 | -98.4%      | 5,230              | 43                 | -99.2%       |
| 3A Commercial / Industrial              | 5,163,000              | 5,978,000             | 15.8%       | 98,010             | 113,560            | 15.9%        |
| 4A Apartment                            | 4,443,000              | 4,825,000             | 8.6%        | 55,538             | 60,313             | 8.6%         |
| 4B Residential Miscellaneous            | 119,000                | 128,000               | 7.6%        | 1,488              | 1,600              | 7.5%         |
| 4BB Residential Non-Homestead           | 1,214,000              | 1,760,000             | 45.0%       | 12,140             | 17,600             | 45.0%        |
| 4C Seasonal / Special Class             | 1,665,000              | 2,173,000             | 30.5%       | 20,335             | 26,673             | 31.2%        |
| <b>Rogers</b>                           | <b>2,082,329,900</b>   | <b>2,270,265,200</b>  | <b>9.0%</b> | <b>27,123,164</b>  | <b>29,835,612</b>  | <b>10.0%</b> |
| 1A Residential Homestead                | 1,152,615,600          | 1,230,392,200         | 6.7%        | 11,167,764         | 11,968,727         | 7.2%         |
| 1B Residential Blind / Disabled         | 2,039,000              | 2,666,000             | 30.8%       | 17,690             | 23,216             | 31.2%        |
| 2A Agricultural                         | 56,731,800             | 62,978,400            | 11.0%       | 454,964            | 515,250            | 13.3%        |
| 2B Rural Vacant Land                    | 4,702,100              | 5,325,900             | 13.3%       | 38,721             | 44,060             | 13.8%        |
| 3A Commercial / Industrial              | 677,441,700            | 755,229,300           | 11.5%       | 13,341,719         | 14,896,626         | 11.7%        |
| 4A Apartment                            | 71,123,000             | 85,070,000            | 19.6%       | 889,040            | 1,063,377          | 19.6%        |
| 4B Residential Miscellaneous            | 17,631,500             | 18,186,400            | 3.1%        | 220,404            | 227,379            | 3.2%         |
| 4BB Residential Non-Homestead           | 81,543,600             | 92,764,000            | 13.8%       | 821,840            | 935,191            | 13.8%        |
| 4C Seasonal / Special Class             | 12,903,600             | 11,755,000            | -8.9%       | 129,036            | 117,550            | -8.9%        |
| 4D Low-Income Rental                    | 5,598,000              | 5,898,000             | 5.4%        | 41,986             | 44,236             | 5.4%         |

| Jurisdiction / State Tax Classification | Estimated Market Value |                      |             | Net Tax Capacity  |                    |             |
|-----------------------------------------|------------------------|----------------------|-------------|-------------------|--------------------|-------------|
|                                         | 2019                   | 2020                 | Change      | 2019              | 2020               | Change      |
| <b>Saint Anthony</b>                    | <b>712,929,600</b>     | <b>743,567,600</b>   | <b>4.3%</b> | <b>7,604,686</b>  | <b>7,952,953</b>   | <b>4.6%</b> |
| 1A Residential Homestead                | 574,566,500            | 595,868,500          | 3.7%        | 5,558,060         | 5,791,926          | 4.2%        |
| 1B Residential Blind / Disabled         | 1,614,000              | 1,650,000            | 2.2%        | 12,190            | 12,559             | 3.0%        |
| 3A Commercial / Industrial              | 60,260,000             | 62,161,000           | 3.2%        | 1,170,510         | 1,207,665          | 3.2%        |
| 4A Apartment                            | 40,082,000             | 35,889,000           | -10.5%      | 501,026           | 448,613            | -10.5%      |
| 4B Residential Miscellaneous            | 4,084,100              | 4,059,100            | -0.6%       | 51,057            | 50,744             | -0.6%       |
| 4BB Residential Non-Homestead           | 26,106,000             | 32,167,000           | 23.2%       | 261,060           | 322,261            | 23.4%       |
| 4C Seasonal / Special Class             | 2,048,000              | 7,277,000            | 255.3%      | 20,480            | 86,455             | 322.1%      |
| 4D Low-Income Rental                    | 4,169,000              | 4,496,000            | 7.8%        | 30,303            | 32,730             | 8.0%        |
| <b>Saint Bonifacius</b>                 | <b>240,123,700</b>     | <b>247,121,600</b>   | <b>2.9%</b> | <b>2,500,080</b>  | <b>2,600,711</b>   | <b>4.0%</b> |
| 1A Residential Homestead                | 195,146,300            | 191,150,300          | -2.0%       | 1,830,271         | 1,801,360          | -1.6%       |
| 1B Residential Blind / Disabled         | 669,000                | 725,000              | 8.4%        | 5,349             | 5,961              | 11.4%       |
| 2A Agricultural                         | 134,700                | 154,600              | 14.8%       | 674               | 773                | 14.7%       |
| 2B Rural Vacant Land                    | 431,600                | 41,900               | -90.3%      | 2,158             | 210                | -90.3%      |
| 3A Commercial / Industrial              | 24,880,000             | 26,631,000           | 7.0%        | 465,425           | 500,870            | 7.6%        |
| 4A Apartment                            | 2,318,000              | 2,340,000            | 0.9%        | 28,976            | 29,250             | 0.9%        |
| 4B Residential Miscellaneous            | 2,089,100              | 2,031,800            | -2.7%       | 26,117            | 25,407             | -2.7%       |
| 4BB Residential Non-Homestead           | 13,079,000             | 22,611,000           | 72.9%       | 130,790           | 226,110            | 72.9%       |
| 4D Low-Income Rental                    | 1,376,000              | 1,436,000            | 4.4%        | 10,320            | 10,770             | 4.4%        |
| <b>Saint Louis Park</b>                 | <b>7,738,981,300</b>   | <b>8,152,662,200</b> | <b>5.3%</b> | <b>95,457,754</b> | <b>101,025,535</b> | <b>5.8%</b> |
| 1A Residential Homestead                | 4,135,355,500          | 4,231,630,300        | 2.3%        | 40,323,035        | 41,355,180         | 2.6%        |
| 1B Residential Blind / Disabled         | 18,416,900             | 18,487,500           | 0.4%        | 155,623           | 157,020            | 0.9%        |
| 3A Commercial / Industrial              | 1,627,829,400          | 1,722,102,400        | 5.8%        | 32,176,545        | 34,059,569         | 5.9%        |
| 4A Apartment                            | 1,263,159,400          | 1,460,940,400        | 15.7%       | 15,789,510        | 18,261,780         | 15.7%       |
| 4B Residential Miscellaneous            | 54,612,600             | 55,356,600           | 1.4%        | 682,683           | 691,983            | 1.4%        |
| 4BB Residential Non-Homestead           | 587,031,600            | 592,294,100          | 0.9%        | 5,931,513         | 5,978,303          | 0.8%        |
| 4C Seasonal / Special Class             | 2,535,600              | 2,120,300            | -16.4%      | 28,641            | 23,429             | -18.2%      |
| 4D Low-Income Rental                    | 50,040,300             | 69,730,600           | 39.3%       | 370,204           | 498,271            | 34.6%       |
| <b>Shorewood</b>                        | <b>1,831,590,000</b>   | <b>1,942,789,900</b> | <b>6.1%</b> | <b>20,203,534</b> | <b>21,521,426</b>  | <b>6.5%</b> |
| 1A Residential Homestead                | 1,432,859,100          | 1,505,338,100        | 5.1%        | 15,200,182        | 16,027,930         | 5.4%        |
| 1B Residential Blind / Disabled         | 2,239,000              | 2,441,000            | 9.0%        | 21,537            | 23,979             | 11.3%       |
| 2A Agricultural                         | 478,600                | 866,900              | 81.1%       | 4,704             | 8,486              | 80.4%       |
| 2B Rural Vacant Land                    | 160,300                | 16,300               | -89.8%      | 1,537             | 90                 | -94.1%      |
| 3A Commercial / Industrial              | 51,644,000             | 57,333,000           | 11.0%       | 1,010,345         | 1,124,340          | 11.3%       |
| 4A Apartment                            | 22,477,000             | 24,363,000           | 8.4%        | 280,964           | 304,538            | 8.4%        |
| 4B Residential Miscellaneous            | 46,196,700             | 39,362,600           | -14.8%      | 577,489           | 492,067            | -14.8%      |
| 4BB Residential Non-Homestead           | 245,208,300            | 280,999,000          | 14.6%       | 2,760,889         | 3,171,363          | 14.9%       |
| 4C Seasonal / Special Class             | 30,327,000             | 32,070,000           | 5.7%        | 345,887           | 368,633            | 6.6%        |
| <b>Spring Park</b>                      | <b>311,329,100</b>     | <b>338,478,100</b>   | <b>8.7%</b> | <b>3,718,513</b>  | <b>4,049,635</b>   | <b>8.9%</b> |
| 1A Residential Homestead                | 115,149,000            | 122,794,000          | 6.6%        | 1,191,277         | 1,286,834          | 8.0%        |
| 1B Residential Blind / Disabled         | 118,000                | 124,000              | 5.1%        | 639               | 704                | 10.2%       |
| 3A Commercial / Industrial              | 35,351,000             | 36,446,000           | 3.1%        | 688,985           | 710,170            | 3.1%        |
| 4A Apartment                            | 71,969,100             | 78,773,100           | 9.5%        | 899,617           | 984,671            | 9.5%        |
| 4B Residential Miscellaneous            | 5,797,000              | 6,185,000            | 6.7%        | 72,465            | 77,318             | 6.7%        |
| 4BB Residential Non-Homestead           | 61,199,000             | 71,488,000           | 16.8%       | 624,889           | 737,424            | 18.0%       |
| 4C Seasonal / Special Class             | 21,746,000             | 22,668,000           | 4.2%        | 240,641           | 252,514            | 4.9%        |

| Jurisdiction / State Tax Classification | Estimated Market Value |                      |             | Net Tax Capacity  |                   |             |
|-----------------------------------------|------------------------|----------------------|-------------|-------------------|-------------------|-------------|
|                                         | 2019                   | 2020                 | Change      | 2019              | 2020              | Change      |
| <b>Tonka Bay</b>                        | <b>608,981,900</b>     | <b>645,558,700</b>   | <b>6.0%</b> | <b>6,961,373</b>  | <b>7,407,656</b>  | <b>6.4%</b> |
| 1A Residential Homestead                | 422,901,700            | 453,268,400          | 7.2%        | 4,715,488         | 5,081,254         | 7.8%        |
| 1B Residential Blind / Disabled         | 1,400,000              | 1,463,000            | 4.5%        | 14,722            | 15,493            | 5.2%        |
| 3A Commercial / Industrial              | 10,771,000             | 10,931,000           | 1.5%        | 208,170           | 211,985           | 1.8%        |
| 4B Residential Miscellaneous            | 11,036,200             | 10,421,300           | -5.6%       | 137,969           | 130,280           | -5.6%       |
| 4BB Residential Non-Homestead           | 80,627,000             | 82,379,000           | 2.2%        | 921,317           | 944,700           | 2.5%        |
| 4C Seasonal / Special Class             | 82,246,000             | 87,096,000           | 5.9%        | 963,707           | 1,023,944         | 6.3%        |
| <b>Wayzata</b>                          | <b>2,199,051,300</b>   | <b>2,354,811,000</b> | <b>7.1%</b> | <b>28,606,773</b> | <b>30,580,637</b> | <b>6.9%</b> |
| 1A Residential Homestead                | 991,106,900            | 1,041,958,000        | 5.1%        | 11,123,145        | 11,756,800        | 5.7%        |
| 1B Residential Blind / Disabled         | 260,000                | N/A                  | N/A         | 2,187             | N/A               | N/A         |
| 3A Commercial / Industrial              | 396,802,100            | 405,968,100          | 2.3%        | 7,864,262         | 8,044,227         | 2.3%        |
| 4A Apartment                            | 171,630,200            | 189,233,000          | 10.3%       | 2,145,382         | 2,365,417         | 10.3%       |
| 4B Residential Miscellaneous            | 41,209,500             | 57,216,900           | 38.8%       | 515,139           | 715,231           | 38.8%       |
| 4BB Residential Non-Homestead           | 370,211,600            | 429,450,000          | 16.0%       | 4,318,647         | 5,016,817         | 16.2%       |
| 4C Seasonal / Special Class             | 218,188,000            | 220,704,000          | 1.2%        | 2,570,053         | 2,608,907         | 1.5%        |
| 4D Low-Income Rental                    | 9,643,000              | 10,281,000           | 6.6%        | 67,958            | 73,238            | 7.8%        |
| <b>Woodland</b>                         | <b>317,145,500</b>     | <b>338,174,900</b>   | <b>6.6%</b> | <b>3,717,185</b>  | <b>3,980,267</b>  | <b>7.1%</b> |
| 1A Residential Homestead                | 219,021,700            | 227,594,000          | 3.9%        | 2,545,175         | 2,653,840         | 4.3%        |
| 4B Residential Miscellaneous            | 2,971,800              | 4,161,800            | 40.0%       | 37,151            | 52,026            | 40.0%       |
| 4BB Residential Non-Homestead           | 47,179,000             | 56,029,100           | 18.8%       | 558,311           | 666,773           | 19.4%       |
| 4C Seasonal / Special Class             | 47,973,000             | 50,390,000           | 5.0%        | 576,548           | 607,628           | 5.4%        |



## 2020 Market Value Exclusions

| Municipality      | Estimated<br>Market Value | Homestead Exclusion<br>Value % | Veteran's Exclusion<br>Value % | Taxable<br>Market Value | %<br>Excluded |
|-------------------|---------------------------|--------------------------------|--------------------------------|-------------------------|---------------|
| Bloomington       | 14,669,285,600            | 285,417,204 1.9%               | 35,034,300 0.2%                | 14,348,834,096          | 2.2%          |
| Brooklyn Center   | 2,590,228,400             | 128,940,120 5.0%               | 8,995,000 0.3%                 | 2,452,293,280           | 5.3%          |
| Brooklyn Park     | 8,365,426,300             | 266,826,839 3.2%               | 44,297,200 0.5%                | 8,054,302,261           | 3.7%          |
| Champlin          | 2,679,376,800             | 90,773,905 3.4%                | 9,273,000 0.3%                 | 2,579,329,895           | 3.7%          |
| Chanhassen        | 85,184,000                | 9,200 0.0%                     | 0 0.0%                         | 85,174,800              | 0.0%          |
| Corcoran          | 1,084,118,200             | 11,254,730 1.0%                | 2,887,000 0.3%                 | 1,069,976,470           | 1.3%          |
| Crystal           | 2,193,450,800             | 115,739,311 5.3%               | 8,696,000 0.4%                 | 2,069,015,489           | 5.7%          |
| Dayton            | 1,019,680,900             | 14,807,010 1.5%                | 4,168,000 0.4%                 | 1,000,705,890           | 1.9%          |
| Deephaven         | 1,439,119,100             | 1,730,845 0.1%                 | 1,099,000 0.1%                 | 1,436,289,255           | 0.2%          |
| Eden Prairie      | 11,335,120,100            | 115,285,576 1.0%               | 18,831,100 0.2%                | 11,201,003,424          | 1.2%          |
| Edina             | 13,309,723,700            | 82,429,330 0.6%                | 9,166,200 0.1%                 | 13,218,128,170          | 0.7%          |
| Excelsior         | 608,003,300               | 1,325,699 0.2%                 | 600,000 0.1%                   | 606,077,601             | 0.3%          |
| Golden Valley     | 4,365,325,600             | 64,932,260 1.5%                | 6,002,000 0.1%                 | 4,294,391,340           | 1.6%          |
| Greenfield        | 527,552,100               | 5,672,619 1.1%                 | 1,600,000 0.3%                 | 520,279,481             | 1.4%          |
| Greenwood         | 401,217,000               | 402,250 0.1%                   | 300,000 0.1%                   | 400,514,750             | 0.2%          |
| Hanover           | 89,712,800                | 1,056,465 1.2%                 | 0 0.0%                         | 88,656,335              | 1.2%          |
| Hopkins           | 2,345,408,300             | 41,276,125 1.8%                | 3,694,000 0.2%                 | 2,300,438,175           | 1.9%          |
| Independence      | 785,476,500               | 5,499,055 0.7%                 | 1,653,000 0.2%                 | 778,324,445             | 0.9%          |
| Long Lake         | 301,572,400               | 4,600,410 1.5%                 | 600,000 0.2%                   | 296,371,990             | 1.7%          |
| Loretto           | 75,173,800                | 2,723,345 3.6%                 | 686,000 0.9%                   | 71,764,455              | 4.5%          |
| Maple Grove       | 10,607,750,800            | 187,387,732 1.8%               | 29,273,500 0.3%                | 10,391,089,568          | 2.0%          |
| Maple Plain       | 214,937,800               | 6,540,845 3.0%                 | 622,000 0.3%                   | 207,774,955             | 3.3%          |
| Medicine Lake     | 99,356,000                | 64,110 0.1%                    | 0 0.0%                         | 99,291,890              | 0.1%          |
| Medina            | 1,863,575,100             | 6,593,994 0.4%                 | 1,500,000 0.1%                 | 1,855,481,106           | 0.4%          |
| Minneapolis       | 58,543,534,500            | 900,655,138 1.5%               | 64,287,250 0.1%                | 57,578,592,112          | 1.6%          |
| Minnnetonka       | 10,721,660,700            | 112,300,301 1.0%               | 19,531,500 0.2%                | 10,589,828,899          | 1.2%          |
| Minnnetonka Beach | 398,718,100               | 102,850 0.0%                   | 600,000 0.2%                   | 398,015,250             | 0.2%          |
| Minnetrissa       | 1,946,300,300             | 7,370,945 0.4%                 | 2,550,000 0.1%                 | 1,936,379,355           | 0.5%          |
| Mound             | 1,559,090,200             | 36,419,121 2.3%                | 4,799,000 0.3%                 | 1,517,872,079           | 2.6%          |
| New Hope          | 2,242,273,200             | 72,534,460 3.2%                | 7,290,000 0.3%                 | 2,162,448,740           | 3.6%          |
| Orono             | 3,430,168,900             | 8,263,440 0.2%                 | 2,836,000 0.1%                 | 3,419,069,460           | 0.3%          |
| Osseo             | 304,532,000               | 11,939,895 3.9%                | 645,000 0.2%                   | 291,947,105             | 4.1%          |
| Plymouth          | 13,703,419,700            | 149,631,153 1.1%               | 25,282,000 0.2%                | 13,528,506,547          | 1.3%          |
| Richfield         | 3,997,551,100             | 139,365,459 3.5%               | 14,892,800 0.4%                | 3,843,292,841           | 3.9%          |
| Robbinsdale       | 1,340,154,500             | 71,792,655 5.4%                | 3,846,000 0.3%                 | 1,264,515,845           | 5.6%          |
| Rockford          | 28,868,100                | 949,760 3.3%                   | 0 0.0%                         | 27,918,340              | 3.3%          |
| Rogers            | 2,270,265,200             | 32,348,981 1.4%                | 6,566,000 0.3%                 | 2,231,350,219           | 1.7%          |
| Saint Anthony     | 743,567,600               | 15,508,653 2.1%                | 2,030,000 0.3%                 | 726,028,947             | 2.4%          |
| Saint Bonifacius  | 247,121,600               | 9,768,165 4.0%                 | 1,304,000 0.5%                 | 236,049,435             | 4.5%          |
| Saint Louis Park  | 8,152,662,200             | 133,870,918 1.6%               | 9,262,200 0.1%                 | 8,009,529,082           | 1.8%          |
| Shorewood         | 1,942,789,900             | 6,963,060 0.4%                 | 3,121,000 0.2%                 | 1,932,705,840           | 0.5%          |
| Spring Park       | 338,478,100               | 1,680,900 0.5%                 | 183,000 0.1%                   | 336,614,200             | 0.6%          |
| Tonka Bay         | 645,558,700               | 1,906,170 0.3%                 | 690,000 0.1%                   | 642,962,530             | 0.4%          |
| Wayzata           | 2,354,811,000             | 2,846,959 0.1%                 | 1,350,000 0.1%                 | 2,350,614,041           | 0.2%          |
| Woodland          | 338,174,900               | 290,500 0.1%                   | 300,000 0.1%                   | 337,584,400             | 0.2%          |
| Hennepin County   | 196,305,475,900           | 3,157,798,462 1.6%             | 360,343,050 0.2%               | 192,787,334,388         | 1.8%          |

Please Note: The market value exclusions are based on information as of February 21, 2020. Deadlines for applications of the various exclusions occur throughout the year for taxes payable in the following year.

## 2020 Market Value Exemptions

| Exemption Type                              | Fully Tax Exempt Parcels |               |               | Partial Tax Exemptions |              |              |
|---------------------------------------------|--------------------------|---------------|---------------|------------------------|--------------|--------------|
|                                             | Minneapolis              | Suburban      | Total         | Minneapolis            | Suburban     | Total        |
| 020 Public Cemetery                         | 7                        | 57            | 64            | 2                      | 2            | 4            |
| 021 Private Cemetery                        | 3                        | 39            | 42            | 0                      | 1            | 1            |
| 030 Public K-12 School Property             | 99                       | 294           | 393           | 2                      | 6            | 8            |
| 031 Private K-12 School Property            | 25                       | 32            | 57            | 4                      | 0            | 4            |
| 032 Charter Schools                         | 0                        | 12            | 12            | 0                      | 0            | 0            |
| 040 Public Hospital                         | 37                       | 18            | 55            | 20                     | 8            | 28           |
| 041 Private Hospital                        | 0                        | 5             | 5             | 0                      | 6            | 6            |
| 050 Public Academy / College / University   | 216                      | 20            | 236           | 0                      | 0            | 0            |
| 051 Private Academy / College / University  | 87                       | 8             | 95            | 2                      | 0            | 2            |
| 052 Apprenticeship Training Facilities      | 0                        | 2             | 2             | 0                      | 0            | 0            |
| 060 Church / Church Property                | 598                      | 644           | 1,242         | 46                     | 41           | 87           |
| 070 Charitable Institution                  | 383                      | 146           | 529           | 47                     | 10           | 57           |
| 071 Emergency Shelter                       | 8                        | 7             | 15            | 0                      | 0            | 0            |
| 072 Senior Citizen Facility                 | 0                        | 2             | 2             | 0                      | 0            | 0            |
| 073 Transitional Housing                    | 6                        | 13            | 19            | 0                      | 1            | 1            |
| 074 Non-Profit Ice Arena / Baseball Park    | 0                        | 6             | 6             | 0                      | 0            | 0            |
| 078 Elderly Assisted Living Facility        | 1                        | 4             | 5             | 0                      | 1            | 1            |
| 079 Nursing Home                            | 24                       | 11            | 35            | 3                      | 8            | 11           |
| 080 Park / Forest / Wildlife Refuge         | 0                        | 1,298         | 1,298         | 0                      | 1            | 1            |
| 081 Federal Property                        | 30                       | 23            | 53            | 0                      | 0            | 0            |
| 082 State Property                          | 893                      | 157           | 1,050         | 1                      | 0            | 1            |
| 083 County Public Service Enterprise        | 0                        | 38            | 38            | 0                      | 0            | 0            |
| 084 County Property                         | 204                      | 256           | 460           | 3                      | 0            | 3            |
| 085 Municipal Public Service Enterprise     | 7                        | 254           | 261           | 0                      | 6            | 6            |
| 086 Municipal Property                      | 2,483                    | 5,013         | 7,496         | 8                      | 7            | 15           |
| 087 Special Taxing District                 | 1                        | 193           | 194           | 0                      | 0            | 0            |
| 088 HRA Property PILT                       | 0                        | 194           | 194           | 0                      | 5            | 5            |
| 089 Municipal PILT                          | 0                        | 9             | 9             | 0                      | 1            | 1            |
| 100 Pollution Control                       | 0                        | 5             | 5             | 0                      | 0            | 0            |
| 103 Water / Waste Water Treatment Facility  | 1                        | 6             | 7             | 0                      | 0            | 0            |
| 110 3-4-5 Wetland                           | 0                        | 1,035         | 1,035         | 0                      | 4,330        | 4,330        |
| 151 Metro Airport Commission: MSP           | 0                        | 109           | 109           | 0                      | 0            | 0            |
| 152 Metro Airport Commission: Flying Cloud  | 0                        | 41            | 41            | 0                      | 0            | 0            |
| 153 Metro Airport Commission: Crystal       | 0                        | 14            | 14            | 0                      | 0            | 0            |
| 175 Group Home                              | 0                        | 195           | 195           | 0                      | 0            | 0            |
| PIL DNR PILT                                | 0                        | 85            | 85            | 0                      | 0            | 0            |
| X90 Hennepin County Regional Rail Authority | 181                      | 89            | 270           | 8                      | 0            | 8            |
| X98 Highway Right-of-Way                    | 1,271                    | 633           | 1,904         | 1                      | 0            | 1            |
| X99 Tax Forfeited Property                  | 96                       | 330           | 426           | 0                      | 0            | 0            |
| <b>Total</b>                                | <b>6,661</b>             | <b>11,297</b> | <b>17,958</b> | <b>147</b>             | <b>4,434</b> | <b>4,581</b> |

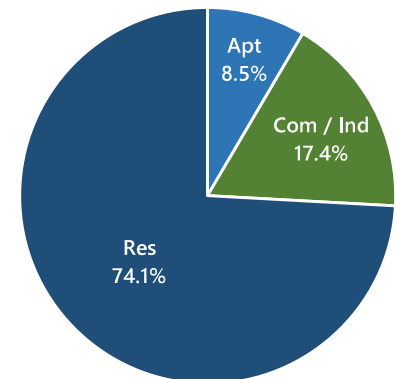
Exemptions are based on information as of February 21, 2020. Properties purchased and used by an exempt organization from January 1 to June 30 2020 may be eligible for exemption from taxes payable in 2021.



## City Totals

|                        |        |
|------------------------|--------|
| Estimated Market Value | 7.1%   |
| Deferred Value         | -4.2%  |
| Homestead Exclusion    | -12.5% |
| Veteran's Exclusion    | 0.0%   |
| Taxable Market Value   | 7.1%   |
| Net Tax Capacity       | 6.9%   |

## Estimated Market Value by Property Type



| Property Type              | Parcels      | 2019<br>Est Market Value | Parcels      | 2020<br>Est Market Value | Gross<br>Growth | New Construction<br>Parcels | Improvement Val   | Net<br>Growth |
|----------------------------|--------------|--------------------------|--------------|--------------------------|-----------------|-----------------------------|-------------------|---------------|
| Apartment                  | 27           | 180,892,200              | 28           | 199,136,000              | 10.1%           | 4                           | 6,268,000         | 6.6%          |
| Apartment                  | 27           | 180,892,200              | 28           | 199,136,000              | 10.1%           | 4                           | 6,268,000         | 6.6%          |
| Commercial / Industrial    | 135          | 403,762,100              | 135          | 410,031,100              | 1.6%            | 6                           | 2,702,000         | 0.9%          |
| Automotive                 | 8            | 23,896,000               | 8            | 24,217,000               | 1.3%            | 0                           | 0                 | 1.3%          |
| Bank                       | 4            | 15,030,000               | 5            | 15,075,000               | 0.3%            | 0                           | 0                 | 0.3%          |
| Food / Entertainment       | 6            | 15,435,000               | 6            | 15,414,000               | -0.1%           | 0                           | 0                 | -0.1%         |
| Golf Course                | 2            | 3,099,000                | 2            | 2,467,000                | -20.4%          | 0                           | 0                 | -20.4%        |
| Hospitality                | 1            | 20,700,000               | 1            | 20,700,000               | 0.0%            | 0                           | 0                 | 0.0%          |
| Industrial                 | 1            | 1,519,000                | 1            | 1,550,000                | 2.0%            | 0                           | 0                 | 2.0%          |
| Marina                     | 3            | 5,979,000                | 4            | 5,089,000                | -14.9%          | 1                           | 627,000           | -25.4%        |
| Medical                    | 6            | 21,429,000               | 6            | 21,609,000               | 0.8%            | 0                           | 0                 | 0.8%          |
| Office                     | 45           | 180,459,000              | 45           | 182,665,000              | 1.2%            | 3                           | 1,296,000         | 0.5%          |
| Other                      | 6            | 8,623,000                | 7            | 8,138,000                | -5.6%           | 0                           | 0                 | -5.6%         |
| Retail                     | 36           | 100,579,000              | 35           | 103,749,000              | 3.2%            | 2                           | 779,000           | 2.4%          |
| Vacant Comm/Ind Land       | 17           | 7,014,100                | 15           | 9,358,100                | 33.4%           | 0                           | 0                 | 33.4%         |
| Residential                | 1,691        | 1,613,874,000            | 1,711        | 1,745,120,900            | 8.1%            | 93                          | 29,944,100        | 6.3%          |
| Condominium                | 333          | 217,318,500              | 351          | 249,507,000              | 14.8%           | 28                          | 15,734,000        | 7.6%          |
| Duplex/Triplex             | 26           | 11,306,000               | 26           | 12,195,000               | 7.9%            | 1                           | 248,000           | 5.7%          |
| Single Family              | 929          | 1,153,859,000            | 931          | 1,232,854,000            | 6.8%            | 56                          | 13,648,100        | 5.7%          |
| Townhome                   | 254          | 181,433,000              | 254          | 188,671,000              | 4.0%            | 8                           | 314,000           | 3.8%          |
| Zero Lot Line              | 2            | 621,000                  | 2            | 623,000                  | 0.3%            | 0                           | 0                 | 0.3%          |
| Other Residential          | 22           | 18,670,000               | 18           | 18,758,000               | 0.5%            | 0                           | 0                 | 0.5%          |
| Vacant Res Land            | 125          | 30,666,500               | 129          | 42,512,900               | 38.6%           | 0                           | 0                 | 38.6%         |
| State Assessed             | 8            | 523,000                  | 7            | 523,000                  | 0.0%            | 0                           | 0                 | 0.0%          |
| Railroad                   | 6            | 0                        | 5            | 0                        | N/A             | 0                           | 0                 | N/A           |
| Utility                    | 2            | 523,000                  | 2            | 523,000                  | 0.0%            | 0                           | 0                 | 0.0%          |
| <b>Total Real Property</b> | <b>1,861</b> | <b>2,199,051,300</b>     | <b>1,881</b> | <b>2,354,811,000</b>     | <b>7.1%</b>     | <b>103</b>                  | <b>38,914,100</b> | <b>5.3%</b>   |

Utility building/machinery and Railroad values are provided by the Minnesota Department of Revenue in August and are not included in this report.

|                        |       |
|------------------------|-------|
| Estimated Market Value | 6.6%  |
| Deferred Value         | 0.0%  |
| Homestead Exclusion    | -6.3% |
| Veteran's Exclusion    | 0.0%  |
| Taxable Market Value   | 6.6%  |
| Net Tax Capacity       | 7.1%  |



| Property Type              | Parcels    | 2019<br>Est Market Value | Parcels    | 2020<br>Est Market Value | Gross<br>Growth | Parcels   | New Construction<br>Improvement Val | Net<br>Growth |
|----------------------------|------------|--------------------------|------------|--------------------------|-----------------|-----------|-------------------------------------|---------------|
| Residential                | 226        | 317,145,500              | 225        | 338,174,900              | 6.6%            | 16        | 5,289,000                           | 5.0%          |
| Single Family              | 194        | 308,158,000              | 194        | 330,104,100              | 7.1%            | 16        | 5,289,000                           | 5.4%          |
| Other Residential          | 7          | 3,137,000                | 5          | 1,449,000                | -53.8%          | 0         | 0                                   | -53.8%        |
| Vacant Res Land            | 25         | 5,850,500                | 26         | 6,621,800                | 13.2%           | 0         | 0                                   | 13.2%         |
| <b>Total Real Property</b> | <b>226</b> | <b>317,145,500</b>       | <b>225</b> | <b>338,174,900</b>       | <b>6.6%</b>     | <b>16</b> | <b>5,289,000</b>                    | <b>5.0%</b>   |

Utility building/machinery and Railroad values are provided by the Minnesota Department of Revenue in August and are not included in this report.



## Glossary of Assessment Terms

### Assessment Date:

All property is valued at its market value and classified according to its use on January 2 of each year. Any changes to the property occurring after January 2 will be evaluated for the next assessment.

### Certificate of Real Estate Value (CRV):

Buyers of real property must file a Certificate of Real Estate Value (CRV) in the county where the property is located if the sale price or other consideration is more than \$1,000 and the deed is one of the following: warranty deed, contract for deed, quit claim deed, trustee deed, executor deed, probate deed. Certificate of Real Estate Value are filed electronically through the Minnesota Department of Revenue's eCRV web portal.

### Deferrals:

Deferral programs recognize that market value of certain types of property may exceed the value that would be determined if the property were limited to its current use. For example, a golf course or a piece of agricultural land may be highly valued for development as residential property but would carry a much lower value if preserved as a golf course or agricultural land. To provide protection from these development pressures, deferral programs allow the difference in value and the associated taxes to be deferred, generally with taxes for a number of years being due once the property changes use.

### Estimated Market Value (EMV):

The value determined by the assessor as the price the property would likely sell for on the open market. State law requires assessors to value property at 100 percent of market value as of January 2nd of the current assessment year.

### Exemptions:

All real and personal property in the state is considered taxable except Indian lands and such other property as is by law exempt. Taxation is the rule and exemption is an exception, so all property is presumed taxable and the burden of proof is on the taxpayer to establish entitlement to the exemption. The basis of tax exemptions is the accomplishment of public purposes and not the favoring of particular persons or corporations at the expense of taxpayers generally. Ownership, use, and necessity of ownership are key elements in determining exemption.

### Homestead Market Value Exclusion (HMVE):

The Homestead Market Value Exclusion (HMVE) excludes a portion of a parcel's Estimated Market Value from taxation. Qualifying properties must have an Estimated Market Value under \$413,800 and meet the homestead ownership and occupancy requirements. The HMVE credit is calculated using the following methodology: For a homestead valued at \$76,000 or less, the exclusion is 40 percent of market value, yielding a maximum exclusion of \$30,400 at \$76,000 of market value. For a homestead valued between \$76,000 and \$413,800, the exclusion is \$30,400 minus nine percent of the valuation over \$76,000. For a homestead valued at \$413,800 or more, there is no valuation exclusion.

### Market Conditions Adjustment (MCAP):

The purpose of market condition adjustments is to determine what the sale price would have been if it occurred at the same point in time as the assessment date. By adjusting each sales price based on a market condition trend, the Assessor and the Department of Revenue can more accurately measure a county's assessment level because the two

values used to calculate the final ratio are representative of the same point in time. Some of the factors that can influence the market condition adjustment are changes in interest rates, supply and demand, employment rates, or the availability of financing. When all sale prices are adjusted to the same point in time, the median ratio better reflects the overall assessment level of that jurisdiction.

### Machinery Value:

This is the market value of personal property that is: (i) tools, implements, and machinery of an electric generation, transmission, or distribution system; (ii) tools, implements, and machinery of a pipeline system transporting or distributing water, gas, crude oil, or petroleum products; or (iii) the mains and pipes used in the distribution of steam or hot or chilled water for heating or cooling buildings (M.S. 273.13 Subdivision 34).

### Personal Property:

Minnesota Statutes, section 272.03, subdivision 2 defines personal property for the purposes of taxation. Personal Property can be defined by exception in that anything that is not real property is personal property. The main characteristic of personal property is that it is movable. If it is movable without causing damage to itself or the real estate, it is considered to be personal property. An even broader definition may include all tools, equipment, goods, money, effects, stocks, shares, etc., but in Minnesota personal property is generally exempt and that which is enumerated as being taxable. Taxable personal property includes certain utility systems, railroad docks and wharves, improvements on federal or exempt land, leasehold or other property that would be taxable if the lessee or user were the fee owner, certain manufactured homes, and flight property.

The Annual Report reports on Real Property Only, Personal Property is not included in the report.

### Property Classification:

The statutory classification that has been assigned to your property based upon your use of the property. A change in classification of your property can have a significant impact on the real estate tax payable. (M.S. 273.13 – classification of property).

### Railroad Operating Property:

The Commissioner of Revenue is responsible for valuing railroad operating property. Department of Revenue certifies the railroad operating property values, by parcel, to the county assessor on or before June 30 of each year. The department can issue corrected values for commissioner-determined errors on or before August 31 of each year and the department can issue corrected values for clerical errors until December 31 of each year (Minnesota Statute 270.87).

Railroad Operating Property is not included in the Annual Report.

### Ratio Studies / Sales Ratio Analysis:

This term refers to the process the assessor uses to measure market conditions by comparing the assessor's estimated market value with the sales prices. The Minnesota Department of Revenue also uses the sales ratio analysis to measure assessor's performance. Department of Revenue annually supplies the County with a summary of criteria to be used for their next ratio study. Copies of said criteria can be found on the Department of Revenue's website.

#### State Assessed Property:

Property which the assessed value is set by the Minnesota Department of Revenue. This is primarily Utility Properties and Railroads Properties. (See also: **Utility Properties**).

#### Suburban Hennepin County:

This term, as used in this report, refers to all jurisdictions within Hennepin County except for the city of Minneapolis.

#### Tax Capacity (TC):

The calculated share of property taxes for a property determined by multiplying the taxable market value of each property by the statutory class rates for the specific use(s) on the property.

#### Tax Capacity Rate:

The rate used to collect the amount of dollars required to operate city/county governments and schools. The tax rate is usually expressed as a percentage of tax capacity to determine the property tax due on a property.

#### Taxable Market Value (TMV):

This is the value that your property taxes are actually based on, after all reductions, limitations, exemptions and deferrals. The current value, along with the class rate and the budgets of local government, will determine how much taxes will be due in next year.

#### This Old House Exclusion (TOH):

This is a value exclusion for certain improvements (M.S. 273.11, Subd. 16) The final year of TOH value exclusion was included in the 2016 assessment taxes pay 2017.

#### Utility Properties (Utilities):

Utility property means property appraised and classified for tax purposes by order of the commissioner of revenue under sections M.S. 273.33 to 273.3711. Utility parcels buildings and Machinery Values are determined by the Minnesota Department of Revenue and typically are not available until August 1<sup>st</sup> of the current assessment year.

The value of the Utility is not included in the Annual Report, whereas the value of the underlying land is.

#### Value Exclusion:

Minnesota has a number of exclusion programs, including programs for certain homesteads (1a, 1b, and 2a-HGA), disabled veterans, newly platted lands and improvements and property damaged by mold or use of lead paint. These programs exclude certain amounts of estimated market value from the amount that is taxable.

#### Value of New Construction Improvements:

This is the assessor's estimate of the value of new or recently identified improvements made to a property in the last year.

# HENNEPIN COUNTY

## MINNESOTA

## Memo

**To:** Local Boards of Appeal and Equalization, City Clerks, City Administrators, City Managers  
Local Assessors, City Assessors

**From:** James Atchison, SAMA, CAE, Hennepin County Assessor

**Date:** 3/23/2020

### Recommendations for Local Board of Appeal and Equalization (LBAE) Meetings

As we react to a new environment of work and service delivery in Hennepin County due to COVID-19, please be assured that the Hennepin County Assessor's office is open and considering inventive ways to respond to statutory obligations, provide customer service, and assure due process for valuation and classification appeals.

The Local Board of Appeal and Equalization (LBAE) is an important part of due process in the assessment of real property. We find it important to share the measures we have taken to support the health and safety of the public and our staff, to prevent the spread of COVID-19, and offer recommendations and assistance to you as you conduct or participate in the LBAE meeting for your jurisdiction.

### Hennepin County Assessor Value Review Process

Appraisers in our office continue to answer value calls from taxpayers and respond quickly to questions and concerns. We are conducting virtual valuation and classification reviews with no face-to-face interactions with property owners or tenants. **We are not conducting any physical inspections, whether interior or exterior, of any property.** We are using all tools available to us including, aerial imagery, GIS technology, sales listing information, etc. We are also collaborating with property owners to assist in the review process by asking them to provide real-time photographs of property, video walkthroughs, as well as, documentation related to their property, such as, inspection reports and appraisals.

Property owners have been overwhelmingly understanding and cooperative in this process as we continue to strive toward excellent customer service and assure due process for everyone.

Hennepin County Assessor's Office

A-2103 Government Center, Minneapolis, MN 55487

612-348-3046 | hennepin.us



## LBAE Requirements

It is the responsibility of the board to determine rules and procedures for the LBAE meeting. The board has the authority to make decisions on how the board will operate, hear appeals, and conduct business. [Guidance](#) from the Minnesota Department of Revenue outlines statutory requirements and procedures available to the board for conducting virtual meetings.

Governor Walz has declared an emergency under Chapter 12. As such, expanded options are available for conducting a virtual LBAE meeting. The requirements for holding an open meeting via telephone or other electronic means include:

1. All participating members can hear one another;
2. Members of the public at the physical meeting location can hear all discussion "unless attendance at the regular meeting location is not feasible due to the health pandemic";
3. At least one member of the public body is present at the meeting location, "unless unfeasible due to the health pandemic"; and
4. All votes are taken by roll call.

## Hennepin County Assessor's Recommendations

The LBAE meeting date is established by the County Assessor in accordance with [M.S. 274.01, subd. 1](#). Due to the complexity of establishing several meetings within the county and the requirement to resend Valuation and Classification Notices, postponement of the LBAE meeting is not an option.

If the board chooses to cancel the LBAE, its powers will be transferred to the county for a minimum of two years in accordance with [M.S. 274.014, subd. 3](#). In the event that a meeting is cancelled, the meeting will convert to an open book format and the county will conduct informal appeal discussions with taxpayers to address questions and concerns.

Taxpayers will maintain their right to attend the County Board of Appeal and Equalization (CBAE) meeting. They must schedule their appointment for the CBAE by calling **(612) 348-7050** or e-mailing [countyvalueappeal@hennepin.us](mailto:countyvalueappeal@hennepin.us) by **May 20, 2020**. The CBAE meeting is scheduled for **June 15, 2020**.

## LBAE Meeting Option 1

The board may conduct the meeting telephonically or by other electronic means. In this case, the board and city should provide communication in advance to taxpayers of the change in meeting procedure by using all available communication tools. This may include, but is not limited to, updates on the city's website, social media, mailings, newspaper advertisements, electronic list serves, and a detailed posting on the front door of city hall.

If the meeting is held virtually with no one on site at the meeting location because it is determined to be "unfeasible due to a health pandemic", our recommendation to the board is to convene the meeting and recess. This allows for appeals to be issued in



writing or by telephone. The board should decide what the meeting's reconvene date will be prior to convening to include it with communication to taxpayers as well as the county assessor's office. While we prefer the board maintains their typical timeline between convening and adjournment of 20 days or less, the MDOR has already granted statewide approval to extend beyond this statutory requirement.

### LBAE Meeting Option 2

The board or city may choose to have a staff person at the meeting location to facilitate taxpayers calling into the meeting. In this case, the board may choose to open the meeting and adjourn that night. If this is determined to be the best option for you, we recommend holding the meeting open for a reasonable amount of time to ensure late arriving taxpayers receive an opportunity to speak and enter their appeal.

### LBAE Meeting Option 3

The board continues to have the option of meeting in-person as they normally would, but in support of the health and safety, Hennepin County staff will not attend in-person meetings of LBAE's. Minnesota Department of Health guidelines on gatherings should be followed. There must be an option made available for board members, Hennepin County staff, and taxpayers to virtually attend the meeting in light of Governor Walz's emergency declaration under Chapter 12.

The Hennepin County Assessor's Office is available to aid in decision making in any way the board would like. We are also available to assist with communication to taxpayers, as well as, facilitation of a virtual meeting.

Thank you for your consideration and patience as we collaborate on this unique situation.

### Contact

County Assessor  
James Atchison  
(612) 348-4567  
[james.atchison@hennepin.us](mailto:james.atchison@hennepin.us)

Assistant County Assessor  
Joshua Hoogland  
(612) 348-8853  
[joshua.hoogland@hennepin.us](mailto:joshua.hoogland@hennepin.us)

### Resources

[MDOR COVID-19 and LBAE Meetings Memo](#)  
[MDOR COVID-19 and LBAE Meetings FAQ](#)  
[Hennepin County COVID-19 Updates and Announcements](#)



## Police Patrol

Distracted driving contributes to about 45 deaths and 204 life changing injuries per year. With Minnesota's "Hands-Free" law, it's illegal for drivers to read, send texts and emails, and access the web while the vehicle is in motion or part of traffic. That includes sitting at a stoplight or stop sign.

Remember, hands-free is not necessarily distraction-free. Share these tips with friends and family to take action to stop distracted driving.

### Tips to Avoid Distracted Driving

- **Cell phones.** Turn off cell phones, or place them out of reach to avoid the urge to dial or answer. If a passenger is present, ask them to handle calls/texts.
- **Music and other controls.** Pre-program favorite radio stations for easy access and arrange music in an easy-to-access spot. Adjust mirrors and heat/AC before traveling.
- **Navigation.** Designate a passenger to serve as a co-pilot to help with directions. If driving alone, map out destinations in advance, and pull over to study a map.
- **Eating and drinking.** Try to avoid eating and drinking. At least be sure food and drinks are secured.
- **Children.** Teach children the importance of good behavior in a vehicle; do not underestimate how distracting it can be to tend to children while driving.
- **Passengers.** Speak up to stop drivers from distracted driving behavior.
- When making/receiving a call, ask if the person is driving. If so, ask them to call back at a safer time.

To learn more, visit [www.handsfreemn.org](http://www.handsfreemn.org).

## Property Valuation Notice

In March, Wayzata property owners will receive a **Hennepin County 2021 Notice of Valuation and Classification** indicating property values that will be used as a basis for taxes due in 2021.



### Steps to Appeal Your Property Value

#### Step 1 – Discuss this information with the City Assessor

If you believe the estimated market value or classification of your property is incorrect, contact the City's Assessor, Southwest Assessing, immediately after receiving your notice at 763-473-3978. They may be able to answer your questions without requiring your presence at the Board of Appeal and Equalization Meeting.

#### Step 2 – Attend Board of Appeal and Equalization Meeting

If you disagree with the Assessor's findings after they have reviewed your value and classification and you have information to support an appeal, attend the Board of Appeal and Equalization meeting on **Tuesday, April 7 at 5:00 p.m.** at Wayzata City Hall. The property owner is responsible for presenting evidence about why the market value is not fair and equitable. By law, only objections to the market value or classification of your property for the 2020 values for taxes payable in 2021 will be addressed. The Board will not discuss your current property taxes.

To learn more, visit [www.wayzata.org/assessing](http://www.wayzata.org/assessing).

## Community Event Changes in 2020

Due to anticipated construction on Lake Street this spring and summer, there are a changes to some community events that typically occur in the area.

The Wayzata Art Experience, which features more than 100 artists displaying and selling their works on Lake Street in late June, will take a break this year. It will return in 2021. For information on other Wayzata Chamber events, visit [www.wayzatachamber.com](http://www.wayzatachamber.com).

The Wayzata Farmers Market will relocate to the Promenade near the Great Lawn. More details to come! To learn more about the market, visit [www.wayzatafarmersmarket.com](http://www.wayzatafarmersmarket.com).

## Annual Storm Water Informational Meeting

The City of Wayzata will hold its annual Storm Water Information Meeting on **Monday, March 23 at 5 p.m.**, at Wayzata City Hall. A brief presentation will be given regarding the city's Surface Water Management Plan (SWMP) and Storm Water Pollution Prevention Program (SWPPP). Staff will accept oral or written comments from attendees regarding the city's current programs and future plans for storm water.

Copies of the SWMP and SWPPP are available online and may be examined at Wayzata City Hall. Contact the Engineering Department at 952-404-5316 or visit [www.wayzata.org/engineering](http://www.wayzata.org/engineering).

## Contact Us

|                              |              |
|------------------------------|--------------|
| City Hall                    | 952-404-5300 |
| Public Works                 | 952-404-5360 |
| Police                       | 911          |
| Fire                         | 952-404-5337 |
| Motor Vehicle/License Bureau | 952-404-5320 |
| Bar & Grill                  | 952-473-5286 |
| Wine & Spirits               | 952-473-7191 |

## Stay Connected

- [www.wayzata.org](http://www.wayzata.org)
- [www.wayzata.org/notifyme](mailto:www.wayzata.org/notifyme)
- [/CityofWayzata](https://www.facebook.com/CityofWayzata)
- [/WayzataMNGov](https://twitter.com/WayzataMNGov)
- [/cityofwayzata](https://www.instagram.com/cityofwayzata)
- [/agency/city-of-wayzata](https://www.city-of-wayzata.org)

