

WAYZATA CITY COUNCIL

Meeting Agenda

Wayzata City Hall Community Room, 600 Rice Street
Tuesday, April 21, 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. Members of the public may submit comments or questions about items on the agenda in advance by emailing PublicComment@wayzata.org, calling City staff at 952-404-5300, 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 941-4445-7363, and press *9 to speak. You will be placed on hold and muted until you have been recognized and invited to speak.

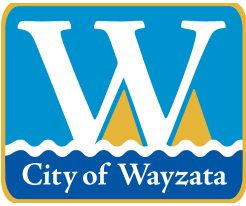
5:30 PM - RECONVENE LOCAL BOARD OF APPEAL AND EQUALIZATION HEARING

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

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:



City of Wayzata City Council Agenda Report

MEETING DATE: April 21, 2020	AGENDA ITEM: 3.a
TITLE: Reconvene Local Board of Appeal and Equalization Hearing	
PROPOSED MOTION: To Reconvene the Local Board of Appeal and Equalization (LBAE) Hearing	
PREPARED BY: Kathy Leervig, City Clerk	
REVIEWED BY: Jeff Dahl, City Manager	

ACTION REQUESTED:

After convening the hearing, receiving an update from staff and the City's Assessors, and taking any additional public feedback, City Assessors recommend the following actions:

- 319 Barry Avenue—No Change
- 207 Lake Street—No Change
- 712 Lake Street—No Change
- 15810 Holdridge Road East—Reduced to \$512,000
- Vacant Lot (PID#05-117-22-34-0030)—Reduced to \$399,000
- Vacant Lot (PID#05-117-22-34-0031)—Reduced to \$389,000
- 260 Ridgeview Drive East—Reduced to \$633,000
- 368 Margaret Circle—Reduced to \$600,000

Please note that these recommendations are subject to changed based upon additional information.

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 proposed property value for 2021.

In order to provide additional time for assessors to consider appeals given to the restraints associated with conducting remote meetings, at the April 7th meeting the Council recessed to April 21st at 5:30 pm.

Attached are status updates on received appeals and general reports from Hennepin County and Southwest Assessing for a more thorough summary of Market Values from a County-wide perspective.

At the meeting, Assessors from Hennepin County and Southwest Assessing will go over the summary of appeals and recommended actions to be taken.

Once all actions have taken place, the LBAE should official adjourn thus ending this year's appeal process with the City. Adjournment does not preclude property owners from continuing the appeal process at the County level.

ATTACHMENTS:

1. BoardRecommendations04142020
2. Updated - Wayzata LB Reconvene 2020 Memo

3. Wayzata Local Board Report 2020
4. 2020 Annual HC Assessors Report
5. 2020 Wayzata Sales BookForUse

Recommendations for the 2020 Wayzata Local Board of Review
For Requests Submitted Prior to 4/14/2020

Property ID#	Owner	Street Address	Value or Class	Recommendation	Page
04-117-22-32-0031	Jennifer Berman	15810 Holdridge Rd E	Value	\$512,000	2
05-117-22-34-0030	Zev & Kristina Oman	Vacant lot	Value	\$399,000	3
05-117-22-34-0031	Zev & Kristina Oman	Vacant lot	Value	\$389,000	4
31-118-22-33-0005	Jeffrey & Jennifer Luna	260 Ridgeview Dr E	Value	\$633,000	5
31-118-22-24-0023	Nathan & Veronica Shore	368 Margaret Circle	Value	\$600,000	6

Rolf Erickson
Wayzata City Assessor
April 14, 2020

Property Information



Name: Jennifer Berman	Address: 15810 Holdridge Road E.
PID#: 04-117-22-32-0031	Land Size: .69 Ac Ground Floor Area: 1,741 Sq. Ft. Total Above Ground Area: 1,741 Sq. Ft.
Comment:	Use: Residential

	2019	2020	Assessor Recommendation	Council Action
Land.	\$180,000	\$188,000	\$188,000	
Building	\$237,000	\$356,000	\$324,000	
Total	\$417,000	\$544,000	\$512,000	

Comments: This property owner called in after our ability make changes had ended. The house was purchased 10/01/2018 for \$330,000 and was gutted and completely remodeled. The property was listed from July to October of 2019 for \$599,000 when the owner took it off the market and rented it out. The owner stated the one of the reasons the home did not sell was that it has a low headroom tuckunder garage which cannot accommodate a van or suv. Property records and sales information were reviewed and the recommended value is based on the functional obsolescence caused by the garage situation.

Property Information



Name: Zev & Kristina Oman	Address: None Assigned
PID#: 05-117-22-34-0030	Land Size: 2 ac Ground Floor Area: Total Above Ground Area:
Comment:	Use: Vacant Land

	2019	2020	Assessor Recommendation	Council Action
Land.	\$338,000	\$726,000	\$390,000	
Building	\$0	\$0	\$0	
Total	\$338,000	\$726,000	\$399,000	

Comments: Owner called in after our ability to make direct changes ended. Property is listed for sale by owner on a private website and by for sale sign on the site. The recommendation to reduce is based on that listing information and the fact that the property was divided 2 years ago and it hasn't sold yet. The owners concur with this recommendation.

Property Information



Name: Zev & Kristina Oman	Address: None Assigned
PID#: 05-117-22-34-0031	Land Size: 2 Ac Ground Floor Area: Total Above Ground Area:
Comment:	Use: Vacant Land

	2019	2020	Assessor Recommendation	Council Action
Land.	\$338,000	\$726,000	\$389,000	
Building	\$0	\$0	\$0	
Total	\$338,000	\$726,000	\$389,000	

Comments: Owner called in after our ability to make direct changes ended. Property is listed for sale by owner on a private website and by for sale sign on the site. The recommendation to reduce is based on that listing information and the fact that the property was divided 2 years ago and it hasn't sold yet. The owners concur with this recommendation.

Property Information



Name: Jeffrey & Jennifer Luna	Address: 260 Ridgeview Dr. E.
PID#: 31-118-22-33-0005	Land Size: .99 Ac Ground Floor Area: 2,432 Total Above Ground Area: 2,432
Comment:	Use: Residential

	2019	2020	Assessor Recommendation	Council Action
Land.	\$178,000	\$210,000	\$210,000	
Building	\$455,000	\$473,000	\$423,000	
Total	\$633,000	\$683,000	\$633,000	

Comments: Property owner called in after our ability to make direct changes ended. Owners had property appraised at \$610,000 for deletion of property mortgage insurance. The appraisal, property records and comparable sales data were reviewed. Recommendation to reduce is based on the style and interior finish of the home. The owners concur with our recommendation to reduce to \$633,000.

Property Information



Name: Nathan & Veronica Shore	Address: 368 Margaret Circle
PID#: 31-118-22-34-0023	Land Size: .45 Acre Ground Floor Area: 2,365 Sq. Ft. Total Above Ground Area: 2,365 Sq. Ft.
Comment:	Use: Residential

	2019	2020	Assessor Recommendation	Council Action
Land.	\$178,000	\$210,000	\$210,000	
Building	\$420,000	\$456,000	\$390,000	
Total	\$598,000	\$666,000	\$600,000	

Comments: This owner called in after our ability to do direct changes ended (within 10 days of the Local Board). Property was purchased in 11/2014 for \$538,000. There have been no major changes to the house since purchase. The house is of a design that would not appeal to many of today's buyers and the interior is dated. A thorough review of the property records and sales in the city was made. The owner concurs with this recommendation.

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HENNEPIN COUNTY

MINNESOTA

Memo

To: Jeffery Dahl, City Manager – City of Wayzata

From: Melody Devine, Senior Commercial Appraiser – Hennepin County

Date: April 15, 2020

Re: Commercial/Industrial/Apartment Value Notice Call Summary for the Reconvened Wayzata Local Board Meeting on April 21, 2020

Calls Reviewed From the 1/2/2020 Valuation Notices

As of 4/15/2020 there have been no value notice calls for apartment properties in Wayzata. If this remains the case up to the reconvened Local Board meeting on 4/21/2020: no action will be required from the board for this property type.

Commercial Reviews

The following calls were received prior to 10 days before the initial Local Board meeting on 4/7/2020. Three of these calls were not previously reported in the memo dated 4/2/2020:

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. No action is necessary by the board.

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. No action is necessary by the board.

06-117-22-32-0034 (275 Lake St. E. – Wayzata Blu commercial condominium unit #101) – Based on a review of this newly constructed, owner occupied condo unit, a value reduction of 10.34% occurred. A physical inspection of the property previously occurred in December of 2019. The reduction in value resulted after reviewing lease and income/expense data for the neighboring condominium unit in the building (Unit 102) provided by the property owner. No action is necessary by the board.

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06-117-22-32-0035 (275 Lake St. E. – Wayzata Blu commercial condominium unit #102) – Based on a review of this newly constructed condo unit, a value reduction of 29.88% occurred. A physical inspection of the property previously occurred in December of 2019. The reduction in value resulted after reviewing the actual lease and income/expense data provided by the property owner. No action is necessary by the board.

06-117-22-41-0035 (1000 Superior Boulevard) – The property owner's office called in early March 2020 to inquire about the increases in value for the 2019 and 2020 assessments. It was explained that the increases were a result of the addition of a cell tower on the roof of the property for the 2019 assessment, as well as market improvements. The caller stated that she would provide this information to her boss and they would call back if they had additional questions about the valuations. As of 4/14/2020, no additional calls have been received from the property owner and no review has been performed by the appraiser. No action is necessary by the board.

The following calls were received since the initial Local Board meeting on 4/7/2020 for commercial properties within Wayzata. It should be noted that no property inspections were performed as part of these property reviews due to Hennepin County currently prohibiting site inspections because of the COVID-19 pandemic.

06-117-22-23-0331 (319 Barry Ave. S.) – The property owner originally called regarding the taxes on his 2020 property tax statement, which then led to a request to do a review of his 2020 assessment for taxes payable in 2021. The property was inspected by the appraiser as part of the 2019 quintile in the fall of 2019. The appraiser requested leases, a copy of the rent roll and income/expense statements from the owner. As of 4/15/2020 no information has been provided. Our recommendation is for the board to vote no change so we may continue to work with the owner at the county board level and collect the requested information necessary to complete a review.

06-117-22-23-0364 (201 Lake St. E.) – During a conversation regarding 319 Barry Ave. S., the property owner indicated that he may request a review of his 2020 assessment on this property, which he also owns. The property was inspected by the appraiser as part of the 2019 quintile in the fall of 2019. If the owner was interested in having a review done, it was requested that he provide leases, a copy of the rent roll and income/expense statements. As of 4/15/2020 no information has been provided and no further inquiries have been received indicating the owner was interested in discussing the 2020 valuation further. Our recommendation is for the board to vote no change so we may continue to work with the owner at the county board level and collect the requested information necessary to complete a review.

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06-117-22-42-0049 (712 Lake Street East) – The tenant of this property called regarding her 2020 assessment. The appraiser performed a review of this property on 4/13/2020 based on the actual lease and interior/exterior photos provided by the tenant. The appraiser discussed the review with the tenant on 4/14/2020. The tenant informed the appraiser that she does not wish to pursue her appeal of the 2020 valuation further. No action is required by the board.

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 2nd 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.

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

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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

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.

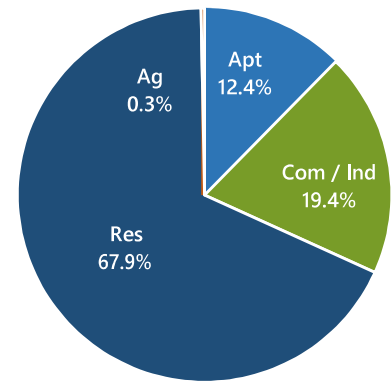
Questions

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%

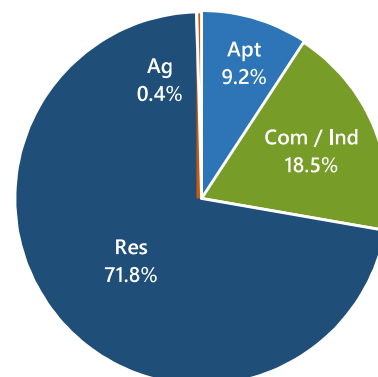


Property Type	2019 Parcels	2019 Est Market Value	2020 Parcels	2020 Est Market Value	Gross Growth	New Construction Parcels	New Construction Improvement Val	Net Growth
Agricultural	1,202	543,142,000	1,190	577,838,400	6.4%	3	144,800	6.4%
Farm	1,032	430,198,100	1,027	470,008,600	9.3%	3	144,800	9.2%
Rural Vacant Land	170	112,943,900	163	107,829,800	-4.5%	0	0	-4.5%
Apartment	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%
Commercial/Industrial	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%
Residential	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%
State Assessed	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%
Total Real Property	415,931	186,503,321,200	418,739	196,305,475,900	5.4%	16,283	3,223,071,200	3.6%

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%



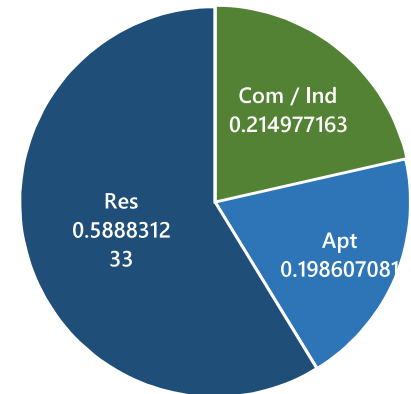
Property Type	2019 Parcels	2019 Est Market Value	2020 Parcels	2020 Est Market Value	Gross Growth	New Construction Parcels	New Construction Improvement Val	Net Growth
Agricultural	1,201	541,614,400	1,189	576,309,300	6.4%	3	144,800	6.4%
Farm	1,031	428,670,500	1,026	468,479,500	9.3%	3	144,800	9.3%
Rural Vacant Land	170	112,943,900	163	107,829,800	-4.5%	0	0	-4.5%
Apartment	1,795	11,272,370,400	1,796	12,695,270,000	12.6%	202	611,025,000	7.2%
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%
Commercial/Industrial	8,764	23,990,050,500	8,777	25,468,909,100	6.2%	351	353,100,700	4.7%
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%
Residential	280,811	95,158,322,900	282,492	98,972,324,400	4.0%	12,230	1,123,895,200	2.8%
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%
State Assessed	499	47,818,200	435	49,128,600	2.7%	0	0	2.7%
Railroad	434	0	369	0		0	0	
Utility	65	47,818,200	66	49,128,600	2.7%	0	0	2.7%
Total Real Property	293,070	131,010,176,400	294,689	137,761,941,400	5.2%	12,783	2,088,165,700	3.6%

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 Est Market Value	Parcels	2020 Est Market Value	Gross Growth	Parcels	New Construction Improvement Val	Net 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%
Total Real Property	122,861	55,493,144,800	124,050	58,543,534,500	5.9%	3,500	1,134,905,500	3.9%

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 Parcels	2019 Est Market Value	2020 Parcels	2020 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%
Total Real Property	415,931	186,503,321,200	418,739	196,305,475,900	9,802,154,700	5.3%

Taxable Market Value	2019 Parcels	2019 Taxable Market Value	2020 Parcels	2020 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%
Total Real Property	415,931	182,945,108,205	418,739	192,787,334,388	9,842,226,183	5.4%

Net Tax Capacity	2019 Parcels	2019 Net Tax Capacity	2020 Parcels	2020 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%
Total Real Property	415,931	2,266,293,499	418,739	2,396,864,591	130,571,092	5.8%

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 Parcels	2019 Est Market Value	2020 Parcels	2020 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%
Total Real Property	293,070	131,010,176,400	294,689	137,761,941,400	6,751,765,000	5.2%

Taxable Market Value	2019 Parcels	2019 Taxable Market Value	2020 Parcels	2020 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%
Total Real Property	293,070	128,360,044,666	294,689	135,208,742,276	6,848,697,610	5.3%

Net Tax Capacity	2019 Parcels	2019 Net Tax Capacity	2020 Parcels	2020 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%
Total Real Property	293,070	1,572,913,731	294,689	1,661,800,564	88,886,833	5.7%

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2020 Minneapolis Summary

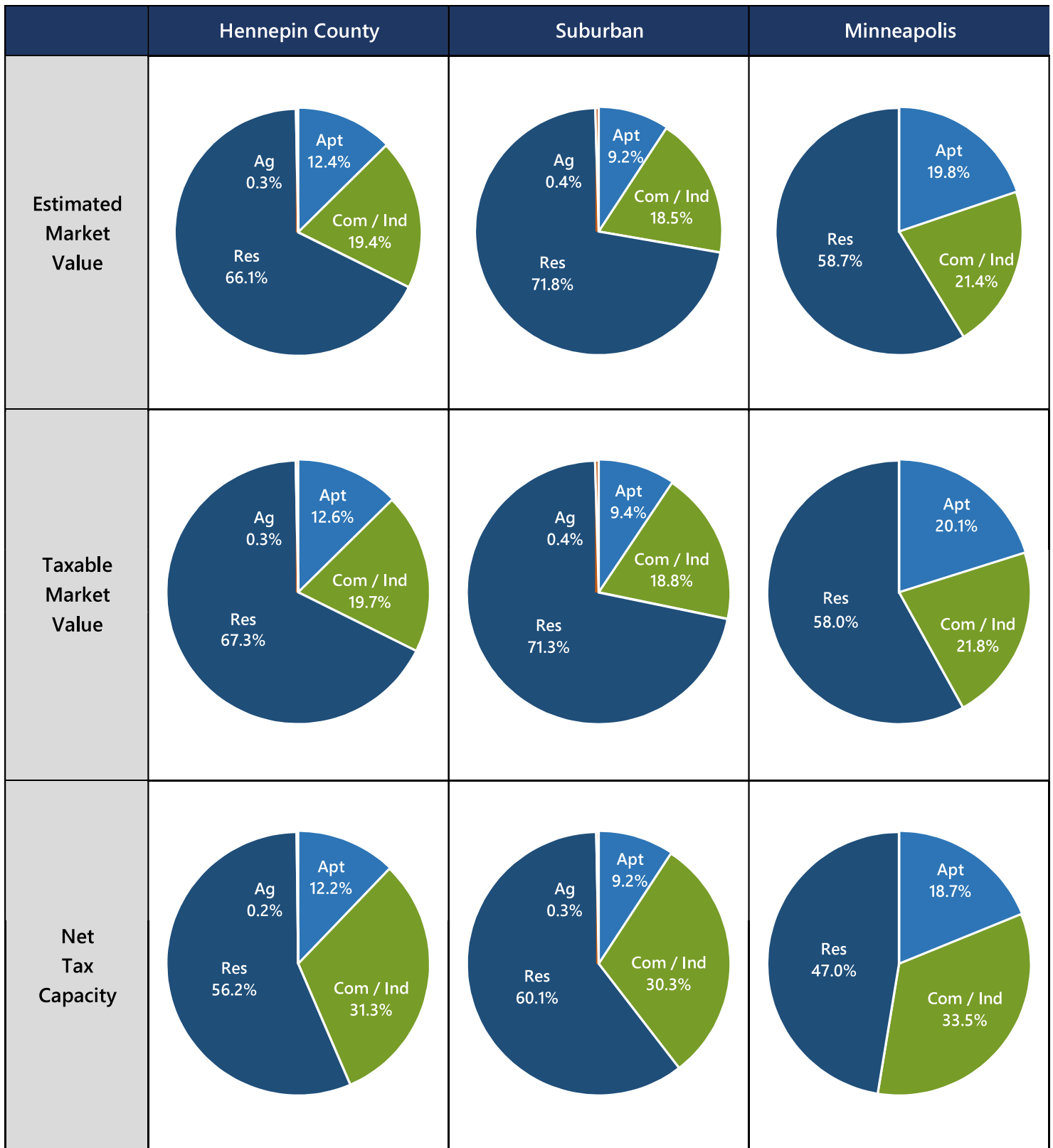
Estimated Market Value	2019 Parcels	2019 Est Market Value	2020 Parcels	2020 Est Market Value	Gross Change	%
Agricultural	1	1,527,600	1	1,529,100	1,500	0.1%
Apartment	3,779	10,455,116,000	3,849	11,582,149,100	1,127,033,100	10.8%
Apartment (A)	3,544	10,394,720,200	3,617	11,507,138,800	1,112,418,600	10.7%
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%
Total Real Property	122,861	55,493,144,800	124,050	58,543,534,500	3,050,389,700	5.5%

Taxable Market Value	2019 2019	2019 2019	2020 2020	2020 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%
Total Real Property	122,861	54,585,063,539	124,050	57,578,592,112	2,993,528,573	5.5%

Net Tax Capacity	2019 Parcels	2019 Net Tax Capacity	2020 Parcels	2020 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%
Total Real Property	122,861	693,379,768	124,050	739,596,735	46,216,967	6.7%

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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

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Estimated Market Value Medians By School District

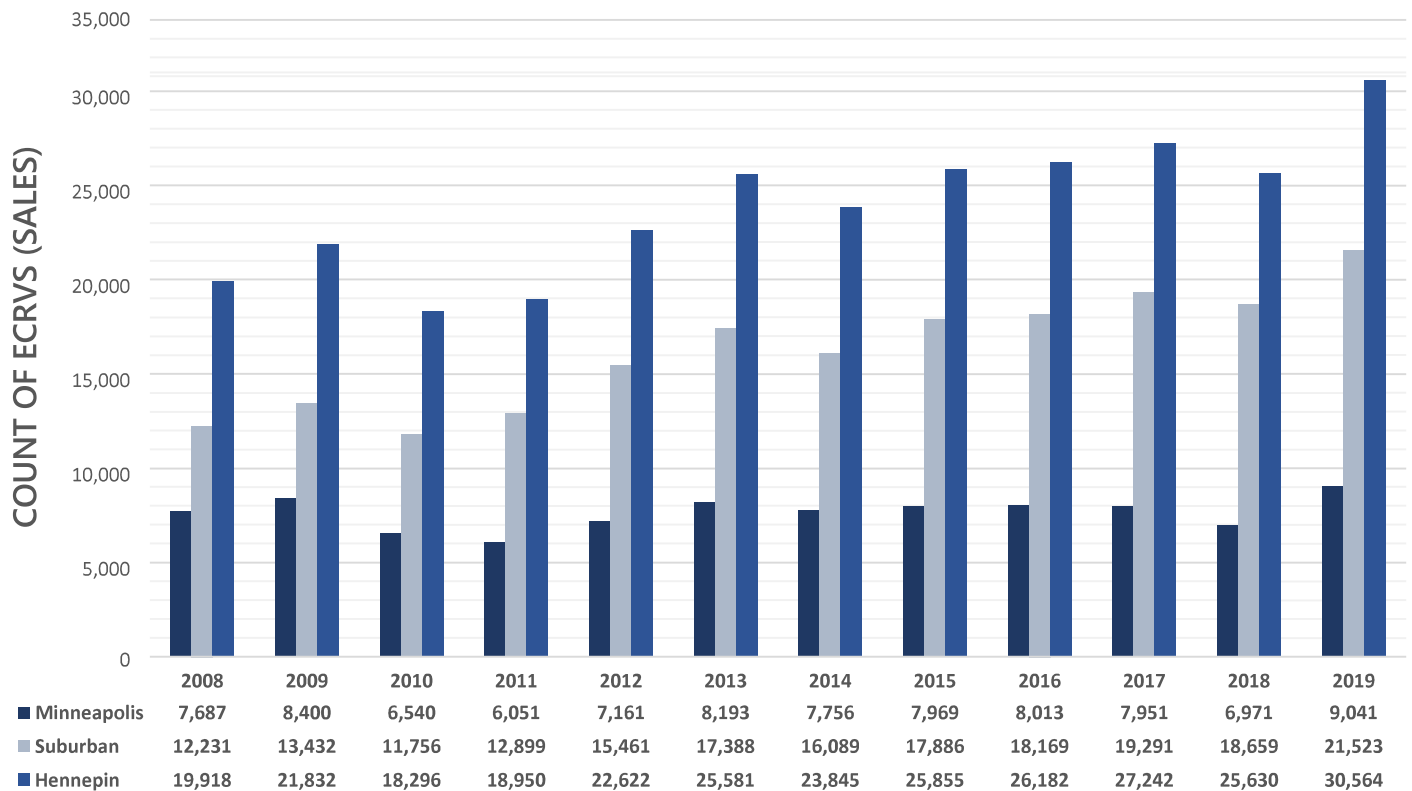
Single Family Residential

School District / City	2020 Parcels	2019 Median EMV	2020 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 Parcels	2019 Median EMV	2020 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
2020	Oct 2019 - Sep 2019	98.3%	99.1%	95.5%	96.1%
2019	Oct 2017 - Sep 2018	99.5%	98.9%	95.2%	94.4%
2018	Oct 2016 - Sep 2017	99.5%	100.4%	95.2%	95.8%
2017	Oct 2015 - Sep 2016	98.6%	99.4%	95.0%	95.6%
2016	Oct 2014 - Sep 2015	97.5%	98.3%	94.9%	95.5%
2015	Oct 2013 - Sep 2014	96.2%	97.2%	92.3%	93.3%
2014	Oct 2012 - Sep 2013	97.8%	101.7%	93.3%	91.1%
2013	Oct 2011 - Sep 2012	95.3%	97.3%	99.4%	97.6%
2012	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

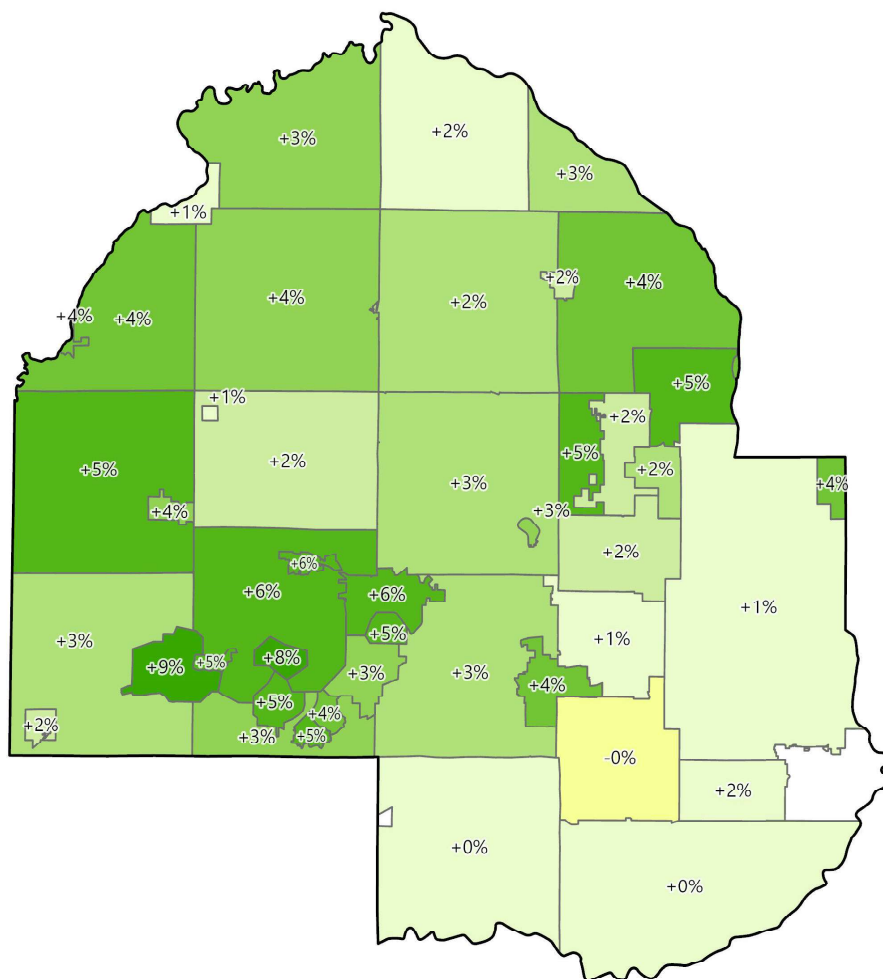
The residential single family category includes detached single family improved properties, both off lake (R) and on lake (RL) parcels. The total estimated value of single family residential properties across Hennepin County increased 3.2%, 2.2% net of new construction for the 2020 assessment. The change 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

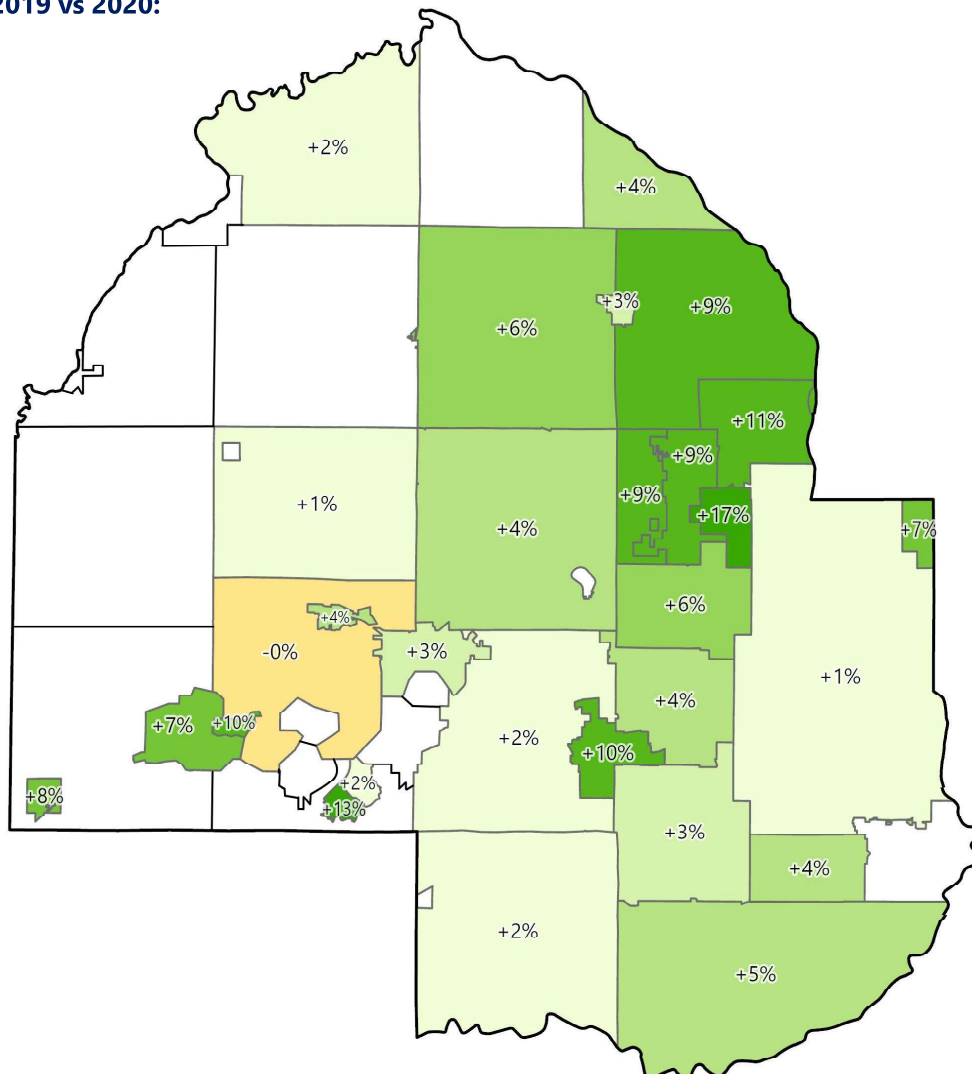
The estimated market value of residential condominiums increased 4.6%, 3.7% net of new construction across Hennepin County for the 2020 assessment. Condominium properties in Suburban Hennepin saw slightly stronger net increase (4.7%) than condos within the city of Minneapolis (2.5%). The largest increases 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

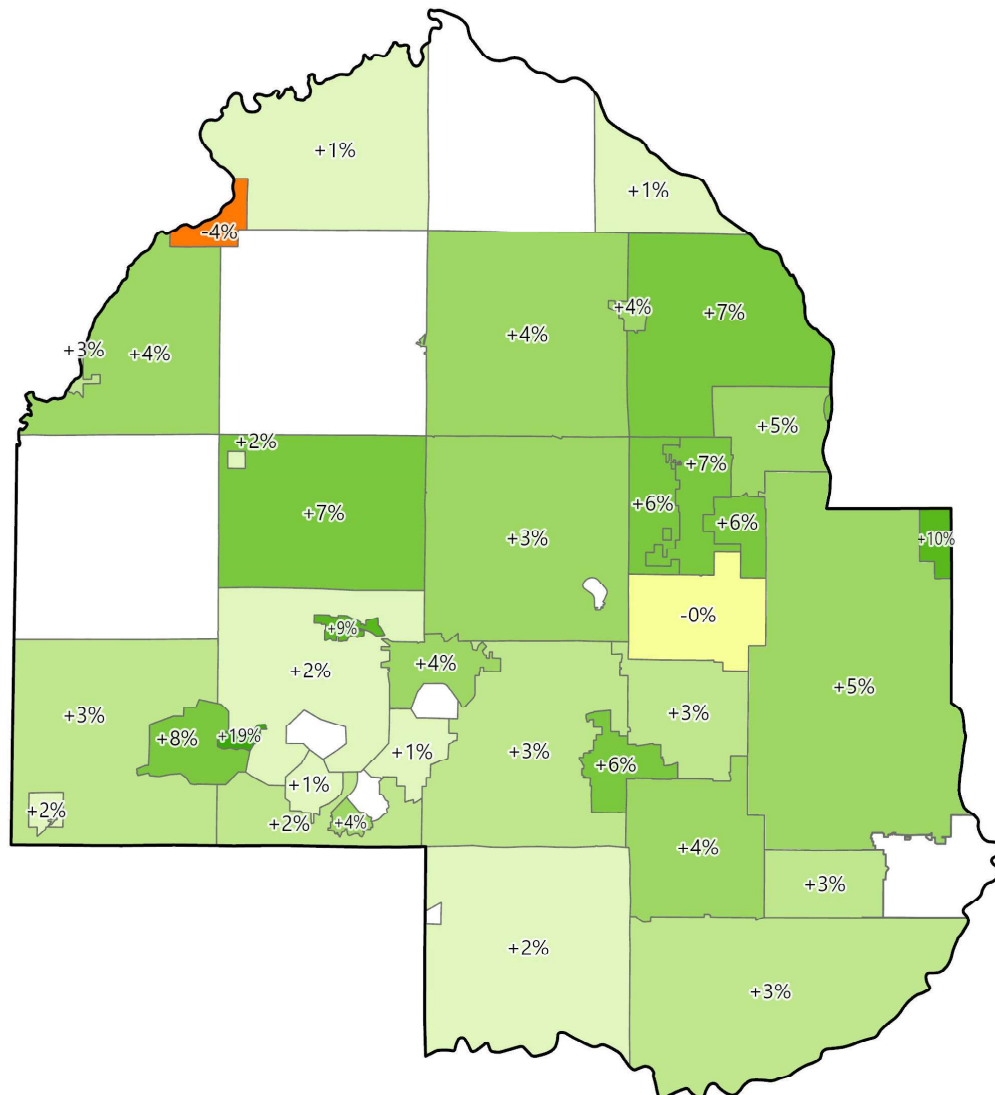
The residential townhome segment increased 5.9%, 4.7% net of new construction across Hennepin County in the 2020 assessment; outpacing both residential single family and condominium increases. Suburban Hennepin realized a 6.0% increase compared to 4.9% in the city of Minneapolis. Market growth was particularly 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.

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 map below highlights the market growth between 2019 and 2020.

[illegible]

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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.

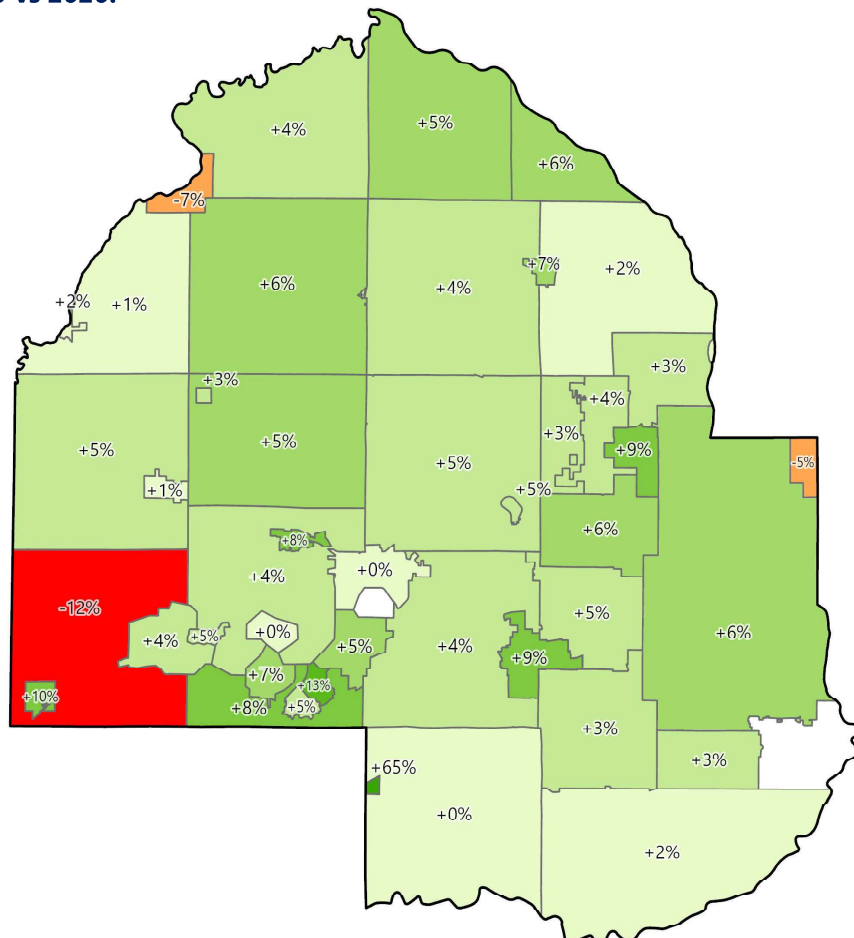
The lodging industry market notable increases with both limited service and select service products increasing over 20%. In general, leisure and recreational facilities such as skating rinks, theatres and outdoor recreation increased over 10%.

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%.

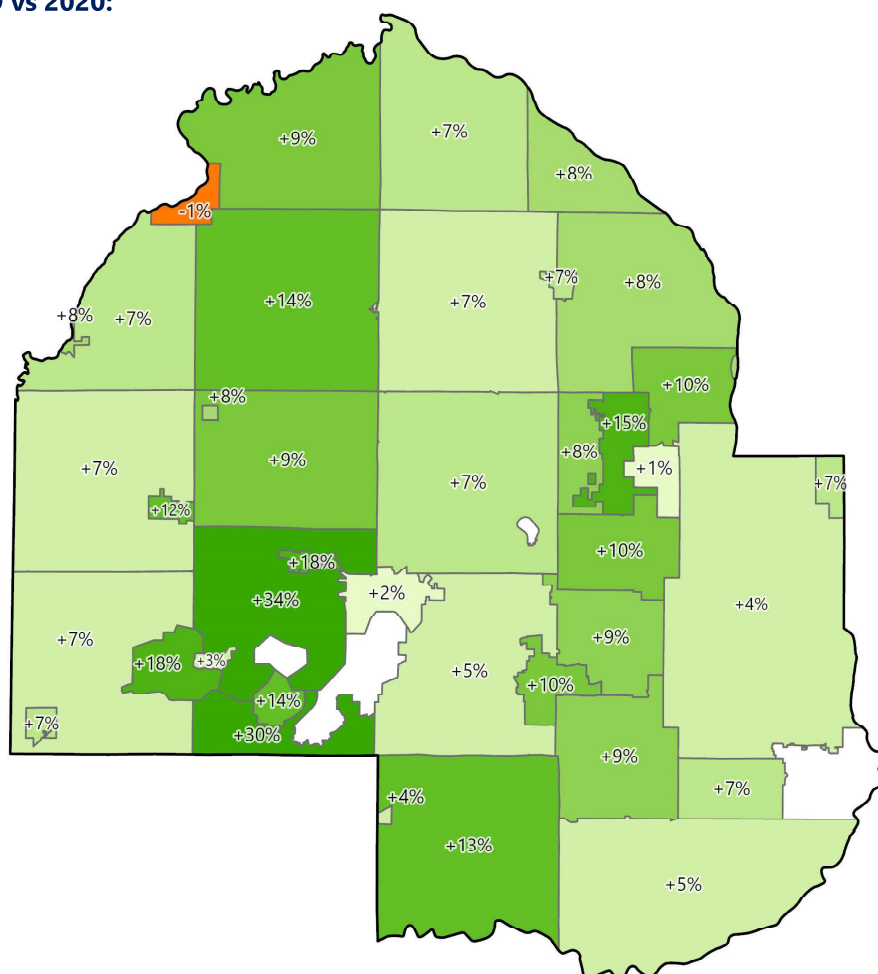
Industrial Office Warehouse, the largest segment, grew 9.7%, while mini-storage and industrial equipment storage showed the largest increases. Growth continues to be strongest in properties less than 25,000 in size and those valued under \$1 million.

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.

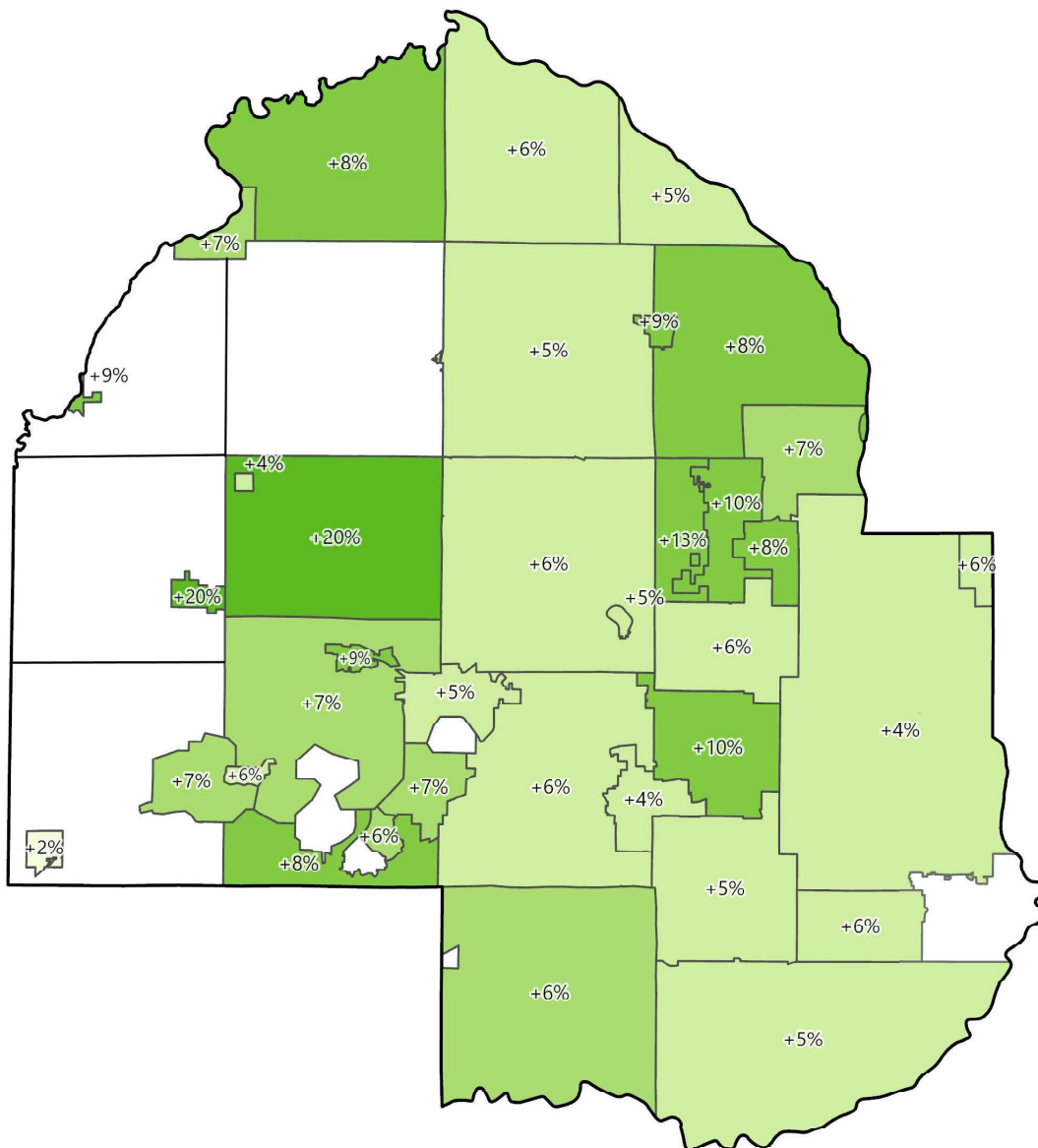
Apartment

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:



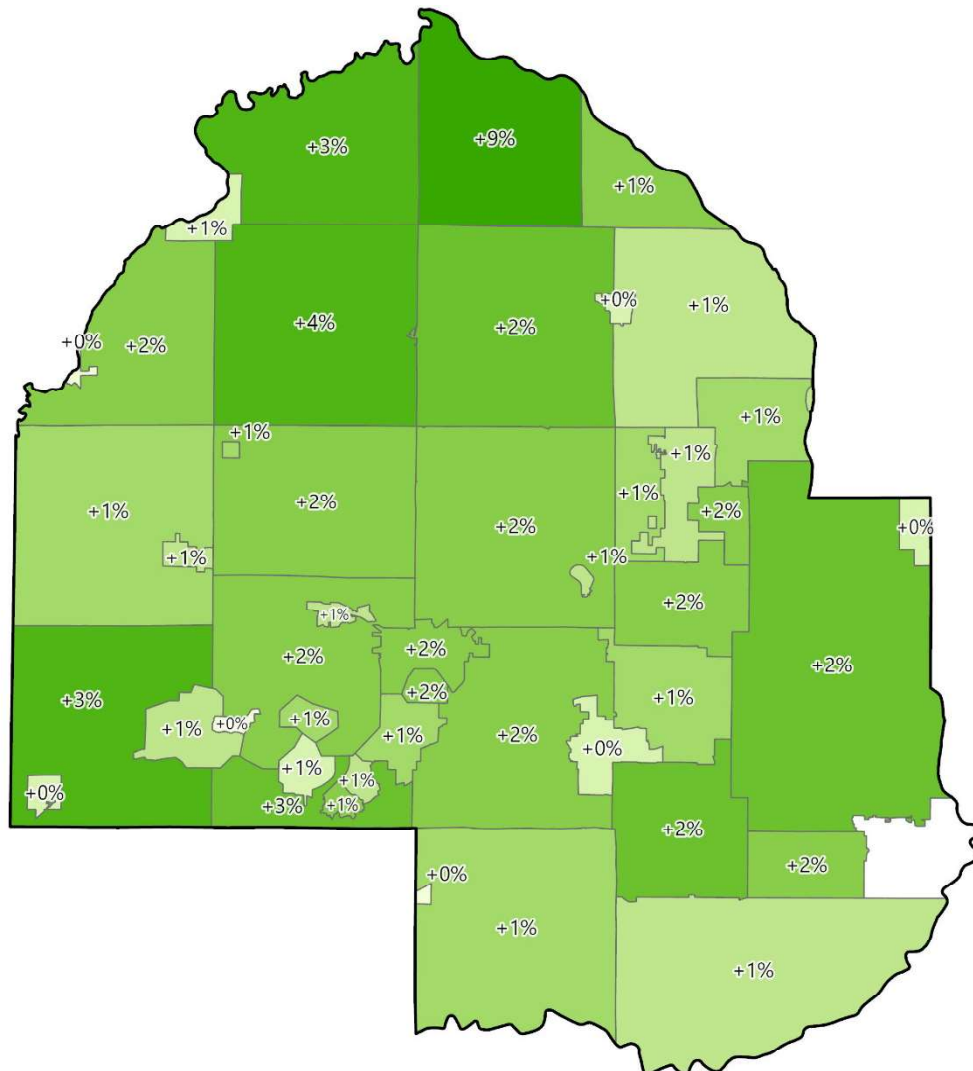
Note: Market growth measures the difference in total estimated market value between the current and preceding assessments after subtracting out any value shift due to new construction, parcel divisions, changes in exemption status and/or changes in property type.

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 2nd 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 Est Market Value	2020 New Construction Improvement Value				2020 Est Market Value	Net Change	Gross 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
Hennepin Countywide	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%
Suburban Hennepin	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%
Bloomington	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%
Brooklyn Center	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%
Brooklyn Park	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%
Champlin	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%
Chanhassen	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%
Corcoran	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
Crystal	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%
Dayton	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%
Deephaven	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%
Eden Prairie	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%
Edina	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%
Excelsior	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%
Golden Valley	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%
Greenfield	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%
Greenwood	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
Hanover	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%
Hopkins	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%
Independence	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%
Long Lake	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%
Loretto	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%
Maple Grove	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%
Maple Plain	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%
Medicine Lake	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%
Medina	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
Minneapolis	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%
Minnetonka	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%
Minnetonka Beach	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%
Minnetrista	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%
Mound	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%
New Hope	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%
Orono	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%
Osseo	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
Plymouth	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%
Richfield	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%
Robbinsdale	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%
Rockford	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%
Rogers	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%
Saint Anthony	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%
Saint Bonifacius	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%
Saint Louis Park	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
Shorewood	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%
Spring Park	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%
Tonka Bay	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%
Wayzata	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%
Woodland	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 Parcels	Exempt Parcels	Estimated Land	Estimated Building	Estimated Market Value	Taxable Market Value	Net Tax Capacity
All Hennepin County	418,739	17,037	58,894,041,100	137,638,070,200	196,305,475,900	192,787,334,388	2,396,864,591
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
Suburban	294,689	10,376	46,123,695,600	91,638,245,800	137,761,941,400	135,208,742,276	1,661,800,564
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
Minneapolis	124,050	6,661	12,770,345,500	45,999,824,400	58,543,534,500	57,578,592,112	739,596,735
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
Bloomington	30,212	824	5,111,766,700	9,557,518,900	14,669,285,600	14,348,834,096	196,022,640
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
Brooklyn Center	8,622	294	693,147,300	1,897,081,100	2,590,228,400	2,452,293,280	30,496,395
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 Parcels	Exempt Parcels	Estimated Land	Estimated Building	Estimated Market Value	Taxable Market Value	Net Tax Capacity
Brooklyn Park	24,014	642	1,923,288,900	6,442,137,400	8,365,426,300	8,054,302,261	97,347,243
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
Champlin	8,454	322	649,526,800	2,029,850,000	2,679,376,800	2,579,329,895	28,161,995
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
Chanhassen	22	0	25,142,000	60,042,000	85,184,000	85,174,800	1,695,108
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
Corcoran	3,099	42	419,219,300	664,898,900	1,084,118,200	1,069,976,470	11,099,466
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
Crystal	8,030	256	647,997,800	1,545,453,000	2,193,450,800	2,069,015,489	23,229,532
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
Dayton	3,073	139	318,907,300	700,773,600	1,019,680,900	1,000,705,890	11,045,986
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 Parcels	Exempt Parcels	Estimated Land	Estimated Building	Estimated Market Value	Taxable Market Value	Net Tax Capacity
Deephaven	1,555	56	694,521,100	744,598,000	1,439,119,100	1,436,289,255	16,483,025
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
Eden Prairie	21,904	858	3,634,242,000	7,700,878,100	11,335,120,100	11,201,003,424	138,909,349
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
Edina	20,773	556	5,307,618,400	8,002,105,300	13,309,723,700	13,218,128,170	163,850,929
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
Excelsior	885	47	306,429,300	301,574,000	608,003,300	606,077,601	7,692,939
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
Golden Valley	8,431	312	1,527,246,600	2,838,079,000	4,365,325,600	4,294,391,340	55,518,378
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
Greenfield	1,335	52	180,716,100	346,836,000	527,552,100	520,279,481	5,519,460
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 Parcels	Exempt Parcels	Estimated Land	Estimated Building	Estimated Market Value	Taxable Market Value	Net Tax Capacity
Greenwood	345	13	261,299,000	139,918,000	401,217,000	400,514,750	4,730,422
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
Hanover	267	3	20,082,400	69,630,400	89,712,800	88,656,335	894,510
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
Hopkins	5,009	212	662,178,300	1,683,230,000	2,345,408,300	2,300,438,175	29,959,934
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
Independence	1,719	90	325,935,000	459,541,500	785,476,500	778,324,445	8,063,371
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
Long Lake	751	95	98,004,400	203,568,000	301,572,400	296,371,990	3,773,055
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
Loretto	266	13	12,430,800	62,743,000	75,173,800	71,764,455	841,762
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 Parcels	Exempt Parcels	Estimated Land	Estimated Building	Estimated Market Value	Taxable Market Value	Net Tax Capacity
Maple Grove	25,970	801	2,495,366,100	8,112,384,700	10,607,750,800	10,391,089,568	123,457,654
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
Maple Plain	676	33	58,153,800	156,784,000	214,937,800	207,774,955	2,659,948
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
Medicine Lake	152	21	61,442,000	37,914,000	99,356,000	99,291,890	1,115,843
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
Medina	3,127	116	630,278,100	1,233,297,000	1,863,575,100	1,855,481,106	21,438,211
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
Minnetonka	19,954	936	3,930,776,100	6,790,884,600	10,721,660,700	10,589,828,899	131,191,872
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 Parcels	Exempt Parcels	Estimated Land	Estimated Building	Estimated Market Value	Taxable Market Value	Net Tax Capacity
Minnetonka Beach	246	68	263,108,100	135,610,000	398,718,100	398,015,250	4,732,061
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
Minnetrista	3,928	234	779,423,900	1,166,876,400	1,946,300,300	1,936,379,355	20,737,163
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
Mound	4,467	289	679,718,200	879,372,000	1,559,090,200	1,517,872,079	16,398,941
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
New Hope	5,988	122	582,349,200	1,659,924,000	2,242,273,200	2,162,448,740	27,027,361
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
Orono	4,079	324	1,834,653,100	1,595,515,800	3,430,168,900	3,419,069,460	39,433,562
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
Osseo	911	45	68,256,000	236,276,000	304,532,000	291,947,105	3,826,944
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 Parcels	Exempt Parcels	Estimated Land	Estimated Building	Estimated Market Value	Taxable Market Value	Net Tax Capacity
Plymouth	27,654	912	3,832,589,300	9,870,830,400	13,703,419,700	13,528,506,547	164,988,593
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
Richfield	11,549	307	1,364,216,100	2,633,335,000	3,997,551,100	3,843,292,841	46,378,585
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
Robbinsdale	5,147	140	443,467,500	896,687,000	1,340,154,500	1,264,515,845	13,774,124
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
Rockford	90	4	7,221,100	21,647,000	28,868,100	27,918,340	349,771
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
Rogers	4,985	225	531,328,900	1,738,936,300	2,270,265,200	2,231,350,219	29,835,612
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 Parcels	Exempt Parcels	Estimated Land	Estimated Building	Estimated Market Value	Taxable Market Value	Net Tax Capacity
Saint Anthony	2,231	64	304,862,600	438,705,000	743,567,600	726,028,947	7,952,953
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
Saint Bonifacius	938	44	43,836,300	203,285,300	247,121,600	236,049,435	2,600,711
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
Saint Louis Park	17,202	489	2,689,432,100	5,463,230,100	8,152,662,200	8,009,529,082	101,025,535
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
Shorewood	3,185	111	800,819,900	1,141,970,000	1,942,789,900	1,932,705,840	21,521,426
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
Spring Park	559	27	157,659,100	180,819,000	338,478,100	336,614,200	4,049,635
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
Tonka Bay	779	47	405,472,700	240,086,000	645,558,700	642,962,530	7,407,656
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 Parcels	Exempt Parcels	Estimated Land	Estimated Building	Estimated Market Value	Taxable Market Value	Net Tax Capacity
Wayzata	1,881	88	1,145,587,000	1,209,224,000	2,354,811,000	2,350,614,041	30,580,637
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
Woodland	225	3	193,978,900	144,196,000	338,174,900	337,584,400	3,980,267
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
All Hennepin County	186,503,321,200	196,305,475,900	5.4%	2,266,293,499	2,396,864,591	6.0%
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%
Suburban	131,010,176,400	137,761,941,400	5.2%	1,572,913,731	1,661,800,564	5.7%
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%
Minneapolis	55,493,144,800	58,543,534,500	5.9%	693,379,768	739,596,735	6.7%
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%
Bloomington	14,278,510,500	14,669,285,600	2.7%	190,075,394	196,022,640	3.1%
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
Brooklyn Center	2,433,349,400	2,590,228,400	6.4%	28,497,253	30,496,395	7.0%
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%
Brooklyn Park	7,877,537,500	8,365,426,300	6.2%	91,201,410	97,347,243	6.7%
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%
Champlin	2,556,520,800	2,679,376,800	4.8%	26,724,221	28,161,995	5.4%
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%
Chanhassen	82,104,000	85,184,000	3.8%	1,633,508	1,695,108	3.8%
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%
Corcoran	953,002,000	1,084,118,200	13.8%	9,695,208	11,099,466	14.5%
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
Crystal	2,102,842,100	2,193,450,800	4.3%	22,032,951	23,229,532	5.4%
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%
Dayton	873,169,600	1,019,680,900	16.8%	9,392,515	11,045,986	17.6%
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%
Deephaven	1,375,823,000	1,439,119,100	4.6%	15,699,687	16,483,025	5.0%
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%
Eden Prairie	11,010,362,400	11,335,120,100	2.9%	134,078,035	138,909,349	3.6%
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%
Edina	12,857,289,300	13,309,723,700	3.5%	157,370,055	163,850,929	4.1%
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
Excelsior	544,168,300	608,003,300	11.7%	6,845,636	7,692,939	12.4%
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
Golden Valley	4,142,713,000	4,365,325,600	5.4%	52,248,031	55,518,378	6.3%
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%
Greenfield	497,786,500	527,552,100	6.0%	5,170,784	5,519,460	6.7%
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%
Greenwood	381,871,500	401,217,000	5.1%	4,470,769	4,730,422	5.8%
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%
Hanover	90,218,300	89,712,800	-0.6%	898,616	894,510	-0.5%
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
Hopkins	2,211,048,000	2,345,408,300	6.1%	28,021,705	29,959,934	6.9%
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%
Independence	739,956,300	785,476,500	6.2%	7,530,529	8,063,371	7.1%
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%
Long Lake	275,389,200	301,572,400	9.5%	3,371,388	3,773,055	11.9%
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
Loretto	72,844,600	75,173,800	3.2%	812,897	841,762	3.6%
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%
Maple Grove	10,049,369,800	10,607,750,800	5.6%	116,250,934	123,457,654	6.2%
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
Maple Plain	201,852,400	214,937,800	6.5%	2,480,142	2,659,948	7.2%
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%
Medicine Lake	95,449,000	99,356,000	4.1%	1,067,015	1,115,843	4.6%
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%
Medina	1,784,857,000	1,863,575,100	4.4%	20,447,509	21,438,211	4.8%
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%
Minnetonka	10,189,699,300	10,721,660,700	5.2%	124,205,770	131,191,872	5.6%
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%
Minnetonka Beach	366,422,100	398,718,100	8.8%	4,333,970	4,732,061	9.2%
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
Minnetrista	1,820,464,600	1,946,300,300	6.9%	19,390,314	20,737,163	6.9%
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%
Mound	1,419,105,000	1,559,090,200	9.9%	14,747,341	16,398,941	11.2%
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%
New Hope	2,094,919,800	2,242,273,200	7.0%	25,050,032	27,027,361	7.9%
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%
Orono	3,179,139,700	3,430,168,900	7.9%	36,359,460	39,433,562	8.5%
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%
Osseo	288,648,600	304,532,000	5.5%	3,595,041	3,826,944	6.5%
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
Plymouth	12,991,406,600	13,703,419,700	5.5%	155,805,693	164,988,593	5.9%
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%
Richfield	3,834,974,200	3,997,551,100	4.2%	44,277,061	46,378,585	4.7%
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%
Robbinsdale	1,267,874,600	1,340,154,500	5.7%	12,918,620	13,774,124	6.6%
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%
Rockford	27,025,100	28,868,100	6.8%	321,175	349,771	8.9%
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%
Rogers	2,082,329,900	2,270,265,200	9.0%	27,123,164	29,835,612	10.0%
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
Saint Anthony	712,929,600	743,567,600	4.3%	7,604,686	7,952,953	4.6%
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%
Saint Bonifacius	240,123,700	247,121,600	2.9%	2,500,080	2,600,711	4.0%
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%
Saint Louis Park	7,738,981,300	8,152,662,200	5.3%	95,457,754	101,025,535	5.8%
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%
Shorewood	1,831,590,000	1,942,789,900	6.1%	20,203,534	21,521,426	6.5%
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%
Spring Park	311,329,100	338,478,100	8.7%	3,718,513	4,049,635	8.9%
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
Tonka Bay	608,981,900	645,558,700	6.0%	6,961,373	7,407,656	6.4%
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%
Wayzata	2,199,051,300	2,354,811,000	7.1%	28,606,773	30,580,637	6.9%
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%
Woodland	317,145,500	338,174,900	6.6%	3,717,185	3,980,267	7.1%
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 Market Value	Homestead Exclusion Value %	Veteran's Exclusion Value %	Taxable Market Value	% 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%
Minnetonka	10,721,660,700	112,300,301 1.0%	19,531,500 0.2%	10,589,828,899	1.2%
Minnetonka 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

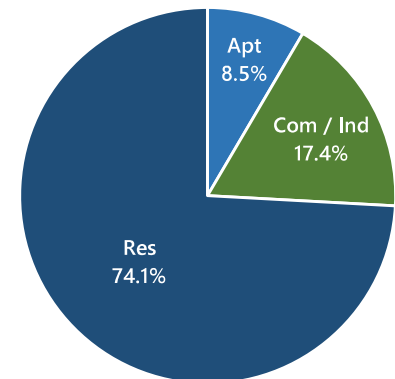
Exemption Type	Fully Tax Exempt Parcels			Partial Tax Exemptions		
	Minneapolis	Suburban	Total	Minneapolis	Suburban	Total
020 Public Cemetery	7	57	64	2	2	4
021 Private Cemetery	3	39	42	0	1	1
030 Public K-12 School Property	99	294	393	2	6	8
031 Private K-12 School Property	25	32	57	4	0	4
032 Charter Schools	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
Total	6,661	11,297	17,958	147	4,434	4,581

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 Est Market Value	Parcels	2020 Est Market Value	Gross Growth	New Construction Parcels	Improvement Val	Net 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%
Total Real Property	1,861	2,199,051,300	1,881	2,354,811,000	7.1%	103	38,914,100	5.3%

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 Est Market Value	Parcels	2020 Est Market Value	Gross Growth	Parcels	New Construction Improvement Val	Net 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%
Total Real Property	226	317,145,500	225	338,174,900	6.6%	16	5,289,000	5.0%

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 1st 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.

City of Wayzata

Sales

Considered for the 2020 Assessment

Arranged by Property Type and Sales Price

PROPERTY TYPE	PAGE
Lake Access	2-4
Lakeshore	5-9
2 Story	10-22
1 ¼ -1 ¾ Story	23-26
1 Story	27-39
Townhouse	40-59
Condo (no pictures)	60-84

Rolf Erickson

City Assessor



1590 LOCUST HILLS CIR

08-117-22-21-0026

2020 ESTIMATED MARKET VALUE: \$2,780,000

SALE DATE : November 1, 2018
NET SALE PRICE : \$2,514,000
ANNUAL MCAP ADJ : .0990
MCAP SALE PRICE : \$2,806,800

SALE DATE: July 14, 2010
SALE PRICE: \$2,450,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2008
GROUND FL SF : 2,595
TOTAL ABOVE GRADE SF : 3,103
BASEMENT SF : 2,595
BASEMENT % FIN : 80%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 200
DECK SF : 500

GARAGES

GARAGE 1 SF : 965
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 15,246
LOT ACRES : .35

LAKE : Minnetonka
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



1615 LOCUST HILLS TR

08-117-22-21-0011

2020 ESTIMATED MARKET VALUE: \$2,618,000

SALE DATE : July 29, 2019
NET SALE PRICE : \$2,600,000
ANNUAL MCAP ADJ : .0990
MCAP SALE PRICE : \$2,725,700

SALE DATE: November 25, 2013
SALE PRICE: \$790,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2014
GROUND FL SF : 2,216
TOTAL ABOVE GRADE SF : 4,316
BASEMENT SF : 2,216
BASEMENT % FIN : 80%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 210
OPEN PORCH SF : 198
DECK SF : 420

GARAGES

GARAGE 1 SF : 1,092
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 16,117
LOT ACRES : .37

LAKE : Minnetonka
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



595 LOCUST HILLS DR

08-117-22-24-0013

2020 ESTIMATED MARKET VALUE: \$2,970,000

SALE DATE : September 3, 2019
NET SALE PRICE : \$3,000,000
ANNUAL MCAP ADJ : .0990
MCAP SALE PRICE : \$3,095,900

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2008
GROUND FL SF : 2,532
TOTAL ABOVE GRADE SF : 3,750
BASEMENT SF : 2,785
BASEMENT % FIN : 80%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 382
OPEN PORCH SF : 60
DECK SF : 300

GARAGES

GARAGE 1 SF : 931
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 12,632
LOT ACRES : .29

LAKE : Minnetonka
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



900 SHADY LA E

06-117-22-42-0010

2020 ESTIMATED MARKET VALUE: \$2,756,000

SALE DATE : October 15, 2018
NET SALE PRICE : \$2,875,000
ANNUAL MCAP ADJ : .0990
MCAP SALE PRICE : \$3,235,200

SALE DATE: July 27, 2009
SALE PRICE: \$2,100,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1984
GROUND FL SF : 1,807
TOTAL ABOVE GRADE SF : 3,614
BASEMENT SF : 0
BASEMENT % FIN :
WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 700

GARAGES

GARAGE 1 SF : 672
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 27,878
LOT ACRES : .64

LAKE : Minnetonka
EFFECTIVE LAKE FRONT FT : 80

APPRAISER COMMENTS



640 LOCUST HILLS DR

08-117-22-24-0005

2020 ESTIMATED MARKET VALUE: \$5,685,000

SALE DATE : May 17, 2019
NET SALE PRICE : \$5,500,000
ANNUAL MCAP ADJ : .0990
MCAP SALE PRICE : \$5,857,300

SALE DATE: May 27, 2014
SALE PRICE: \$6,050,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2010
GROUND FL SF : 4,270
TOTAL ABOVE GRADE SF : 7,304
BASEMENT SF : 4,270
BASEMENT % FIN : 30%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 360
DECK SF : 600

GARAGES

GARAGE 1 SF : 1,125
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 1,125
GARAGE 2 TYPE : Attached Garage

LOT CHARACTERISTICS

LOT SF : 36,155
LOT ACRES : .83

LAKE : Minnetonka
EFFECTIVE LAKE FRONT FT : 180

APPRAISER COMMENTS



578 HARRINGTON RD

12-117-23-13-0010

2020 ESTIMATED MARKET VALUE: \$6,270,000

SALE DATE : April 3, 2019
NET SALE PRICE : \$5,750,000
ANNUAL MCAP ADJ : .0990
MCAP SALE PRICE : \$6,172,000

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1975
GROUND FL SF : 3,560
TOTAL ABOVE GRADE SF : 4,280
BASEMENT SF : 2,492
BASEMENT % FIN : 0%
WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 864
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 200

GARAGES

GARAGE 1 SF : 960
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 73,616
LOT ACRES : 1.69

LAKE : Minnetonka
EFFECTIVE LAKE FRONT FT : 270

APPRAISER COMMENTS



655 BUSHAWAY RD

08-117-22-32-0002

2020 ESTIMATED MARKET VALUE: \$7,027,000

SALE DATE : October 23, 2018
NET SALE PRICE : \$6,850,000
ANNUAL MCAP ADJ : .0990
MCAP SALE PRICE : \$7,708,100

SALE DATE: April 28, 2010
SALE PRICE: \$5,000,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2003
GROUND FL SF : 3,307
TOTAL ABOVE GRADE SF : 6,187
BASEMENT SF : 3,307
BASEMENT % FIN : 90%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 1
DELUXE BATHS : 1
FULL BATHS : 6
3/4 BATHS : 0
HALF BATHS : 2
BEDROOMS : 7

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 246
OPEN PORCH SF : 234
DECK SF : 600

GARAGES

GARAGE 1 SF : 866
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 54,014
LOT ACRES : 1.24

LAKE : Minnetonka
EFFECTIVE LAKE FRONT FT : 180

APPRAISER COMMENTS



310 FERNDAL RD W

12-117-23-11-0004

2020 ESTIMATED MARKET VALUE: \$8,848,000

SALE DATE : March 18, 2019
NET SALE PRICE : \$9,000,000
ANNUAL MCAP ADJ : .0990
MCAP SALE PRICE : \$9,736,800

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2001
GROUND FL SF : 5,000
TOTAL ABOVE GRADE SF : 9,600
BASEMENT SF : 0
BASEMENT % FIN : 0%
WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 1,372
OPEN PORCH SF : 100
DECK SF : 300

GARAGES

GARAGE 1 SF : 1,344
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 1,248
GARAGE 2 TYPE : Detached Garage

LOT CHARACTERISTICS

LOT SF : 133,729
LOT ACRES : 3.07

LAKE : Minnetonka
EFFECTIVE LAKE FRONT FT : 300

APPRAISER COMMENTS



222 BARRY AVE N

06-117-22-21-0034

2020 ESTIMATED MARKET VALUE:

\$513,000

SALE DATE : May 30, 2019
NET SALE PRICE : \$457,500
ANNUAL MCAP ADJ : .0448
MCAP SALE PRICE : \$471,100

SALE DATE: August 10, 2015
SALE PRICE: \$379,900

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1924
GROUND FL SF : 842
TOTAL ABOVE GRADE SF : 1,614
BASEMENT SF : 842
BASEMENT % FIN : 80%
WALKOUT : No

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

PORCHES / DECKS

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

GARAGES

GARAGE 1 SF : 728
GARAGE 1 TYPE : Detached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 9,583
LOT ACRES : .22

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



251 GLENBROOK RD N

06-117-22-14-0037

2020 ESTIMATED MARKET VALUE: \$542,000

SALE DATE : April 18, 2019
NET SALE PRICE : \$499,000
ANNUAL MCAP ADJ : .0448
MCAP SALE PRICE : \$515,700

SALE DATE: July 31, 2003
SALE PRICE: \$329,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1955
GROUND FL SF : 2,111
TOTAL ABOVE GRADE SF : 4,047
BASEMENT SF : 1,563
BASEMENT % FIN : 90%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 1
FULL BATHS : 1
3/4 BATHS : 3
HALF BATHS : 1
BEDROOMS : 6

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 250
DECK SF : 380

GARAGES

GARAGE 1 SF : 431
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 23,087
LOT ACRES : .53

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



306 BARRY AVE N

06-117-22-21-0057

2020 ESTIMATED MARKET VALUE: \$503,000

SALE DATE : September 5, 2019
NET SALE PRICE : \$520,000
ANNUAL MCAP ADJ : .0448
MCAP SALE PRICE : \$527,700

SALE DATE: October 31, 2018
SALE PRICE: \$475,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1940
GROUND FL SF : 976
TOTAL ABOVE GRADE SF : 1,808
BASEMENT SF : 976
BASEMENT % FIN : 40%
WALKOUT : No

CENTRAL AC : No
FIREPLACES : 0
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 0
HALF BATHS : 1
BEDROOMS : 4

PORCHES / DECKS

ENCLOSED PORCH SF : 168
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 155

GARAGES

GARAGE 1 SF : 322
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 323
GARAGE 2 TYPE : Attached Garage

LOT CHARACTERISTICS

LOT SF : 13,504
LOT ACRES : .31

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



260 WAYZATA BLVD E

06-117-22-23-0027

2020 ESTIMATED MARKET VALUE: \$714,000

SALE DATE : January 21, 2019
NET SALE PRICE : \$688,000
ANNUAL MCAP ADJ : .0448
MCAP SALE PRICE : \$718,800

SALE DATE: August 15, 2016
SALE PRICE: \$705,500

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2013
GROUND FL SF : 1,368
TOTAL ABOVE GRADE SF : 2,262
BASEMENT SF : 958
BASEMENT % FIN : 80%
WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 48
DECK SF : 0

GARAGES

GARAGE 1 SF : 724
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 14,375
LOT ACRES : .33

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



219 CHICAGO AVE N

06-117-22-13-0095

2020 ESTIMATED MARKET VALUE: \$680,000

SALE DATE : October 19, 2018
NET SALE PRICE : \$775,000
ANNUAL MCAP ADJ : .0448
MCAP SALE PRICE : \$818,600

SALE DATE: October 15, 2010
SALE PRICE: \$425,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1940
GROUND FL SF : 1,260
TOTAL ABOVE GRADE SF : 1,988
BASEMENT SF : 1,260
BASEMENT % FIN : 90%
WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 40
DECK SF : 568

GARAGES

GARAGE 1 SF : 480
GARAGE 1 TYPE : Detached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 8,712
LOT ACRES : .20

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



264 BENTON AVE N

06-117-22-14-0060

2020 ESTIMATED MARKET VALUE:

\$811,000

SALE DATE : March 15, 2019
NET SALE PRICE : \$870,000
ANNUAL MCAP ADJ : .0448
MCAP SALE PRICE : \$902,400

SALE DATE: June 28, 2016
SALE PRICE: \$725,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2014
GROUND FL SF : 1,482
TOTAL ABOVE GRADE SF : 2,712
BASEMENT SF : 1,482
BASEMENT % FIN : 50%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 65
DECK SF : 336

GARAGES

GARAGE 1 SF : 460
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 9,583
LOT ACRES : .22

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



139 GROVE LA E

06-117-22-32-0013

2020 ESTIMATED MARKET VALUE: \$1,082,000

SALE DATE : July 2, 2019
NET SALE PRICE : \$1,150,000
ANNUAL MCAP ADJ : .0448
MCAP SALE PRICE : \$1,175,500

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1915
GROUND FL SF : 1,162
TOTAL ABOVE GRADE SF : 1,946
BASEMENT SF : 930
BASEMENT % FIN : 90%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 260
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 300

GARAGES

GARAGE 1 SF : 440
GARAGE 1 TYPE : Detached Garage
GARAGE 2 SF : 176
GARAGE 2 TYPE : Detached Garage

LOT CHARACTERISTICS

LOT SF : 7,841
LOT ACRES : .18

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



159 WESTWOOD LA S

01-117-23-14-0001

2020 ESTIMATED MARKET VALUE: \$1,204,000

SALE DATE : October 15, 2018
NET SALE PRICE : \$1,175,000
ANNUAL MCAP ADJ : .0448
MCAP SALE PRICE : \$1,241,200

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1939
GROUND FL SF : 1,921
TOTAL ABOVE GRADE SF : 3,161
BASEMENT SF : 1,153
BASEMENT % FIN : 30%
WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 40
DECK SF : 0

GARAGES

GARAGE 1 SF : 462
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 57,935
LOT ACRES : 1.33

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



154 GLENBROOK RD N

06-117-22-14-0028

2020 ESTIMATED MARKET VALUE: \$1,197,000

SALE DATE : July 2, 2019
NET SALE PRICE : \$1,275,000
ANNUAL MCAP ADJ : .0448
MCAP SALE PRICE : \$1,303,200

SALE DATE: May 29, 2015
SALE PRICE: \$1,120,085

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2014
GROUND FL SF : 1,938
TOTAL ABOVE GRADE SF : 3,358
BASEMENT SF : 1,550
BASEMENT % FIN : 80%
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 1
DELUXE BATHS : 1
FULL BATHS : 1
3/4 BATHS : 2
HALF BATHS : 1
BEDROOMS : 5

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 180
DECK SF : 300

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 14,375
LOT ACRES : .33

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



209 MANITOBA AVE S

06-117-22-24-0114

2020 ESTIMATED MARKET VALUE: \$1,455,000

SALE DATE : August 23, 2019
NET SALE PRICE : \$1,475,000
ANNUAL MCAP ADJ : .0448
MCAP SALE PRICE : \$1,502,200

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2011
GROUND FL SF : 1,673
TOTAL ABOVE GRADE SF : 3,346
BASEMENT SF : 1,673
BASEMENT % FIN : 70%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 1
FULL BATHS : 3
3/4 BATHS : 0
HALF BATHS : 1
BEDROOMS : 5

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 236
OPEN PORCH SF : 200
DECK SF : 250

GARAGES

GARAGE 1 SF : 706
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 9,583
LOT ACRES : .22

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



497 HIGHCROFT RD

01-117-23-43-0012

2020 ESTIMATED MARKET VALUE: \$1,900,000

SALE DATE : August 23, 2019
NET SALE PRICE : \$2,029,000
ANNUAL MCAP ADJ : .0448
MCAP SALE PRICE : \$2,066,400

SALE DATE: December 2, 2011
SALE PRICE: \$1,110,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1962
GROUND FL SF : 1,990
TOTAL ABOVE GRADE SF : 3,414
BASEMENT SF : 1,791
BASEMENT % FIN : 90%
WALKOUT : Yes

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

PORCHES / DECKS

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

GARAGES

GARAGE 1 SF : 690
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 66,211
LOT ACRES : 1.52

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



1321 LASALLE ST

05-117-22-32-0066

2020 ESTIMATED MARKET VALUE: \$2,120,000

SALE DATE : June 28, 2019
NET SALE PRICE : \$2,175,000
ANNUAL MCAP ADJ : .0448
MCAP SALE PRICE : \$2,231,300

SALE DATE: July 16, 2013
SALE PRICE: \$1,575,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2009
GROUND FL SF : 1,798
TOTAL ABOVE GRADE SF : 4,254
BASEMENT SF : 1,688
BASEMENT % FIN : 80%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 228
DECK SF : 431

GARAGES

GARAGE 1 SF : 1,397
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 89,734
LOT ACRES : 2.06

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



483 HIGHCROFT RD

01-117-23-43-0019

2020 ESTIMATED MARKET VALUE: \$2,355,000

SALE DATE : May 16, 2019
NET SALE PRICE : \$2,215,000
ANNUAL MCAP ADJ : .0448
MCAP SALE PRICE : \$2,280,700

SALE DATE: July 20, 2011
SALE PRICE: \$1,350,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1998
GROUND FL SF : 3,358
TOTAL ABOVE GRADE SF : 4,576
BASEMENT SF : 3,358
BASEMENT % FIN : 70%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 1
DELUXE BATHS : 1
FULL BATHS : 3
3/4 BATHS : 0
HALF BATHS : 1
BEDROOMS : 5

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 222
OPEN PORCH SF : 50
DECK SF : 500

GARAGES

GARAGE 1 SF : 903
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 56,192
LOT ACRES : 1.29

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



244 WAYZATA BLVD E

06-117-22-23-0025

2020 ESTIMATED MARKET VALUE: \$303,000

SALE DATE : June 11, 2019
NET SALE PRICE : \$300,000
ANNUAL MCAP ADJ : .0448
MCAP SALE PRICE : \$307,800

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 1 3/4 Story
AGE : 1908
GROUND FL SF : 1,040
TOTAL ABOVE GRADE SF : 1,676
BASEMENT SF : 832
BASEMENT % FIN : 0%
WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 196
DECK SF : 0

GARAGES

GARAGE 1 SF : 840
GARAGE 1 TYPE : Detached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 8,712
LOT ACRES : .20

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



120 BENTON AVE N

06-117-22-14-0052

2020 ESTIMATED MARKET VALUE: \$492,000

SALE DATE : March 14, 2019
NET SALE PRICE : \$491,436
ANNUAL MCAP ADJ : .0448
MCAP SALE PRICE : \$509,700

SALE DATE: August 7, 2018
SALE PRICE: \$512,000

BUILDING CHARACTERISTICS

STORIES : 1 3/4 Story
AGE : 1930
GROUND FL SF : 810
TOTAL ABOVE GRADE SF : 1,263
BASEMENT SF : 567
BASEMENT % FIN : 30%
WALKOUT : No

CENTRAL AC : No
FIREPLACES : 0
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 0
HALF BATHS : 1
BEDROOMS : 2

PORCHES / DECKS

ENCLOSED PORCH SF : 18
SCREENED PORCH SF : 0
OPEN PORCH SF : 54
DECK SF : 400

GARAGES

GARAGE 1 SF : 430
GARAGE 1 TYPE : Detached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 13,939
LOT ACRES : .32

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



238 BARRY AVE N

06-117-22-21-0032

2020 ESTIMATED MARKET VALUE: \$542,000

SALE DATE : May 31, 2019
NET SALE PRICE : \$599,900
ANNUAL MCAP ADJ : .0448
MCAP SALE PRICE : \$617,700

SALE DATE: October 29, 2013
SALE PRICE: \$400,000

BUILDING CHARACTERISTICS

STORIES : 1 3/4 Story
AGE : 1904
GROUND FL SF : 1,092
TOTAL ABOVE GRADE SF : 1,704
BASEMENT SF : 983
BASEMENT % FIN : 60%
WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 192
OPEN PORCH SF : 0
DECK SF : 151

GARAGES

GARAGE 1 SF : 484
GARAGE 1 TYPE : Detached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 9,148
LOT ACRES : .21

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



215 FERNDALE RD S

01-117-23-14-0022

2020 ESTIMATED MARKET VALUE: \$1,796,000

SALE DATE : November 2, 2018
NET SALE PRICE : \$1,840,000
ANNUAL MCAP ADJ : .0448
MCAP SALE PRICE : \$1,936,500

SALE DATE: March 21, 2016
SALE PRICE: \$1,500,000

BUILDING CHARACTERISTICS

STORIES : 1 1/2 Story
AGE : 2013
GROUND FL SF : 2,396
TOTAL ABOVE GRADE SF : 2,396
BASEMENT SF : 2,396
BASEMENT % FIN : 70%
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 1
FULL BATHS : 1
3/4 BATHS : 1
HALF BATHS : 1
BEDROOMS : 5

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 224
OPEN PORCH SF : 458
DECK SF : 0

GARAGES

GARAGE 1 SF : 815
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 23,087
LOT ACRES : .53

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



1300 HOLDRIDGE TER

04-117-22-32-0002

2020 ESTIMATED MARKET VALUE: \$269,000

SALE DATE : April 1, 2019
NET SALE PRICE : \$240,000
ANNUAL MCAP ADJ : .0448
MCAP SALE PRICE : \$248,000

SALE DATE: April 25, 2008
SALE PRICE: \$185,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1954
GROUND FL SF : 1,210
TOTAL ABOVE GRADE SF : 1,210
BASEMENT SF : 1,210
BASEMENT % FIN : 70%
WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 408
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 0

GARAGES

GARAGE 1 SF : 528
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 18,295
LOT ACRES : .42

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



360 RIDGEVIEW DR E

06-117-22-21-0016

2020 ESTIMATED MARKET VALUE: \$271,000

SALE DATE : May 20, 2019
NET SALE PRICE : \$290,000
ANNUAL MCAP ADJ : .0448
MCAP SALE PRICE : \$298,600

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1956
GROUND FL SF : 1,467
TOTAL ABOVE GRADE SF : 1,467
BASEMENT SF : 1,080
BASEMENT % FIN : 0%
WALKOUT : No

CENTRAL AC : No
FIREPLACES : 0
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 0
HALF BATHS : 0
BEDROOMS : 3

PORCHES / DECKS

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

GARAGES

GARAGE 1 SF : 473
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 16,117
LOT ACRES : .37

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



15810 HOLDRIDGE RD E

04-117-22-32-0031

2020 ESTIMATED MARKET VALUE: \$544,000

SALE DATE : October 1, 2018
NET SALE PRICE : \$330,000
ANNUAL MCAP ADJ : .0448
MCAP SALE PRICE : \$348,600

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1956
GROUND FL SF : 1,741
TOTAL ABOVE GRADE SF : 1,741
BASEMENT SF : 1,741
BASEMENT % FIN : 70%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 100
DECK SF : 240

GARAGES

GARAGE 1 SF : 520
GARAGE 1 TYPE : Tuck Under Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 30,056
LOT ACRES : .69

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



383 RIDGEVIEW DR E

06-117-22-21-0011

2020 ESTIMATED MARKET VALUE:

\$327,000

SALE DATE : March 18, 2019
NET SALE PRICE : \$333,750
ANNUAL MCAP ADJ : .0448
MCAP SALE PRICE : \$346,200

SALE DATE: August 1, 2013
SALE PRICE: \$295,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1950
GROUND FL SF : 1,420
TOTAL ABOVE GRADE SF : 1,420
BASEMENT SF : 1,545
BASEMENT % FIN : 60%
WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 35
DECK SF : 125

GARAGES

GARAGE 1 SF : 438
GARAGE 1 TYPE : Tuck Under Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 10,019
LOT ACRES : .23

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



146 RIDGEVIEW DR E

31-118-22-33-0038

2020 ESTIMATED MARKET VALUE:

\$567,000

SALE DATE : October 29, 2018
NET SALE PRICE : \$400,000
ANNUAL MCAP ADJ : .0448
MCAP SALE PRICE : \$422,500

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1956
GROUND FL SF : 1,431
TOTAL ABOVE GRADE SF : 1,431
BASEMENT SF : 1,431
BASEMENT % FIN : 50%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 300

GARAGES

GARAGE 1 SF : 520
GARAGE 1 TYPE : Tuck Under Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 30,492
LOT ACRES : .70

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



167 GLEAHAVEN RD

05-117-22-13-0018

2020 ESTIMATED MARKET VALUE: \$500,000

SALE DATE : January 2, 2019
NET SALE PRICE : \$427,184
ANNUAL MCAP ADJ : .0448
MCAP SALE PRICE : \$446,300

SALE DATE: January 2, 2019
SALE PRICE: \$427,184

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1958
GROUND FL SF : 2,648
TOTAL ABOVE GRADE SF : 2,648
BASEMENT SF : 2,118
BASEMENT % FIN : 90%
WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 350

GARAGES

GARAGE 1 SF : 816
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 19,166
LOT ACRES : .44

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



375 MARGARET CIR

31-118-22-34-0015

2020 ESTIMATED MARKET VALUE: \$443,000

SALE DATE : December 3, 2018
NET SALE PRICE : \$435,000
ANNUAL MCAP ADJ : .0448
MCAP SALE PRICE : \$456,200

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1956
GROUND FL SF : 1,834
TOTAL ABOVE GRADE SF : 1,834
BASEMENT SF : 1,760
BASEMENT % FIN : 50%
WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 80
DECK SF : 0

GARAGES

GARAGE 1 SF : 517
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 23,522
LOT ACRES : .54

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS

380 MARGARET CIR		31-118-22-34-0026	
2020 ESTIMATED MARKET VALUE:		\$491,000	
SALE DATE : August 14, 2019 NET SALE PRICE : \$458,668 ANNUAL MCAP ADJ : .0448 MCAP SALE PRICE : \$467,100		SALE DATE: SALE PRICE:	
<u>BUILDING CHARACTERISTICS</u>			
STORIES :	1 Story	CENTRAL AC :	Yes
AGE :	1958	# FIREPLACES :	1
GROUND FL SF :	1,544	# DELUXE BATHS :	0
TOTAL ABOVE GRADE SF :	1,544	# FULL BATHS :	1
BASEMENT SF :	1,544	# 3/4 BATHS :	2
BASEMENT % FIN :	70%	# HALF BATHS :	0
WALKOUT :	No	# BEDROOMS :	3
<u>PORCHES / DECKS</u>		<u>GARAGES</u>	
ENCLOSED PORCH SF :	256	GARAGE 1 SF :	484
SCREENED PORCH SF :	0	GARAGE 1 TYPE :	Attached Garage
OPEN PORCH SF :	0	GARAGE 2 SF :	0
DECK SF :	192	GARAGE 2 TYPE :	
<u>LOT CHARACTERISTICS</u>			
LOT SF :	19,602	LAKE :	
LOT ACRES :	.45	EFFECTIVE LAKE FRONT FT :	0
<u>APPRAISER COMMENTS</u>			



607 GARDNER ST E

06-117-22-12-0032

2020 ESTIMATED MARKET VALUE:

\$493,000

SALE DATE : December 14, 2018
NET SALE PRICE : \$472,500
ANNUAL MCAP ADJ : .0448
MCAP SALE PRICE : \$495,500

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1955
GROUND FL SF : 1,336
TOTAL ABOVE GRADE SF : 1,336
BASEMENT SF : 1,336
BASEMENT % FIN : 40%
WALKOUT : Yes

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

PORCHES / DECKS

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

GARAGES

GARAGE 1 SF : 260
GARAGE 1 TYPE : Tuck Under Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 6,970
LOT ACRES : .16

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



429 RICE ST E

06-117-22-24-0055

2020 ESTIMATED MARKET VALUE: \$582,000

SALE DATE : November 30, 2018
NET SALE PRICE : \$583,000
ANNUAL MCAP ADJ : .0448
MCAP SALE PRICE : \$613,600

SALE DATE: March 1, 2018
SALE PRICE: \$565,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1960
GROUND FL SF : 1,456
TOTAL ABOVE GRADE SF : 1,456
BASEMENT SF : 1,165
BASEMENT % FIN : 40%
WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 192

GARAGES

GARAGE 1 SF : 487
GARAGE 1 TYPE : Tuck Under Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 10,890
LOT ACRES : .25

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



455 FAR HILL RD

31-118-22-34-0043

2020 ESTIMATED MARKET VALUE: \$992,000

SALE DATE : June 20, 2019
NET SALE PRICE : \$903,642
ANNUAL MCAP ADJ : .0448
MCAP SALE PRICE : \$927,000

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1984
GROUND FL SF : 2,270
TOTAL ABOVE GRADE SF : 2,270
BASEMENT SF : 2,043
BASEMENT % FIN : 90%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 600

GARAGES

GARAGE 1 SF : 862
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 27,878
LOT ACRES : .64

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS

141 FERNDALE RD S**01-117-23-14-0005****2020 ESTIMATED MARKET VALUE:****\$1,045,000**

SALE DATE : October 30, 2018
NET SALE PRICE : \$1,178,000
ANNUAL MCAP ADJ : .0448
MCAP SALE PRICE : \$1,244,300

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 2019
GROUND FL SF : 2,630
TOTAL ABOVE GRADE SF : 2,630
BASEMENT SF : 2,630
BASEMENT % FIN : 90%
WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 113
DECK SF : 0

GARAGES

GARAGE 1 SF : 1,092
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 43,560
LOT ACRES : 1.00

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



550 FAR HILL RD

31-118-22-34-0001

2020 ESTIMATED MARKET VALUE: \$2,202,000

SALE DATE : October 19, 2018
NET SALE PRICE : \$2,150,000
ANNUAL MCAP ADJ : .0448
MCAP SALE PRICE : \$2,271,100

SALE DATE: October 25, 2010
SALE PRICE: \$480,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 2014
GROUND FL SF : 2,558
TOTAL ABOVE GRADE SF : 2,558
BASEMENT SF : 3,470
BASEMENT % FIN : 70%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 345
OPEN PORCH SF : 58
DECK SF : 0

GARAGES

GARAGE 1 SF : 780
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 780
GARAGE 2 TYPE : Tuck Under Garage

LOT CHARACTERISTICS

LOT SF : 168,577
LOT ACRES : 3.87

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



1116 HOLLYBROOK DR

05-117-22-22-0008

2020 ESTIMATED MARKET VALUE: \$339,000

SALE DATE : December 20, 2018
NET SALE PRICE : \$320,000
ANNUAL MCAP ADJ : .0448
MCAP SALE PRICE : \$335,600

SALE DATE: December 28, 2015
SALE PRICE: \$290,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1984
GROUND FL SF : 1,199
TOTAL ABOVE GRADE SF : 1,982
BASEMENT SF : 0
BASEMENT % FIN :
WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 81
DECK SF : 200

GARAGES

GARAGE 1 SF : 462
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 3,920
LOT ACRES : .09

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



1533 HOLLYBROOK RD

05-117-22-24-0051

2020 ESTIMATED MARKET VALUE:

\$368,000

SALE DATE : June 20, 2019
NET SALE PRICE : \$350,000
ANNUAL MCAP ADJ : .0448
MCAP SALE PRICE : \$359,100

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2000
GROUND FL SF : 1,030
TOTAL ABOVE GRADE SF : 2,060
BASEMENT SF : 618
BASEMENT % FIN : 90%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 168

GARAGES

GARAGE 1 SF : 430
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 2,178
LOT ACRES : .05

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



1112 HOLLYBROOK DR

05-117-22-22-0010

2020 ESTIMATED MARKET VALUE: \$415,000

SALE DATE : August 26, 2019
NET SALE PRICE : \$429,241
ANNUAL MCAP ADJ : .0448
MCAP SALE PRICE : \$437,200

SALE DATE: December 14, 2017
SALE PRICE: \$369,500

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1988
GROUND FL SF : 1,256
TOTAL ABOVE GRADE SF : 2,464
BASEMENT SF : 1,256
BASEMENT % FIN : 70%
WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 40
DECK SF : 150

GARAGES

GARAGE 1 SF : 484
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 4,356
LOT ACRES : .10

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



123 EDGEWOOD CT

06-117-22-23-0333

2020 ESTIMATED MARKET VALUE: \$626,000

SALE DATE : June 21, 2019
NET SALE PRICE : \$620,000
ANNUAL MCAP ADJ : .0448
MCAP SALE PRICE : \$636,100

SALE DATE: January 27, 2012
SALE PRICE: \$427,500

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1991
GROUND FL SF : 1,090
TOTAL ABOVE GRADE SF : 1,948
BASEMENT SF : 981
BASEMENT % FIN : 30%
WALKOUT : No

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

PORCHES / DECKS

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

GARAGES

GARAGE 1 SF : 520
GARAGE 1 TYPE : Tuck Under Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 1,307
LOT ACRES : .03

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



292 GRACE POINTE CT

06-117-22-23-0375

2020 ESTIMATED MARKET VALUE: \$765,000

SALE DATE : August 1, 2019
NET SALE PRICE : \$795,000
ANNUAL MCAP ADJ : .0448
MCAP SALE PRICE : \$809,700

SALE DATE: July 16, 2009
SALE PRICE: \$600,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2000
GROUND FL SF : 1,628
TOTAL ABOVE GRADE SF : 2,820
BASEMENT SF : 814
BASEMENT % FIN : 0%
WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 104
DECK SF : 276

GARAGES

GARAGE 1 SF : 440
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 0
LOT ACRES : .00

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



540 RICE ST E

06-117-22-24-0097

2020 ESTIMATED MARKET VALUE: \$1,157,000

SALE DATE : October 16, 2018
NET SALE PRICE : \$1,187,500
ANNUAL MCAP ADJ : .0448
MCAP SALE PRICE : \$1,254,400

SALE DATE: May 30, 2007
SALE PRICE: \$1,842,628

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2006
GROUND FL SF : 1,385
TOTAL ABOVE GRADE SF : 2,770
BASEMENT SF : 1,385
BASEMENT % FIN : 80%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 210

GARAGES

GARAGE 1 SF : 528
GARAGE 1 TYPE : Tuck Under Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 2,178
LOT ACRES : .05

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



726 WIDSTEN CIR

06-117-22-42-0057

2020 ESTIMATED MARKET VALUE: \$2,419,000

SALE DATE : November 6, 2018
NET SALE PRICE : \$2,720,000
ANNUAL MCAP ADJ : .0448
MCAP SALE PRICE : \$2,862,700

SALE DATE: July 26, 2004
SALE PRICE: \$1,675,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1996
GROUND FL SF : 2,590
TOTAL ABOVE GRADE SF : 3,144
BASEMENT SF : 2,590
BASEMENT % FIN : 70%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 150
DECK SF : 200

GARAGES

GARAGE 1 SF : 745
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 10,019
LOT ACRES : .23

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



395 LAKE ST W

01-117-23-14-0041

2020 ESTIMATED MARKET VALUE:

\$836,000

SALE DATE : September 9, 2019
NET SALE PRICE : \$835,000
ANNUAL MCAP ADJ : .0448
MCAP SALE PRICE : \$847,300

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 1 1/2 Story
AGE : 1996
GROUND FL SF : 2,000
TOTAL ABOVE GRADE SF : 2,000
BASEMENT SF : 0
BASEMENT % FIN :
WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 150

GARAGES

GARAGE 1 SF : 530
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 9,148
LOT ACRES : .21

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



425 LAKE ST W

01-117-23-14-0044

2020 ESTIMATED MARKET VALUE: \$826,000

SALE DATE : January 31, 2019
NET SALE PRICE : \$840,000
ANNUAL MCAP ADJ : .0448
MCAP SALE PRICE : \$877,600

SALE DATE: May 28, 2014
SALE PRICE: \$699,000

BUILDING CHARACTERISTICS

STORIES : 1 1/2 Story
AGE : 1997
GROUND FL SF : 2,000
TOTAL ABOVE GRADE SF : 2,000
BASEMENT SF : 0
BASEMENT % FIN :
WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 150

GARAGES

GARAGE 1 SF : 530
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 11,326
LOT ACRES : .26

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



504 HOLLY CIR

05-117-22-22-0036

2020 ESTIMATED MARKET VALUE:

\$392,000

SALE DATE : August 29, 2019
NET SALE PRICE : \$400,000
ANNUAL MCAP ADJ : .0448
MCAP SALE PRICE : \$407,400

SALE DATE: May 29, 2014
SALE PRICE: \$314,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1987
GROUND FL SF : 1,452
TOTAL ABOVE GRADE SF : 1,452
BASEMENT SF : 1,452
BASEMENT % FIN : 80%
WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 54
DECK SF : 150

GARAGES

GARAGE 1 SF : 484
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 3,485
LOT ACRES : .08

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



330 WAYCLIFFE SOUTH

05-117-22-22-0087

2020 ESTIMATED MARKET VALUE: \$510,000

SALE DATE : March 15, 2019
NET SALE PRICE : \$485,000
ANNUAL MCAP ADJ : .0448
MCAP SALE PRICE : \$503,000

SALE DATE: December 9, 1999
SALE PRICE: \$388,465

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1998
GROUND FL SF : 1,905
TOTAL ABOVE GRADE SF : 1,905
BASEMENT SF : 1,905
BASEMENT % FIN : 70%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 50
DECK SF : 150

GARAGES

GARAGE 1 SF : 400
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 14,375
LOT ACRES : .33

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



413 WAYCLIFFE NORTH

05-117-22-21-0051

2020 ESTIMATED MARKET VALUE: \$615,000

SALE DATE : June 25, 2019
NET SALE PRICE : \$637,500
ANNUAL MCAP ADJ : .0448
MCAP SALE PRICE : \$654,000

SALE DATE: August 5, 2010
SALE PRICE: \$462,142

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1996
GROUND FL SF : 1,851
TOTAL ABOVE GRADE SF : 1,851
BASEMENT SF : 1,821
BASEMENT % FIN : 60%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 32
DECK SF : 226

GARAGES

GARAGE 1 SF : 430
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 6,534
LOT ACRES : .15

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



278 WAYCLIFFE NORTH

05-117-22-24-0047

2020 ESTIMATED MARKET VALUE:

\$739,000

SALE DATE : July 15, 2019
NET SALE PRICE : \$754,000
ANNUAL MCAP ADJ : .0448
MCAP SALE PRICE : \$770,700

SALE DATE: August 1, 2014
SALE PRICE: \$567,500

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1998
GROUND FL SF : 2,039
TOTAL ABOVE GRADE SF : 2,039
BASEMENT SF : 2,039
BASEMENT % FIN : 70%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 50
DECK SF : 150

GARAGES

GARAGE 1 SF : 400
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 6,970
LOT ACRES : .16

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



443 WAYCLIFFE NORTH

05-117-22-21-0048

2020 ESTIMATED MARKET VALUE: \$718,000

SALE DATE : May 28, 2019
NET SALE PRICE : \$755,000
ANNUAL MCAP ADJ : .0448
MCAP SALE PRICE : \$777,400

SALE DATE: May 28, 2019
SALE PRICE: \$0

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1996
GROUND FL SF : 1,905
TOTAL ABOVE GRADE SF : 1,905
BASEMENT SF : 1,905
BASEMENT % FIN : 80%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 50
DECK SF : 150

GARAGES

GARAGE 1 SF : 400
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 5,663
LOT ACRES : .13

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



333 WAYCLIFFE NORTH

05-117-22-21-0055

2020 ESTIMATED MARKET VALUE:

\$757,000

SALE DATE : July 1, 2019
NET SALE PRICE : \$757,250
ANNUAL MCAP ADJ : .0448
MCAP SALE PRICE : \$774,000

SALE DATE: December 12, 2013
SALE PRICE: \$657,500

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1999
GROUND FL SF : 2,039
TOTAL ABOVE GRADE SF : 2,039
BASEMENT SF : 2,039
BASEMENT % FIN : 70%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 50
DECK SF : 150

GARAGES

GARAGE 1 SF : 400
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 6,098
LOT ACRES : .14

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



388 WAYCLIFFE NORTH

05-117-22-21-0039

2020 ESTIMATED MARKET VALUE: \$1,111,000

SALE DATE : February 20, 2019
NET SALE PRICE : \$848,000
ANNUAL MCAP ADJ : .0448
MCAP SALE PRICE : \$882,800

SALE DATE: September 1, 2006
SALE PRICE: \$1,200,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1997
GROUND FL SF : 2,055
TOTAL ABOVE GRADE SF : 2,055
BASEMENT SF : 2,055
BASEMENT % FIN : 90%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 50
DECK SF : 0

GARAGES

GARAGE 1 SF : 400
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 5,663
LOT ACRES : .13

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



408 PONDRIDGE CIR

05-117-22-22-0111

2020 ESTIMATED MARKET VALUE: \$254,000

SALE DATE : April 29, 2019
NET SALE PRICE : \$248,000
ANNUAL MCAP ADJ : .0448
MCAP SALE PRICE : \$256,300

SALE DATE: November 16, 2005
SALE PRICE: \$228,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1977
GROUND FL SF : 792
TOTAL ABOVE GRADE SF : 1,584
BASEMENT SF : 792
BASEMENT % FIN : 0%
WALKOUT : No

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

PORCHES / DECKS

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

GARAGES

GARAGE 1 SF : 520
GARAGE 1 TYPE : Tuck Under Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 0
LOT ACRES : .00

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



342 PONDRIDGE CIR

05-117-22-22-0104

2020 ESTIMATED MARKET VALUE: \$273,000

SALE DATE : May 13, 2019
NET SALE PRICE : \$250,000
ANNUAL MCAP ADJ : .0448
MCAP SALE PRICE : \$257,400

SALE DATE: June 29, 2012
SALE PRICE: \$169,900

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1977
GROUND FL SF : 792
TOTAL ABOVE GRADE SF : 1,584
BASEMENT SF : 792
BASEMENT % FIN : 0%
WALKOUT : No

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

PORCHES / DECKS

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

GARAGES

GARAGE 1 SF : 520
GARAGE 1 TYPE : Tuck Under Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 0
LOT ACRES : .00

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



344 PONDRIDGE CIR

05-117-22-22-0105

2020 ESTIMATED MARKET VALUE:

\$268,000

SALE DATE : October 25, 2018
NET SALE PRICE : \$262,700
ANNUAL MCAP ADJ : .0448
MCAP SALE PRICE : \$277,500

SALE DATE: May 4, 2015
SALE PRICE: \$260,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1977
GROUND FL SF : 792
TOTAL ABOVE GRADE SF : 1,584
BASEMENT SF : 792
BASEMENT % FIN : 0%
WALKOUT : No

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

PORCHES / DECKS

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

GARAGES

GARAGE 1 SF : 520
GARAGE 1 TYPE : Tuck Under Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 0
LOT ACRES : .00

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



400 PONDRIDGE CIR

05-117-22-22-0107

2020 ESTIMATED MARKET VALUE:

\$270,000

SALE DATE : July 24, 2019
NET SALE PRICE : \$280,000
ANNUAL MCAP ADJ : .0448
MCAP SALE PRICE : \$286,200

SALE DATE: June 23, 2009
SALE PRICE: \$169,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1977
GROUND FL SF : 792
TOTAL ABOVE GRADE SF : 1,584
BASEMENT SF : 792
BASEMENT % FIN : 0%
WALKOUT : No

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

PORCHES / DECKS

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

GARAGES

GARAGE 1 SF : 520
GARAGE 1 TYPE : Tuck Under Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 0
LOT ACRES : .00

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS

215 BARRY AVE S**219****06-117-22-23-0075****2020 ESTIMATED MARKET VALUE:****\$239,000**

SALE DATE : January 31, 2020
NET SALE PRICE : \$250,000
ANNUAL MCAP ADJ :
MCAP SALE PRICE :

SALE DATE: April 19, 2019
SALE PRICE: \$175,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1970
GROUND FL SF : 990
TOTAL ABOVE GRADE SF : 990
BASEMENT SF : 0
BASEMENT % FIN :
WALKOUT : No

CENTRAL AC : No
FIREPLACES : 0
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 0
HALF BATHS : 1
BEDROOMS : 2

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 60
DECK SF : 0

GARAGES

GARAGE 1 SF : 200
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 0
LOT ACRES : .00

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS

205 BARRY AVE S**114****06-117-22-23-0118****2020 ESTIMATED MARKET VALUE:****\$176,000**

SALE DATE : January 8, 2019
NET SALE PRICE : \$160,000
ANNUAL MCAP ADJ : .0448
MCAP SALE PRICE : \$167,200

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1970
GROUND FL SF : 724
TOTAL ABOVE GRADE SF : 724
BASEMENT SF : 0
BASEMENT % FIN :
WALKOUT : No

CENTRAL AC : No
FIREPLACES : 0
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 0
HALF BATHS : 0
BEDROOMS : 1

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 60
DECK SF : 0

GARAGES

GARAGE 1 SF : 200
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 0
LOT ACRES : .00

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS

215 BARRY AVE S**311****06-117-22-23-0091****2020 ESTIMATED MARKET VALUE:****\$168,000**

SALE DATE : December 28, 2018
NET SALE PRICE : \$163,200
ANNUAL MCAP ADJ : .0448
MCAP SALE PRICE : \$171,100

SALE DATE: May 19, 2009
SALE PRICE: \$119,900

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1970
GROUND FL SF : 724
TOTAL ABOVE GRADE SF : 724
BASEMENT SF : 0
BASEMENT % FIN :
WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 60
DECK SF : 0

GARAGES

GARAGE 1 SF : 200
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 0
LOT ACRES : .00

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS

205 BARRY AVE S**111****06-117-22-23-0115****2020 ESTIMATED MARKET VALUE:****\$174,000**

SALE DATE : September 13, 2019
NET SALE PRICE : \$167,000
ANNUAL MCAP ADJ : .0448
MCAP SALE PRICE : \$169,500

SALE DATE: September 5, 2017
SALE PRICE: \$136,770

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1970
GROUND FL SF : 724
TOTAL ABOVE GRADE SF : 724
BASEMENT SF : 0
BASEMENT % FIN :
WALKOUT : No

CENTRAL AC : No
FIREPLACES : 0
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 0
HALF BATHS : 0
BEDROOMS : 1

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 60
DECK SF : 0

GARAGES

GARAGE 1 SF : 200
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 0
LOT ACRES : .00

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS

205 BARRY AVE S**213****06-117-22-23-0139****2020 ESTIMATED MARKET VALUE:****\$158,000**

SALE DATE : April 26, 2019
NET SALE PRICE : \$171,900
ANNUAL MCAP ADJ : .0448
MCAP SALE PRICE : \$177,600

SALE DATE: April 26, 2019
SALE PRICE: \$145,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1970
GROUND FL SF : 724
TOTAL ABOVE GRADE SF : 724
BASEMENT SF : 0
BASEMENT % FIN :
WALKOUT : No

CENTRAL AC : No
FIREPLACES : 0
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 0
HALF BATHS : 0
BEDROOMS : 1

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 60
DECK SF : 0

GARAGES

GARAGE 1 SF : 200
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 0
LOT ACRES : .00

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS

215 BARRY AVE S**205****06-117-22-23-0061****2020 ESTIMATED MARKET VALUE:****\$193,000**

SALE DATE : October 18, 2018
NET SALE PRICE : \$197,000
ANNUAL MCAP ADJ : .0448
MCAP SALE PRICE : \$208,100

SALE DATE: November 16, 1999
SALE PRICE: \$81,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1970
GROUND FL SF : 990
TOTAL ABOVE GRADE SF : 990
BASEMENT SF : 0
BASEMENT % FIN :
WALKOUT : No

CENTRAL AC : No
FIREPLACES : 0
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 0
HALF BATHS : 1
BEDROOMS : 2

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 60
DECK SF : 0

GARAGES

GARAGE 1 SF : 200
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 0
LOT ACRES : .00

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS

205 BARRY AVE S**205****06-117-22-23-0131****2020 ESTIMATED MARKET VALUE:****\$261,000**

SALE DATE : February 13, 2019
NET SALE PRICE : \$199,900
ANNUAL MCAP ADJ : .0448
MCAP SALE PRICE : \$208,100

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1970
GROUND FL SF : 990
TOTAL ABOVE GRADE SF : 990
BASEMENT SF : 0
BASEMENT % FIN :
WALKOUT : No

CENTRAL AC : No
FIREPLACES : 0
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 1
HALF BATHS : 0
BEDROOMS : 2

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 60
DECK SF : 0

GARAGES

GARAGE 1 SF : 200
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 0
LOT ACRES : .00

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS

215 BARRY AVE S**106****06-117-22-23-0040****2020 ESTIMATED MARKET VALUE:****\$281,000**

SALE DATE : November 1, 2018
NET SALE PRICE : \$282,500
ANNUAL MCAP ADJ : .0448
MCAP SALE PRICE : \$297,300

SALE DATE: May 31, 2016
SALE PRICE: \$220,300

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1970
GROUND FL SF : 990
TOTAL ABOVE GRADE SF : 990
BASEMENT SF : 0
BASEMENT % FIN :
WALKOUT : No

CENTRAL AC : No
FIREPLACES : 0
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 1
HALF BATHS : 0
BEDROOMS : 2

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 60
DECK SF : 0

GARAGES

GARAGE 1 SF : 200
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 0
LOT ACRES : .00

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS

875 LAKE ST N		202	06-117-22-41-0117
2020 ESTIMATED MARKET VALUE:		\$558,000	
SALE DATE : June 26, 2019 NET SALE PRICE : \$500,000 ANNUAL MCAP ADJ : .0448 MCAP SALE PRICE : \$512,900		SALE DATE: SALE PRICE:	
BUILDING CHARACTERISTICS			
STORIES : 1 Story AGE : 2015 GROUND FL SF : 1,050 TOTAL ABOVE GRADE SF : 1,050 BASEMENT SF : 0 BASEMENT % FIN : WALKOUT : No		CENTRAL AC : Yes # FIREPLACES : 0 # DELUXE BATHS : 0 # FULL BATHS : 0 # 3/4 BATHS : 1 # HALF BATHS : 0 # BEDROOMS : 1	
PORCHES / DECKS ENCLOSED PORCH SF : 0 SCREENED PORCH SF : 0 OPEN PORCH SF : 0 DECK SF : 70		GARAGES GARAGE 1 SF : 480 GARAGE 1 TYPE : Detached Garage GARAGE 2 SF : 0 GARAGE 2 TYPE :	
LOT CHARACTERISTICS			
LOT SF : 0 LOT ACRES : .00		LAKE : EFFECTIVE LAKE FRONT FT : 0	
APPRAISER COMMENTS			

875 LAKE ST N**209****06-117-22-41-0124****2020 ESTIMATED MARKET VALUE:****\$714,000**

SALE DATE : June 25, 2019
NET SALE PRICE : \$700,000
ANNUAL MCAP ADJ : .0448
MCAP SALE PRICE : \$718,100

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 2015
GROUND FL SF : 1,220
TOTAL ABOVE GRADE SF : 1,220
BASEMENT SF : 0
BASEMENT % FIN :
WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 90

GARAGES

GARAGE 1 SF : 480
GARAGE 1 TYPE : Detached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 0
LOT ACRES : .00

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



520 INDIAN MOUND E 2-C 06-117-22-31-0057

2020 ESTIMATED MARKET VALUE: \$674,000

SALE DATE : August 26, 2019
NET SALE PRICE : \$747,000
ANNUAL MCAP ADJ : .0448
MCAP SALE PRICE : \$760,800

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES :	1 Story	CENTRAL AC :	Yes
AGE :	1979	# FIREPLACES :	0
GROUND FL SF :	1,800	# DELUXE BATHS :	0
TOTAL ABOVE GRADE SF :	1,800	# FULL BATHS :	1
BASEMENT SF :	0	# 3/4 BATHS :	1
BASEMENT % FIN :		# HALF BATHS :	0
WALKOUT :	No	# BEDROOMS :	2

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 3
OPEN PORCH SF : 0
DECK SF : 0

GARAGES

GARAGE 1 SF : 480
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

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

APPRAISER COMMENTS

875 LAKE ST N		305	06-117-22-41-0140
2020 ESTIMATED MARKET VALUE:		\$730,000	
SALE DATE : May 14, 2019 NET SALE PRICE : \$800,000 ANNUAL MCAP ADJ : .0448 MCAP SALE PRICE : \$823,700		SALE DATE: SALE PRICE:	
<u>BUILDING CHARACTERISTICS</u>			
STORIES : 1 Story AGE : 2015 GROUND FL SF : 1,240 TOTAL ABOVE GRADE SF : 1,240 BASEMENT SF : 0 BASEMENT % FIN : WALKOUT : No		CENTRAL AC : Yes # FIREPLACES : 0 # DELUXE BATHS : 1 # FULL BATHS : 0 # 3/4 BATHS : 1 # HALF BATHS : 0 # BEDROOMS : 2	
<u>PORCHES / DECKS</u> ENCLOSED PORCH SF : 0 SCREENED PORCH SF : 0 OPEN PORCH SF : 0 DECK SF : 90		<u>GARAGES</u> GARAGE 1 SF : 480 GARAGE 1 TYPE : Detached Garage GARAGE 2 SF : 0 GARAGE 2 TYPE :	
<u>LOT CHARACTERISTICS</u>			
LOT SF : 0 LOT ACRES : .00		LAKE : EFFECTIVE LAKE FRONT FT : 0	
<u>APPRAISER COMMENTS</u>			



540 INDIAN MOUND E

4-A

06-117-22-31-0078

2020 ESTIMATED MARKET VALUE:

\$797,000

SALE DATE : September 20, 2019
NET SALE PRICE : \$802,725
ANNUAL MCAP ADJ : .0448
MCAP SALE PRICE : \$814,500

SALE DATE: June 3, 2005
SALE PRICE: \$850,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1979
GROUND FL SF : 1,800
TOTAL ABOVE GRADE SF : 1,800
BASEMENT SF : 0
BASEMENT % FIN :
WALKOUT : No

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

PORCHES / DECKS

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

GARAGES

GARAGE 1 SF : 480
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 0
LOT ACRES : .00

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS

935 LAKE ST E		209	06-117-22-41-0203
2020 ESTIMATED MARKET VALUE:		\$859,000	
SALE DATE : September 5, 2019 NET SALE PRICE : \$838,000 ANNUAL MCAP ADJ : .0448 MCAP SALE PRICE : \$850,300		SALE DATE: SALE PRICE:	
<u>BUILDING CHARACTERISTICS</u>			
STORIES : 1 Story AGE : 2016 GROUND FL SF : 1,219 TOTAL ABOVE GRADE SF : 1,219 BASEMENT SF : 0 BASEMENT % FIN : WALKOUT : No		CENTRAL AC : Yes # FIREPLACES : 0 # DELUXE BATHS : 0 # FULL BATHS : 1 # 3/4 BATHS : 1 # HALF BATHS : 0 # BEDROOMS : 2	
<u>PORCHES / DECKS</u>		<u>GARAGES</u>	
ENCLOSED PORCH SF : 0 SCREENED PORCH SF : 0 OPEN PORCH SF : 0 DECK SF : 144		GARAGE 1 SF : 480 GARAGE 1 TYPE : Detached Garage GARAGE 2 SF : 0 GARAGE 2 TYPE :	
<u>LOT CHARACTERISTICS</u>			
LOT SF : 0 LOT ACRES : .00		LAKE : EFFECTIVE LAKE FRONT FT : 0	
<u>APPRAISER COMMENTS</u>			

875 LAKE ST N		303	06-117-22-41-0138
2020 ESTIMATED MARKET VALUE:		\$921,000	
SALE DATE : November 13, 2018 NET SALE PRICE : \$900,000 ANNUAL MCAP ADJ : .0448 MCAP SALE PRICE : \$947,200		SALE DATE: SALE PRICE:	
BUILDING CHARACTERISTICS			
STORIES : 1 Story AGE : 2014 GROUND FL SF : 1,880 TOTAL ABOVE GRADE SF : 1,880 BASEMENT SF : 0 BASEMENT % FIN : WALKOUT : No		CENTRAL AC : Yes # FIREPLACES : 0 # DELUXE BATHS : 1 # FULL BATHS : 0 # 3/4 BATHS : 1 # HALF BATHS : 1 # BEDROOMS : 2	
PORCHES / DECKS ENCLOSED PORCH SF : 0 SCREENED PORCH SF : 0 OPEN PORCH SF : 0 DECK SF : 210		GARAGES GARAGE 1 SF : 480 GARAGE 1 TYPE : Detached Garage GARAGE 2 SF : 0 GARAGE 2 TYPE :	
LOT CHARACTERISTICS			
LOT SF : 0 LOT ACRES : .00		LAKE : EFFECTIVE LAKE FRONT FT : 0	
APPRAISER COMMENTS			

935 LAKE ST E		310	06-117-22-41-0215
2020 ESTIMATED MARKET VALUE:		\$860,000	
SALE DATE : April 15, 2019 NET SALE PRICE : \$925,000 ANNUAL MCAP ADJ : .0448 MCAP SALE PRICE : \$955,900		SALE DATE: SALE PRICE:	
<u>BUILDING CHARACTERISTICS</u>			
STORIES : 1 Story AGE : 2016 GROUND FL SF : 1,223 TOTAL ABOVE GRADE SF : 1,223 BASEMENT SF : 0 BASEMENT % FIN : WALKOUT : No		CENTRAL AC : Yes # FIREPLACES : 0 # DELUXE BATHS : 0 # FULL BATHS : 1 # 3/4 BATHS : 1 # HALF BATHS : 0 # BEDROOMS : 2	
<u>PORCHES / DECKS</u> ENCLOSED PORCH SF : 0 SCREENED PORCH SF : 0 OPEN PORCH SF : 0 DECK SF : 112		<u>GARAGES</u> GARAGE 1 SF : 480 GARAGE 1 TYPE : Detached Garage GARAGE 2 SF : 0 GARAGE 2 TYPE :	
<u>LOT CHARACTERISTICS</u>			
LOT SF : 0 LOT ACRES : .00		LAKE : EFFECTIVE LAKE FRONT FT : 0	
<u>APPRAISER COMMENTS</u>			

415 INDIAN MOUND E 202**06-117-22-24-0121****2020 ESTIMATED MARKET VALUE:****\$977,000**

SALE DATE : April 11, 2019
NET SALE PRICE : \$995,000
ANNUAL MCAP ADJ : .0448
MCAP SALE PRICE : \$1,028,300

SALE DATE: July 24, 2015
SALE PRICE: \$937,876

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 2013
GROUND FL SF : 1,921
TOTAL ABOVE GRADE SF : 1,921
BASEMENT SF : 0
BASEMENT % FIN :
WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 105
DECK SF : 0

GARAGES

GARAGE 1 SF : 440
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 0
LOT ACRES : .00

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



560 INDIAN MOUND E

3-A

06-117-22-31-0086

2020 ESTIMATED MARKET VALUE:

\$1,008,000

SALE DATE : August 27, 2019
NET SALE PRICE : \$1,025,000
ANNUAL MCAP ADJ : .0448
MCAP SALE PRICE : \$1,043,900

SALE DATE: July 28, 2015
SALE PRICE: \$900,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1979
GROUND FL SF : 2,450
TOTAL ABOVE GRADE SF : 2,450
BASEMENT SF : 0
BASEMENT % FIN :
WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 152
OPEN PORCH SF : 0
DECK SF : 0

GARAGES

GARAGE 1 SF : 480
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 0
LOT ACRES : .00

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS

935 LAKE ST E		309	06-117-22-41-0214
2020 ESTIMATED MARKET VALUE:		\$1,277,000	
SALE DATE : June 24, 2019 NET SALE PRICE : \$1,125,000 ANNUAL MCAP ADJ : .0448 MCAP SALE PRICE : \$1,154,100		SALE DATE: SALE PRICE:	
BUILDING CHARACTERISTICS			
STORIES : 1 Story AGE : 2016 GROUND FL SF : 1,656 TOTAL ABOVE GRADE SF : 1,656 BASEMENT SF : 0 BASEMENT % FIN : WALKOUT : No		CENTRAL AC : Yes # FIREPLACES : 0 # DELUXE BATHS : 0 # FULL BATHS : 1 # 3/4 BATHS : 1 # HALF BATHS : 1 # BEDROOMS : 2	
PORCHES / DECKS ENCLOSED PORCH SF : 0 SCREENED PORCH SF : 0 OPEN PORCH SF : 0 DECK SF : 144		GARAGES GARAGE 1 SF : 480 GARAGE 1 TYPE : Detached Garage GARAGE 2 SF : 0 GARAGE 2 TYPE :	
LOT CHARACTERISTICS			
LOT SF : 0 LOT ACRES : .00		LAKE : EFFECTIVE LAKE FRONT FT : 0	
APPRAISER COMMENTS			

875 LAKE ST N**204****06-117-22-41-0119****2020 ESTIMATED MARKET VALUE:****\$1,274,000**

SALE DATE : October 15, 2018
NET SALE PRICE : \$1,327,000
ANNUAL MCAP ADJ : .0448
MCAP SALE PRICE : \$1,401,700

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 2014
GROUND FL SF : 2,190
TOTAL ABOVE GRADE SF : 2,190
BASEMENT SF : 0
BASEMENT % FIN :
WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 570

GARAGES

GARAGE 1 SF : 480
GARAGE 1 TYPE : Detached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 0
LOT ACRES : .00

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS

935 LAKE ST E		302	06-117-22-41-0207
2020 ESTIMATED MARKET VALUE:		\$1,402,000	
SALE DATE : November 27, 2018 NET SALE PRICE : \$1,400,000 ANNUAL MCAP ADJ : .0448 MCAP SALE PRICE : \$1,473,400		SALE DATE: SALE PRICE:	
<u>BUILDING CHARACTERISTICS</u>			
STORIES : 1 Story AGE : 2016 GROUND FL SF : 1,983 TOTAL ABOVE GRADE SF : 1,983 BASEMENT SF : 0 BASEMENT % FIN : WALKOUT : No		CENTRAL AC : Yes # FIREPLACES : 0 # DELUXE BATHS : 0 # FULL BATHS : 1 # 3/4 BATHS : 1 # HALF BATHS : 1 # BEDROOMS : 2	
<u>PORCHES / DECKS</u> ENCLOSED PORCH SF : 0 SCREENED PORCH SF : 0 OPEN PORCH SF : 0 DECK SF : 112		<u>GARAGES</u> GARAGE 1 SF : 480 GARAGE 1 TYPE : Detached Garage GARAGE 2 SF : 0 GARAGE 2 TYPE :	
<u>LOT CHARACTERISTICS</u>			
LOT SF : 0 LOT ACRES : .00		LAKE : EFFECTIVE LAKE FRONT FT : 0	
<u>APPRAISER COMMENTS</u>			



240 MINNETONKA AVE S 202

06-117-22-24-0137

2020 ESTIMATED MARKET VALUE: \$1,427,000

SALE DATE : April 18, 2019
NET SALE PRICE : \$1,450,000
ANNUAL MCAP ADJ : .0448
MCAP SALE PRICE : \$1,498,500

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 2016
GROUND FL SF : 2,088
TOTAL ABOVE GRADE SF : 2,088
BASEMENT SF : 0
BASEMENT % FIN :
WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 75

GARAGES

GARAGE 1 SF : 480
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 0
LOT ACRES : .00

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS

875 LAKE ST N		408	06-117-22-41-0164
2020 ESTIMATED MARKET VALUE:		\$1,484,000	
SALE DATE : December 11, 2018 NET SALE PRICE : \$1,500,000 ANNUAL MCAP ADJ : .0448 MCAP SALE PRICE : \$1,572,900		SALE DATE: SALE PRICE:	
<u>BUILDING CHARACTERISTICS</u>			
STORIES : 1 Story AGE : 2015 GROUND FL SF : 2,144 TOTAL ABOVE GRADE SF : 2,650 BASEMENT SF : 0 BASEMENT % FIN : WALKOUT : No		CENTRAL AC : Yes # FIREPLACES : 0 # DELUXE BATHS : 1 # FULL BATHS : 1 # 3/4 BATHS : 1 # HALF BATHS : 0 # BEDROOMS : 2	
<u>PORCHES / DECKS</u> ENCLOSED PORCH SF : 0 SCREENED PORCH SF : 0 OPEN PORCH SF : 0 DECK SF : 1,197		<u>GARAGES</u> GARAGE 1 SF : 480 GARAGE 1 TYPE : Detached Garage GARAGE 2 SF : 0 GARAGE 2 TYPE :	
<u>LOT CHARACTERISTICS</u>			
LOT SF : 0 LOT ACRES : .00		LAKE : EFFECTIVE LAKE FRONT FT : 0	
<u>APPRAISER COMMENTS</u>			



560 INDIAN MOUND E

4-B

06-117-22-31-0087

2020 ESTIMATED MARKET VALUE:

\$1,629,000

SALE DATE : April 2, 2019
NET SALE PRICE : \$1,700,000
ANNUAL MCAP ADJ : .0448
MCAP SALE PRICE : \$1,756,800

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1979
GROUND FL SF : 3,100
TOTAL ABOVE GRADE SF : 3,100
BASEMENT SF : 0
BASEMENT % FIN :
WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 420
DECK SF : 0

GARAGES

GARAGE 1 SF : 480
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 0
LOT ACRES : .00

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS

935 LAKE ST E		206	06-117-22-41-0200
2020 ESTIMATED MARKET VALUE:		\$2,124,000	
SALE DATE : May 30, 2019 NET SALE PRICE : \$2,450,000 ANNUAL MCAP ADJ : .0448 MCAP SALE PRICE : \$2,522,600		SALE DATE: SALE PRICE:	
<u>BUILDING CHARACTERISTICS</u>			
STORIES : 1 Story AGE : 2016 GROUND FL SF : 3,009 TOTAL ABOVE GRADE SF : 3,009 BASEMENT SF : 0 BASEMENT % FIN : WALKOUT : No		CENTRAL AC : Yes # FIREPLACES : 0 # DELUXE BATHS : 0 # FULL BATHS : 1 # 3/4 BATHS : 1 # HALF BATHS : 1 # BEDROOMS : 2	
<u>PORCHES / DECKS</u> ENCLOSED PORCH SF : 0 SCREENED PORCH SF : 0 OPEN PORCH SF : 0 DECK SF : 170		<u>GARAGES</u> GARAGE 1 SF : 480 GARAGE 1 TYPE : Attached Garage GARAGE 2 SF : 0 GARAGE 2 TYPE :	
<u>LOT CHARACTERISTICS</u>			
LOT SF : 0 LOT ACRES : .00		LAKE : EFFECTIVE LAKE FRONT FT : 0	
<u>APPRAISER COMMENTS</u>			