



**Wayzata Local Board of Appeal and Equalization  
Meeting Agenda  
Wayzata City Hall Community Room, 600 Rice Street  
TUESDAY, APRIL 19, 2022  
5:30 P.M.**

**ZOOM INFORMATION**

[Click here to join Zoom](#)

[Meeting ID: 854 8163 1732 Passcode: 797354](#)

Members of the public may watch and listen remotely by viewing the meeting on Channel 8, WCTV, and at the City's website at [www.wayzata.org/WCTV](http://www.wayzata.org/WCTV).

**When your name is called in the meeting, you will be seen and heard in our Council Chambers and the cable channel.** You will be asked to unmute and then you may comment. All public comments must include your full name and address.

**LOCAL BOARD OF APPEAL AND EQUALIZATION:**

- Conduct Annual Local Board of Appeal and Equalization Meeting (5:30 p.m.)



## Local Board of Appeal and Equalization Meeting Agenda Report

|                                                                                         |                       |
|-----------------------------------------------------------------------------------------|-----------------------|
| <b>MEETING DATE:</b> April 19, 2022                                                     | <b>AGENDA ITEM:</b> 1 |
| <b>TITLE:</b> Conduct Annual Local Board of Appeal and Equalization Hearing (5:30 p.m.) |                       |
| <b>PROPOSED MOTION:</b>                                                                 |                       |
| <b>PREPARED BY:</b> Jeffrey Dahl, City Manager                                          |                       |
| <b>REVIEWED BY:</b> Jeffrey Dahl, City Manager                                          |                       |

### **ACTION REQUESTED:**

To open the Local Board of Appeal and Equalization Hearing and hear and record any appeals from the public. As of noon on April 14th, the City Assessor recommends taking action on the following properties:

- 1615 Crosby Road
- 215 Barry Avenue South, #113

The Board should hear all other appeals but hold off on taking action until the meeting reconvenes on May 3, 2022.

### **BACKGROUND:**

The property tax assessment process is composed of two major processes—valuation and tax rate. The valuation process, through the assessing of properties occurs during the beginning of the year. The tax rate/taxation process, happens towards the end of the year when the City's budget is approved. The Local Board of Appeal and Equalization process is the City's way to provide for a check and balance on the valuation process. Similarly, the City holds a Truth in Taxation hearing in December as the check and balance on the budget process.

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

Attached are updated annual summaries from Hennepin County and Southwest Assessing, an overview of the valuation and appeal process, as well as a sample of assessed residential properties for this past year. More comprehensive and county-wide valuation information can be reviewed at:  
<https://www.hennepin.us/propertytaxassessment>.

Rolf Erickson of Southwest Assessing, the City's Residential Assessor, and Melody Devine, of Hennepin County, the City's Commercial Assessor, will be present to summarize this year's valuations. After their introductions, the Mayor will need to open the meeting and hear appeals in the following order:

1. Property owners who have met with the City's Assessors, Hennepin County and Southwest Assessing, but were unable to come to a mutual agreement on the estimated market value of their properties;
2. Property owners presenting their cases in advance of the meeting by letter or email but not in time to be evaluated by the City Assessors; and
3. Property owners who have come directly to the Board without advance notice or without contacting the City Assessors prior to the meeting.

For all of the aforementioned scenarios, staff recommends hearing and reviewing all appeals and then reconvening the meeting to May 3, 2022 in order to review updated information by the Assessors. Given the high number of calls (400% more than normal), the City Assessor needs more time to put together information. Ultimately, the minutes of this hearing will reflect which properties will be reviewed at the reconvene.

In addition, as of noon on Thursday, April 14, there have been two mutually agreed upon adjustments that Southwest Assessing are recommending and no adjustments that Hennepin County are recommending. The Council will need to take action on these properties as well. That information is attached.

The Board will be receiving an update on any new recommended adjustments before noon on Tuesday, April 19. Assuming that appeals are received without sufficient information or time to take action upon, the Board should reconvene the meeting on May 3. Lastly, if any new appeals are received after the hearing date, they will be directed to Hennepin County.

**ATTACHMENTS:**

1. Hennepin County Commercial/Industrial/Apartment Valuation Summary
2. Southwest Assessing Residential Memo
3. Wayzata Sales Book
4. 1615 Crosby Road
5. 215 Barry Avenue #113

# HENNEPIN COUNTY

## MINNESOTA

## Memo

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

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

**Date:** April 12, 2022

**Re:** Commercial/Industrial/Apartment Valuation Summary for the Wayzata Local Board of Appeal and Equalization Meeting on April 19<sup>th</sup>, 2022

### Commercial

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The commercial market in Wayzata remains stabilized overall and continues to experience ongoing redevelopment. The overall value change for commercial properties in Wayzata, including new construction, was 6.1%. The increase in value excluding new construction was at 2.5%. Ten parcels are included in the new construction total assessed improvement value of \$14,861,000 for 2022.

### Industrial

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The Century Link Building at 116 Central Avenue North is the only industrial classified property within Wayzata. The 2021 assessed value for this property was reduced from \$1,550,000 to \$1,500,000 as part of a tax petition review and settlement. The 2022 assessment value was held flat at \$1,500,000.

### Apartments

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The apartment market remains strong. The overall value change for apartment properties in Wayzata, including new construction, was 13.9%. The increase in value, excluding new construction, was at 6.6%.

### 1/2/2022 Valuation Notices Calls and Reviews

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There have been two commercial value notice calls and no apartment value notice calls to date as of 4/12/2022. The following is a summary of the commercial value notice calls and reviews:

# HENNEPIN COUNTY

## MINNESOTA

06-117-22-24-0003 (305 Rice Street) – The property owner contacted the Assessor's Office regarding the increase of their assessed value from \$361,000 for 2021 to \$516,000 for 2022 on this small, single-tenant office property. The increase in value was based on the highest and best use of the property as residential vacant land given the age and condition of the existing improvements, the site's location and the zoning permitting single-family residential development. The 2022 land value assessment was at \$515,000, which was similar to the surrounding single-family land values. A minimal value of \$1,000 was placed on the improvements. As part of the value review, Melody Devine talked with the city regarding the guided use of this parcel as Mixed-Use Commercial/Residential and was informed about the potential for future multifamily development on the Metro Transit Park & Ride parcel directly to the east. The parcel and value were also reviewed by our residential appraisal staff. Our office concluded that the current commercial use is likely an interim use for this property based on the guided use and potential for redevelopment on neighboring parcels and that the site would likely be less desirable as a single-family residential property given its shape, location adjacent to a commercial property and the potential for new development on the adjacent property to the east. An offer to reduce the 2022 value back to the 2021 value of \$361,000 was made to the property owner. This offer included \$360,000 allocated to the land value, which reflects the potential of the site for redevelopment. The property owner accepted the offer on 3/31/2022. This value concurrence does not require a vote of approval by the board since it occurred prior to 10 days of the local board meeting.

05-117-22-24-0006 (1415 Wayzata Boulevard East): The property owner contacted our office this afternoon (4/12/2022). We are in the process of gathering information for a review of the value and setting an inspection date. We will update the board at the meeting on 4/19/2022.

TO: Wayzata Mayor and City Councilmembers  
City Manager Jeff Dahl

FROM: Rolf Erickson, City Assessor

DATE: April 11, 2022

RE: Local Board of Review for January 2, 2022 Assessment

There is no other way to describe the real estate market in 2021 than unusual and challenging. Rising costs of building materials, labor and material shortages, chronic shortages of used homes and unprecedented demand have driven housing prices up more than any period since the inflationary 1970's. According to the Minnesota Department of Revenue, the Market Condition Adjusted Prices (MCAP) for the City of Wayzata lakeshore properties is 22.63% and the non-lakeshore residential properties is 12.37%. This means that sales occurring in the study period of 10/1/2020 through 9/30/2021 were increased by either of those figures for rate development purposes. This results in properties being valued very close to their actual selling price in real time.

This assessment was made with sales that occurred from 10/1/2020 to 9/30/2021. Today's market conditions are not factored into the January 2, 2022 assessment values. Current market conditions will be considered for the January 2, 2023 assessment.

#### **Lake Access**

There were two lake access sales in Locust Hills this year. Locust hills sales received the same increases as direct lakeshore sales.

#### **Lakeshore**

There were 3 direct lakeshore sales for this assessment. One on Shady Lane on Wayzata Bay, one on Browns Bay and one on Gleason Lake. This year, the lakeshore properties in all cities located on Lower Lake Minnetonka received the same MCAP (Market Condition Adjusted Price) factor from the State of Minnesota.

#### **Single Family Residential Non-lakeshore (comment repeated from 2021 assessment)**

The sale of teardown single family homes in the more centrally located, medium priced, neighborhoods seems to have stabilized at the \$400,000 to \$600,000 level. This area is bounded by the Highway 12 bypass on the North, Barry Avenue on the East, Lake Street on the South and Highway 101 on the East. Sales of existing newer or remodeled homes in these neighborhoods have remained strong.

#### **Other Residential Property Types (comment repeated from 2021 assessment)**

As a general rule, the closer to Downtown Wayzata a property is, the more valuable it is. The townhouses at the West end of Lake Street and on Edgewood Court have increased in value more than those located on the North side of the Wayzata Boulevard bypass.

**AGGREGATE PROPERTY TYPE GROWTH** (Total market value growth of each property type)  
(Source: Hennepin County Assessor Annual Report)

|                       | 2017  | 2018 | 2019 | 2020 | 2021  | 2022  |
|-----------------------|-------|------|------|------|-------|-------|
| Residential Lakeshore | 8.9%  | 0.8% | 5.9% | 8.4% | -1.8% | 22.2% |
| Residential off lake  | 5.4%  | 0%   | 5.1% | 4.2% | 5.2%  | 17.1% |
| Condominium           | 18.4% | 6.7% | 2.9% | 7.6% | 3.6%  | 6.6%  |
| Townhouse             | 5.3%  | 2.2% | 7.4% | 3.8% | 5.6%  | 9.4%  |

**Figures below include all property types including Commercial, Industrial and Apartment.**

**Total Market Value 2021:** \$2,438,548,500

**Total Market Value 2022:** \$2,814,447,100

**New Improvements 2022:** \$55,381,000

**Net Change:** 13.1 %

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

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

The Local Board of Review can address only questions of “Estimated Market Value” and “Classification” (see definitions below) for the January 2, 2022 Assessment (taxes payable in 2023). 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.

# City of Wayzata

## Sales

Considered for the 2022 Assessment

Arranged by Property Type and Sales Price

| PROPERTY TYPE              | PAGE  |
|----------------------------|-------|
| 1 Story                    | 7-14  |
| Split Level                | 15    |
| 1 ¼, 1 ½, 1 ¾ Story        | 16-20 |
| Lake Access (Locust Hills) | 37-38 |
| Lakeshore                  | 39-41 |
| Townhouse                  | 42-56 |
| Condo & Townhouse List     | 57    |

Rolf Erickson  
City Assessor

### Please Note

Net Sale Price: Actual sale price of property

Annual MCAP Adj: Market Condition Adjusted Price adjustment  
Determined by MN Dept of Revenue  
Used to reflect an up or down market  
2022 is an up market

MCAP Sale Price: Net Sale Price adjusted by MCAP Adj  
Used for setting the new assessment.

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# How the Assessor Estimates Your Market Value

2

## Property Tax Fact Sheet 2

Fact Sheet

Estimated market value is one of the factors used to determine your property taxes. This fact sheet explains how that value is calculated and used.

### How does the assessor estimate the market value of my property?

Assessors value properties using a mass appraisal process to review sales of similar properties in the area over a set time period.

This “estimated market value” represents what your property would sell for in an “arms-length” sale on the open market (where buyer and seller are not related and both are educated about the property).

Assessors review sales from October 1 to September 30. They adjust the prices for market trends to estimate the market value of your property on the next assessment date (January 2).

An example of this timeline is:

- To estimate a property’s 2018 market value, the assessor reviews property sales from October 1, 2016, to September 30, 2017.
- Property owners may appeal their estimated market value and classification. This process occurs from April 1, 2018 to June 30, 2018.
- Property values and classifications become final on July 1, 2018. These values are used to determine taxes for 2019.

Assessors also review other data such as supply and demand, marketing times, and vacancy rates. This helps them determine if the real estate market in your area is increasing, stable, or decreasing.

### What is the difference between ‘Estimated Market Value’ and ‘Taxable Market Value’?

While estimated market value (EMV) shows what your property would likely sell for on the open market, “taxable market value” (TMV) is used to determine your taxes.

A property’s TMV is its estimated market value minus any tax exemptions, deferrals, and value exclusions that apply. For example, many homeowners have a Homestead Market Value Exclusion, which reduces the amount of home value that is subject to tax.

### How does my property value affect my property taxes?

Property value does not directly affect your property tax bill. It is used to calculate your share of the local property tax levy for the year.

This levy is the total property tax revenue needed to fund the budgets set by your county, city or town, and school district.

Your property’s taxable market value is multiplied by its classification rate to determine its share of the levy.

Increasing or decreasing your property’s market value does not change the overall amount of property tax revenue that is collected.

For more information, see Fact Sheet 1, *Understanding Property Taxes*.

## How do assessors verify their estimated values are in line with the market?

The Department of Revenue and assessors do a “sales ratio study” each year to see how assessors’ values compare to actual sales prices.

A sales ratio is the assessor’s EMV of a property divided by its actual sales price:

$$\text{Sales Ratio} = \frac{\text{Assessor EMV}}{\text{Actual Sales Price}}$$

For example, assume a home was valued at by the assessor at \$200,000 and sold for \$210,000. The sales ratio is calculated like this:

$$\text{Sales Ratio} = \frac{\$200,000}{\$210,000} = 0.952 = 95\%$$

The overall EMVs should be within 90 to 105 percent of actual sales prices. Otherwise the Department of Revenue may order the assessor to adjust property values.

## Where do assessors get sales information?

This information comes from sales of real estate. A Certificate of Real Estate Value (CRV) is filed whenever real estate sells for more than \$1,000.

CRVs have important details about each transaction. Assessors use this information to help estimate market values and for the sales ratio study.

Before using a CRV in the sales ratio study, the assessor must verify the sale was an open-market, arms-length sale. Otherwise it cannot be used in the study.

## How do I know if my assessor has the right information for my property?

Assessors are required to inspect properties in person at least once every 5 years. They also inspect property if new construction or demolition takes place.

You may contact the assessor to verify information about your property such as dimensions, age, and condition of any structures.

If your property has new improvements or other changes the assessor may not know about, you can ask the assessor to review and adjust your property records.

If you disagree with the assessor’s value for your property, you may appeal. For more information, see Fact Sheet 3, *How to Appeal Your Value and Classification*.

## Can the values of some properties decrease while others increase?

Yes. Sales prices for different types of property can vary widely depending on market conditions and other factors.

In recent years, for example, sales of farmland were generally stronger than residential or commercial sales in most areas of the state.

No two properties are exactly alike. A property’s market value or sales price is also affected by its unique characteristics – such as location, square footage, number of rooms, etc.

## Do property values in all areas increase or decline at the same rate?

No. Local real estate markets can be affected by a wide range of factors, such as new construction, changing demand for property, or economic trends.

Each area or neighborhood is different; its values can change at a faster (or slower) rate than others.

## Where can I get more information?

If you have questions or need more information:

- Refer to:
  - o Fact Sheet 1, *Understanding Property Taxes*; and
  - o Fact Sheet 3, *How to Appeal Your Value and Classification*.
- Go to [www.revenue.state.mn.us](http://www.revenue.state.mn.us) and type **property tax fact sheets** into the Search box.
- Contact your County Assessor.

# How to Appeal Your Value and Classification

3

## Property Tax Fact Sheet 3

Fact Sheet

Each spring your county sends you a **Notice of Valuation and Classification**. Three factors that affect your tax bill are:

1. The amount your local governments (town, city, county, etc.) spend to provide services
2. The **estimated market value** of your property
3. The **classification** of your property (how it is used)

The assessor determines the value and classification of your property; you may appeal if you disagree.

### What if I disagree with how my property was assessed?

Most issues and concerns can be resolved by doing research and contacting the county assessor's office. You should:

- Verify information about your property, such as its dimensions, age, and condition of its structures.
- Review records to determine the market values of similar properties in your neighborhood.
- Review sales data to see what similar properties in your area are selling for.
- Ask the assessor to explain the criteria used to classify your property. You may review the classifications of other properties used in the same way as yours.

If your property has not been inspected recently (both interior and exterior), ask the assessor to review your property.

If you and the assessor are unable to agree on your property valuation or classification, you can make a formal appeal.

### How does my property's classification affect my taxes?

Assessors classify all property according to its use on January 2. Each class of property (home, apartment, cabin, and farm business) is taxed at a different percentage of its value. This percentage, or "class rate," is determined by the Legislature.

The class rate plays a significant role in how much property tax you pay.

### What can I appeal?

You can appeal your property's estimated market value, and/or classification if you feel your property is:

- Classified improperly
- Valued higher or lower than you could sell it for
- Valued differently from similar property in your area

Your assessor is not responsible for the dollar amount of property taxes that you pay. Tax rates are determined by your local taxing authorities (city, county, school districts, etc.). You may not appeal your taxes.

## How do I appeal my assessment?

You may appeal to your Local and/or County Board of Appeal and Equalization, or you may choose to go directly to Minnesota Tax Court.

The date, times, and locations of the boards are on the Notice of Valuation and Classification. You should schedule your appearance with the board.

You must appeal to the Local Board of Appeal and Equalization before appealing to the County Board of Appeal and Equalization.

For both boards you may make your appeal in person, by letter, or have someone else appear for you. The assessor will be present to answer questions.

**Note:** By law, the Local and County Board of Appeal and Equalization cannot make a change favoring a taxpayer if the assessor is not allowed to inspect the property.

## What should I bring to my appeal?

Bring evidence and supporting documentation about your property's value and classification such as:

- A recent appraisal of your property
- Real estate listings for similar properties in your area
- Photos of your property that may help support your claim

## What is the Local Board of Appeal and Equalization?

The Local Board of Appeal and Equalization is usually the same people as your city council or town board. The board of appeal meets in April or May.

Cities and towns may choose to transfer their board powers to the County Board of Appeal and Equalization.

If your city or town board has done this, your Notice of Valuation and Classification will direct you to begin your appeal at the county level.

## What is the County Board of Appeal and Equalization?

The County Board of Appeal and Equalization is usually the same people as your county board of commissioners or their appointees. This board meets in June.

You may appeal to the county board if you are not satisfied with the decision of the Local Board of Appeal and Equalization, or if your city or town has transferred its powers to the county.

If you are not satisfied with the decision of the County Board of Appeal and Equalization, you may appeal to the Minnesota Tax Court

## How do I appeal to Minnesota Tax Court?

To appeal your property's value or classification, you complete and file Minnesota Tax Court Form 7, *Real Property Tax Petition*.

You must file your appeal by April 30 of the year the tax becomes payable. For example, you must appeal your 2018 assessment by April 30, 2019.

You can get more information, forms, and instructions at:

- [mn.gov/tax-court](https://mn.gov/tax-court) or
- Call 651-539-3260

## Where can I get more information?

If you have questions or need more information about the appeal process, contact your County Assessor's Office.

For more information on how market value and classification are determined:

- Refer to:
  - Fact Sheet 1, *Understanding Property Taxes* and
  - Fact Sheet 2, *How the Assessor Estimates Your Market Value*.
- Go to [www.revenue.state.mn.us](https://www.revenue.state.mn.us) and type **property tax fact sheets** into the Search box.

# Flow Chart of the Appeal Process

What do I do if I think my property is valued or classified incorrectly?

After you receive your value notice (mailed February – April)

Examine your notice; if you have a question OR if you think your property assessment for this year is incorrect, follow these steps:

## Step 1

Talk to your assessor

- Call the number listed on the notice
- Discuss your concerns with the assessor/appraiser
- Review sales information

## Step 2

Attend the Local Board of Appeal and Equalization or Open Book Meeting\*\*

- The local board of appeal and equalization meets at the city level
- Meets in April or May
- Appeal in person, by letter or by designated representative
- Call your assessor – an appointment may be requested

\*\* “Open Book” meeting: If your notice refers to an open book meeting, this is held in lieu of the local board of appeal and equalization. It’s an informal review between the property owners and the assessor/appraiser to resolve assessment questions prior to the county board of appeal and equalization.

## Step 3

Attend County Board of Appeal and Equalization

- You must first appeal to the local board of appeal and equalization if your city holds this meeting.
- If your city has an open book meeting, you may appeal directly to the county board of appeal and equalization. Although it is strongly recommended, you are not required to appear at the open book meeting.
- Meets in June
- Appeal in person, by letter or by designated representative

Appeal to the Minnesota Tax Court

Appeals must be filed by April 30 of the year following the assessment. There are two divisions in which you may file an appeal as described below:

[www.taxcourt.state.mn.us](http://www.taxcourt.state.mn.us)

### Regular Division

Non-homestead property valued over \$300,000  
Appeal can be used for all property  
Attorney is recommended  
Decisions can be appealed to MN Supreme Court

### Small Claims Division

Estimated market value of the property is less than \$300,000, or  
If residential (1a) or disabled (1b) homestead, then there must be only one dwelling unit per parcel per petition.  
If ag homestead (2a), homestead must apply to entire property, or  
Denial of current year application for homestead.  
Attorney is not necessary; decisions are final.



**636 HARMONY CIR**

**31-118-22-44-0023**

**2022 ESTIMATED MARKET VALUE: \$352,000**

**SALE DATE :** October 16, 2020  
**NET SALE PRICE :** \$290,500  
**ANNUAL MCAP ADJ :** .1237  
**MCAP SALE PRICE :** \$336,100

**SALE DATE:**  
**SALE PRICE:**

**BUILDING CHARACTERISTICS**

**STORIES :** 1 Story  
**AGE :** 1957  
**GROUND FL SF :** 1,069  
**TOTAL ABOVE GRADE SF :** 1,069  
**BASEMENT SF :** 1,054  
**BASEMENT % FIN :** 40%  
**WALKOUT :** No

**CENTRAL AC :** Yes  
**# FIREPLACES :** 1  
**# DELUXE BATHS :** 0  
**# FULL BATHS :** 1  
**# 3/4 BATHS :** 0  
**# HALF BATHS :** 100  
**# BEDROOMS :** 3

**PORCHES / DECKS**

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

**GARAGES**

**GARAGE 1 SF :** 420  
**GARAGE 1 TYPE :** Attached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 15,246  
**LOT ACRES :** .35

**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**627 HARMONY CIR**

**31-118-22-44-0033**

**2022 ESTIMATED MARKET VALUE: \$463,000**

**SALE DATE :** April 23, 2021  
**NET SALE PRICE :** \$440,000  
**ANNUAL MCAP ADJ :** .1237  
**MCAP SALE PRICE :** \$480,200

**SALE DATE:** June 12, 2009  
**SALE PRICE:** \$320,000

**BUILDING CHARACTERISTICS**

**STORIES :** 1 Story  
**AGE :** 1960  
**GROUND FL SF :** 1,428  
**TOTAL ABOVE GRADE SF :** 1,428  
**BASEMENT SF :** 1,428  
**BASEMENT % FIN :** 80%  
**WALKOUT :** No

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

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 0  
**DECK SF :** 132

**GARAGES**

**GARAGE 1 SF :** 284  
**GARAGE 1 TYPE :** Attached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 10,454  
**LOT ACRES :** .24

**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**1700 HOLDRIDGE CIR**

**05-117-22-42-0024**

**2022 ESTIMATED MARKET VALUE: \$505,000**

**SALE DATE :** June 4, 2021  
**NET SALE PRICE :** \$500,000  
**ANNUAL MCAP ADJ :** .1237  
**MCAP SALE PRICE :** \$535,200

**SALE DATE:** August 30, 2016  
**SALE PRICE:** \$375,000

**BUILDING CHARACTERISTICS**

**STORIES :** 1 Story  
**AGE :** 1953  
**GROUND FL SF :** 1,762  
**TOTAL ABOVE GRADE SF :** 1,762  
**BASEMENT SF :** 808  
**BASEMENT % FIN :** 40%  
**WALKOUT :** Yes

**CENTRAL AC :** Yes  
**# FIREPLACES :** 1  
**# DELUXE BATHS :** 0  
**# 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 :** 269

**GARAGES**

**GARAGE 1 SF :** 621  
**GARAGE 1 TYPE :** Attached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 52,708  
**LOT ACRES :** 1.21

**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**15810 HOLDRIDGE RD E**

**04-117-22-32-0031**

**2022 ESTIMATED MARKET VALUE:**

**\$622,000**

**SALE DATE :** May 5, 2021  
**NET SALE PRICE :** \$593,000  
**ANNUAL MCAP ADJ :** .1237  
**MCAP SALE PRICE :** \$641,000

**SALE DATE:** October 1, 2018  
**SALE PRICE:** \$330,000

**BUILDING CHARACTERISTICS**

**STORIES :** 1 Story  
**AGE :** 1956  
**GROUND FL SF :** 1,679  
**TOTAL ABOVE GRADE SF :** 1,679  
**BASEMENT SF :** 1,603  
**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 :** 72  
**DECK SF :** 430

**GARAGES**

**GARAGE 1 SF :** 561  
**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**



**242 GLENBROOK RD N**

**06-117-22-14-0032**

**2022 ESTIMATED MARKET VALUE: \$661,000**

**SALE DATE :** October 15, 2020  
**NET SALE PRICE :** \$600,000  
**ANNUAL MCAP ADJ :** .1237  
**MCAP SALE PRICE :** \$694,200

**SALE DATE:** June 30, 2016  
**SALE PRICE:** \$355,000

**BUILDING CHARACTERISTICS**

**STORIES :** 1 Story  
**AGE :** 1956  
**GROUND FL SF :** 1,118  
**TOTAL ABOVE GRADE SF :** 1,118  
**BASEMENT SF :** 1,118  
**BASEMENT % FIN :** 70%  
**WALKOUT :** No

**CENTRAL AC :** Yes  
**# FIREPLACES :** 1  
**# DELUXE BATHS :** 0  
**# FULL BATHS :** 1  
**# 3/4 BATHS :** 2  
**# 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 :** 598  
**GARAGE 1 TYPE :** Attached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 13,068  
**LOT ACRES :** .30

**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**214 BROADWAY AVE N**

**06-117-22-13-0092**

**2022 ESTIMATED MARKET VALUE: \$744,000**

**SALE DATE :** November 12, 2020  
**NET SALE PRICE :** \$700,000  
**ANNUAL MCAP ADJ :** .1237  
**MCAP SALE PRICE :** \$802,000

**SALE DATE:** December 27, 2001  
**SALE PRICE:** \$300,000

**BUILDING CHARACTERISTICS**

**STORIES :** 1 Story  
**AGE :** 1958  
**GROUND FL SF :** 1,686  
**TOTAL ABOVE GRADE SF :** 1,686  
**BASEMENT SF :** 1,686  
**BASEMENT % FIN :** 90%  
**WALKOUT :** No

**CENTRAL AC :** Yes  
**# FIREPLACES :** 0  
**# DELUXE BATHS :** 0  
**# FULL BATHS :** 3  
**# 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 :** 685

**GARAGES**

**GARAGE 1 SF :** 636  
**GARAGE 1 TYPE :** Detached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 8,276  
**LOT ACRES :** .19

**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**1820 CROSBY RD**

**05-117-22-44-0041**

**2022 ESTIMATED MARKET VALUE: \$1,649,000**

**SALE DATE :** April 28, 2021  
**NET SALE PRICE :** \$1,500,000  
**ANNUAL MCAP ADJ :** .1237  
**MCAP SALE PRICE :** \$1,637,100

**SALE DATE:**  
**SALE PRICE:**

**BUILDING CHARACTERISTICS**

**STORIES :** 1 Story  
**AGE :** 1984  
**GROUND FL SF :** 3,167  
**TOTAL ABOVE GRADE SF :** 3,167  
**BASEMENT SF :** 3,259  
**BASEMENT % FIN :** 90%  
**WALKOUT :** Yes

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

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 196  
**OPEN PORCH SF :** 80  
**DECK SF :** 465

**GARAGES**

**GARAGE 1 SF :** 970  
**GARAGE 1 TYPE :** Attached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 76,666  
**LOT ACRES :** 1.76

**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**184 WESTWOOD LA S**

**01-117-23-14-0049**

**2022 ESTIMATED MARKET VALUE: \$3,373,000**

**SALE DATE :** September 30, 2021  
**NET SALE PRICE :** \$3,400,000  
**ANNUAL MCAP ADJ :** .1237  
**MCAP SALE PRICE :** \$3,534,800

**SALE DATE:** October 16, 2017  
**SALE PRICE:** \$875,000

**BUILDING CHARACTERISTICS**

**STORIES :** 1 Story  
**AGE :** 2018  
**GROUND FL SF :** 2,880  
**TOTAL ABOVE GRADE SF :** 2,880  
**BASEMENT SF :** 3,703  
**BASEMENT % FIN :** 70%  
**WALKOUT :** Yes

**CENTRAL AC :** Yes  
**# FIREPLACES :** 0  
**# DELUXE BATHS :** 0  
**# FULL BATHS :** 1  
**# 3/4 BATHS :** 2  
**# HALF BATHS :** 101  
**# BEDROOMS :** 4

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 308  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 144  
**DECK SF :** 515

**GARAGES**

**GARAGE 1 SF :** 1,219  
**GARAGE 1 TYPE :** Attached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 105,851  
**LOT ACRES :** 2.43

**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**368 MARGARET CIR**

**31-118-22-34-0023**

**2022 ESTIMATED MARKET VALUE: \$781,000**

**SALE DATE :** June 30, 2021  
**NET SALE PRICE :** \$765,000  
**ANNUAL MCAP ADJ :** .1237  
**MCAP SALE PRICE :** \$818,900

**SALE DATE:** November 26, 2014  
**SALE PRICE:** \$538,000

**BUILDING CHARACTERISTICS**

**STORIES :** Split Level  
**AGE :** 1959  
**GROUND FL SF :** 2,364  
**TOTAL ABOVE GRADE SF :** 2,364  
**BASEMENT SF :** 1,780  
**BASEMENT % FIN :** 70%  
**WALKOUT :** Yes

**CENTRAL AC :** Yes  
**# FIREPLACES :** 1  
**# DELUXE BATHS :** 0  
**# FULL BATHS :** 0  
**# 3/4 BATHS :** 3  
**# HALF BATHS :** 1  
**# BEDROOMS :** 8

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 338  
**OPEN PORCH SF :** 0  
**DECK SF :** 560

**GARAGES**

**GARAGE 1 SF :** 539  
**GARAGE 1 TYPE :** Attached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 19,602  
**LOT ACRES :** .45

**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**410 HIGHCROFT RD**

**01-117-23-44-0012**

**2022 ESTIMATED MARKET VALUE: \$2,228,000**

**SALE DATE :** October 1, 2020  
**NET SALE PRICE :** \$2,000,000  
**ANNUAL MCAP ADJ :** .1237  
**MCAP SALE PRICE :** \$2,314,000

**SALE DATE:** February 3, 2015  
**SALE PRICE:** \$1,465,000

**BUILDING CHARACTERISTICS**

**STORIES :** 1 1/4 Story  
**AGE :** 1964  
**GROUND FL SF :** 3,581  
**TOTAL ABOVE GRADE SF :** 3,581  
**BASEMENT SF :** 3,167  
**BASEMENT % FIN :** 90%  
**WALKOUT :** Yes

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

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 237  
**OPEN PORCH SF :** 80  
**DECK SF :** 0

**GARAGES**

**GARAGE 1 SF :** 974  
**GARAGE 1 TYPE :** Attached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 40,946  
**LOT ACRES :** .94

**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**216 BARRY AVE N**

**06-117-22-21-0035**

**2022 ESTIMATED MARKET VALUE: \$653,000**

**SALE DATE :** June 15, 2021  
**NET SALE PRICE :** \$615,000  
**ANNUAL MCAP ADJ :** .1237  
**MCAP SALE PRICE :** \$658,300

**SALE DATE:** June 15, 2018  
**SALE PRICE:** \$551,250

**BUILDING CHARACTERISTICS**

**STORIES :** 1 1/2 Story  
**AGE :** 1946  
**GROUND FL SF :** 832  
**TOTAL ABOVE GRADE SF :** 1,192  
**BASEMENT SF :** 720  
**BASEMENT % FIN :** 70%  
**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 :** 108  
**DECK SF :** 368

**GARAGES**

**GARAGE 1 SF :** 576  
**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**



**528 WAYZATA BLVD E**

**06-117-22-24-0043**

**2022 ESTIMATED MARKET VALUE: \$749,000**

**SALE DATE :** May 17, 2021  
**NET SALE PRICE :** \$700,000  
**ANNUAL MCAP ADJ :** .1237  
**MCAP SALE PRICE :** \$756,600

**SALE DATE:** June 19, 2015  
**SALE PRICE:** \$528,000

**BUILDING CHARACTERISTICS**

**STORIES :** 1 3/4 Story  
**AGE :** 1914  
**GROUND FL SF :** 992  
**TOTAL ABOVE GRADE SF :** 1,859  
**BASEMENT SF :** 572  
**BASEMENT % FIN :** 20%  
**WALKOUT :** No

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

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 152  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 0  
**DECK SF :** 63

**GARAGES**

**GARAGE 1 SF :** 780  
**GARAGE 1 TYPE :** Attached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 10,454  
**LOT ACRES :** .24

**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**534 WAYZATA BLVD E**

**06-117-22-24-0042**

**2022 ESTIMATED MARKET VALUE: \$1,271,000**

**SALE DATE :** June 15, 2021  
**NET SALE PRICE :** \$1,265,000  
**ANNUAL MCAP ADJ :** .1237  
**MCAP SALE PRICE :** \$1,354,100

**SALE DATE:** July 9, 2018  
**SALE PRICE:** \$1,188,000

**BUILDING CHARACTERISTICS**

**STORIES :** 1 3/4 Story  
**AGE :** 1924  
**GROUND FL SF :** 1,381  
**TOTAL ABOVE GRADE SF :** 2,182  
**BASEMENT SF :** 1,036  
**BASEMENT % FIN :** 80%  
**WALKOUT :** No

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

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 240  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 32  
**DECK SF :** 210

**GARAGES**

**GARAGE 1 SF :** 672  
**GARAGE 1 TYPE :** Detached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 10,454  
**LOT ACRES :** .24

**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**16235 HOLDRIDGE RD W**

**05-117-22-44-0030**

**2022 ESTIMATED MARKET VALUE: \$1,582,000**

**SALE DATE :** August 17, 2021  
**NET SALE PRICE :** \$1,560,000  
**ANNUAL MCAP ADJ :** .1237  
**MCAP SALE PRICE :** \$1,637,700

**SALE DATE:**  
**SALE PRICE:**

**BUILDING CHARACTERISTICS**

**STORIES :** 1 3/4 Story  
**AGE :** 1977  
**GROUND FL SF :** 3,100  
**TOTAL ABOVE GRADE SF :** 4,674  
**BASEMENT SF :** 2,864  
**BASEMENT % FIN :** 80%  
**WALKOUT :** Yes

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

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 406  
**SCREENED PORCH SF :** 406  
**OPEN PORCH SF :** 0  
**DECK SF :** 0

**GARAGES**

**GARAGE 1 SF :** 833  
**GARAGE 1 TYPE :** Attached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 88,427  
**LOT ACRES :** 2.03

**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**515 SHADYWAY RD**

**06-117-22-11-0017**

**2022 ESTIMATED MARKET VALUE: \$477,000**

**SALE DATE :** November 2, 2020  
**NET SALE PRICE :** \$437,500  
**ANNUAL MCAP ADJ :** .1237  
**MCAP SALE PRICE :** \$501,300

**SALE DATE:** May 31, 2001  
**SALE PRICE:** \$255,000

**BUILDING CHARACTERISTICS**

**STORIES :** 2 Story  
**AGE :** 1958  
**GROUND FL SF :** 1,080  
**TOTAL ABOVE GRADE SF :** 1,880  
**BASEMENT SF :** 800  
**BASEMENT % FIN :** 50%  
**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 :** 128  
**DECK SF :** 168

**GARAGES**

**GARAGE 1 SF :** 428  
**GARAGE 1 TYPE :** Attached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 15,246  
**LOT ACRES :** .35

**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**728 WAYZATA BLVD E**

**06-117-22-13-0044**

**2022 ESTIMATED MARKET VALUE: \$626,000**

**SALE DATE :** July 30, 2021  
**NET SALE PRICE :** \$645,000  
**ANNUAL MCAP ADJ :** .1237  
**MCAP SALE PRICE :** \$683,700

**SALE DATE:** January 23, 2015  
**SALE PRICE:** \$356,400

**BUILDING CHARACTERISTICS**

**STORIES :** 2 Story  
**AGE :** 1925  
**GROUND FL SF :** 960  
**TOTAL ABOVE GRADE SF :** 1,380  
**BASEMENT SF :** 960  
**BASEMENT % FIN :** 50%  
**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 :** 0

**GARAGES**

**GARAGE 1 SF :** 441  
**GARAGE 1 TYPE :** Detached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 10,454  
**LOT ACRES :** .24

**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**16104 HOLDRIDGE RD W**

**05-117-22-41-0006**

**2022 ESTIMATED MARKET VALUE: \$700,000**

**SALE DATE :** July 14, 2021  
**NET SALE PRICE :** \$645,000  
**ANNUAL MCAP ADJ :** .1237  
**MCAP SALE PRICE :** \$683,700

**SALE DATE:** October 11, 2002  
**SALE PRICE:** \$495,000

**BUILDING CHARACTERISTICS**

**STORIES :** 2 Story  
**AGE :** 1951  
**GROUND FL SF :** 2,062  
**TOTAL ABOVE GRADE SF :** 2,696  
**BASEMENT SF :** 3,639  
**BASEMENT % FIN :** 20%  
**WALKOUT :** No

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

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 240  
**OPEN PORCH SF :** 35  
**DECK SF :** 0

**GARAGES**

**GARAGE 1 SF :** 486  
**GARAGE 1 TYPE :** Tuck Under Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 39,640  
**LOT ACRES :** .91

**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**249 CHICAGO AVE N**

**06-117-22-13-0105**

**2022 ESTIMATED MARKET VALUE:**

**\$781,000**

**SALE DATE :** June 23, 2021  
**NET SALE PRICE :** \$660,000  
**ANNUAL MCAP ADJ :** .1237  
**MCAP SALE PRICE :** \$706,500

**SALE DATE:**  
**SALE PRICE:**

**BUILDING CHARACTERISTICS**

**STORIES :** 2 Story  
**AGE :** 1977  
**GROUND FL SF :** 992  
**TOTAL ABOVE GRADE SF :** 1,984  
**BASEMENT SF :** 992  
**BASEMENT % FIN :** 60%  
**WALKOUT :** Yes

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

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 0  
**DECK SF :** 495

**GARAGES**

**GARAGE 1 SF :** 600  
**GARAGE 1 TYPE :** Attached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 44,431  
**LOT ACRES :** 1.02

**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**143 HUNTINGTON AVE S**

**06-117-22-41-0107**

**2022 ESTIMATED MARKET VALUE: \$1,270,000**

**SALE DATE :** October 12, 2020  
**NET SALE PRICE :** \$999,000  
**ANNUAL MCAP ADJ :** .1237  
**MCAP SALE PRICE :** \$1,155,800

**SALE DATE:** January 22, 2016  
**SALE PRICE:** \$660,000

**BUILDING CHARACTERISTICS**

**STORIES :** 2 Story  
**AGE :** 2015  
**GROUND FL SF :** 1,604  
**TOTAL ABOVE GRADE SF :** 2,694  
**BASEMENT SF :** 1,123  
**BASEMENT % FIN :** 80%  
**WALKOUT :** No

**CENTRAL AC :** Yes  
**# FIREPLACES :** 0  
**# DELUXE BATHS :** 0  
**# FULL BATHS :** 0  
**# 3/4 BATHS :** 2  
**# HALF BATHS :** 11  
**# BEDROOMS :** 4

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 88  
**DECK SF :** 0

**GARAGES**

**GARAGE 1 SF :** 672  
**GARAGE 1 TYPE :** Detached 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**



**132 BENTON AVE N**

**06-117-22-14-0050**

**2022 ESTIMATED MARKET VALUE: \$1,220,000**

**SALE DATE :** November 18, 2020  
**NET SALE PRICE :** \$1,075,000  
**ANNUAL MCAP ADJ :** .1237  
**MCAP SALE PRICE :** \$1,231,700

**SALE DATE:** November 13, 2020  
**SALE PRICE:** \$1,223,002

**BUILDING CHARACTERISTICS**

**STORIES :** 2 Story  
**AGE :** 2014  
**GROUND FL SF :** 1,267  
**TOTAL ABOVE GRADE SF :** 2,363  
**BASEMENT SF :** 1,267  
**BASEMENT % FIN :** 60%  
**WALKOUT :** No

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

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 78  
**DECK SF :** 0

**GARAGES**

**GARAGE 1 SF :** 756  
**GARAGE 1 TYPE :** Attached 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**



**622 GARDNER ST E**

**06-117-22-13-0101**

**2022 ESTIMATED MARKET VALUE: \$1,365,000**

**SALE DATE :** December 11, 2020  
**NET SALE PRICE :** \$1,141,250  
**ANNUAL MCAP ADJ :** .1237  
**MCAP SALE PRICE :** \$1,295,000

**SALE DATE:** June 30, 2016  
**SALE PRICE:** \$895,000

**BUILDING CHARACTERISTICS**

**STORIES :** 2 Story  
**AGE :** 2003  
**GROUND FL SF :** 1,418  
**TOTAL ABOVE GRADE SF :** 3,265  
**BASEMENT SF :** 1,418  
**BASEMENT % FIN :** 80%  
**WALKOUT :** No

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

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 448  
**DECK SF :** 0

**GARAGES**

**GARAGE 1 SF :** 820  
**GARAGE 1 TYPE :** Attached 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**



**303 HAMPTON ST S**

**05-117-22-32-0044**

**2022 ESTIMATED MARKET VALUE: \$1,261,000**

**SALE DATE :** May 7, 2021  
**NET SALE PRICE :** \$1,200,000  
**ANNUAL MCAP ADJ :** .1237  
**MCAP SALE PRICE :** \$1,297,000

**SALE DATE:** March 31, 2017  
**SALE PRICE:** \$881,000

**BUILDING CHARACTERISTICS**

**STORIES :** 2 Story  
**AGE :** 2016  
**GROUND FL SF :** 852  
**TOTAL ABOVE GRADE SF :** 2,110  
**BASEMENT SF :** 852  
**BASEMENT % FIN :** 80%  
**WALKOUT :** No

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

**PORCHES / DECKS**

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

**GARAGES**

**GARAGE 1 SF :** 462  
**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**



**110 GLEAHAVEN RD**

**05-117-22-13-0041**

**2022 ESTIMATED MARKET VALUE: \$1,353,000**

**SALE DATE :** July 22, 2021  
**NET SALE PRICE :** \$1,224,000  
**ANNUAL MCAP ADJ :** .1237  
**MCAP SALE PRICE :** \$1,297,500

**SALE DATE:** December 22, 2017  
**SALE PRICE:** \$1,110,000

**BUILDING CHARACTERISTICS**

**STORIES :** 2 Story  
**AGE :** 2014  
**GROUND FL SF :** 2,335  
**TOTAL ABOVE GRADE SF :** 2,959  
**BASEMENT SF :** 2,335  
**BASEMENT % FIN :** 90%  
**WALKOUT :** Yes

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

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 283  
**OPEN PORCH SF :** 107  
**DECK SF :** 0

**GARAGES**

**GARAGE 1 SF :** 982  
**GARAGE 1 TYPE :** Attached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 13,504  
**LOT ACRES :** .31

**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**172 WESTWOOD LA S**

**01-117-23-14-0019**

**2022 ESTIMATED MARKET VALUE: \$1,468,000**

**SALE DATE :** July 29, 2021  
**NET SALE PRICE :** \$1,425,000  
**ANNUAL MCAP ADJ :** .1237  
**MCAP SALE PRICE :** \$1,510,600

**SALE DATE:** October 11, 2001  
**SALE PRICE:** \$855,000

**BUILDING CHARACTERISTICS**

**STORIES :** 2 Story  
**AGE :** 1960  
**GROUND FL SF :** 2,400  
**TOTAL ABOVE GRADE SF :** 4,288  
**BASEMENT SF :** 1,931  
**BASEMENT % FIN :** 90%  
**WALKOUT :** Yes

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

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 240  
**DECK SF :** 788

**GARAGES**

**GARAGE 1 SF :** 589  
**GARAGE 1 TYPE :** Attached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 40,946  
**LOT ACRES :** .94

**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**123 BROADWAY AVE N**

**06-117-22-13-0058**

**2022 ESTIMATED MARKET VALUE: \$1,323,000**

**SALE DATE :** August 19, 2021  
**NET SALE PRICE :** \$1,525,000  
**ANNUAL MCAP ADJ :** .1237  
**MCAP SALE PRICE :** \$1,601,000

**SALE DATE:** August 29, 2014  
**SALE PRICE:** \$274,900

**BUILDING CHARACTERISTICS**

**STORIES :** 2 Story  
**AGE :** 2015  
**GROUND FL SF :** 1,333  
**TOTAL ABOVE GRADE SF :** 3,132  
**BASEMENT SF :** 1,333  
**BASEMENT % FIN :** 80%  
**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 :** 102  
**DECK SF :** 70

**GARAGES**

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

**LOT CHARACTERISTICS**

**LOT SF :** 7,405  
**LOT ACRES :** .17

**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**1630 HOLDRIDGE CIR**

**05-117-22-42-0021**

**2022 ESTIMATED MARKET VALUE: \$1,806,000**

**SALE DATE :** September 14, 2021  
**NET SALE PRICE :** \$2,000,000  
**ANNUAL MCAP ADJ :** .1237  
**MCAP SALE PRICE :** \$2,079,300

**SALE DATE:** February 25, 2011  
**SALE PRICE:** \$272,000

**BUILDING CHARACTERISTICS**

**STORIES :** 2 Story  
**AGE :** 2011  
**GROUND FL SF :** 1,936  
**TOTAL ABOVE GRADE SF :** 6,317  
**BASEMENT SF :** 1,936  
**BASEMENT % FIN :** 70%  
**WALKOUT :** Yes

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

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 234  
**DECK SF :** 0

**GARAGES**

**GARAGE 1 SF :** 1,527  
**GARAGE 1 TYPE :** Attached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 41,382  
**LOT ACRES :** .95

**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**373 PARK ST E**

**06-117-22-21-0045**

**2022 ESTIMATED MARKET VALUE: \$2,072,000**

**SALE DATE :** July 2, 2021  
**NET SALE PRICE :** \$2,275,000  
**ANNUAL MCAP ADJ :** .1237  
**MCAP SALE PRICE :** \$2,411,600

**SALE DATE:** October 3, 2016  
**SALE PRICE:** \$545,000

**BUILDING CHARACTERISTICS**

**STORIES :** 2 Story  
**AGE :** 2017  
**GROUND FL SF :** 1,857  
**TOTAL ABOVE GRADE SF :** 3,512  
**BASEMENT SF :** 1,836  
**BASEMENT % FIN :** 80%  
**WALKOUT :** No

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

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 280  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 447  
**DECK SF :** 149

**GARAGES**

**GARAGE 1 SF :** 828  
**GARAGE 1 TYPE :** Attached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 17,860  
**LOT ACRES :** .41

**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**195 LAKEVIEW LA S**

**01-117-23-14-0016**

**2022 ESTIMATED MARKET VALUE: \$2,422,000**

**SALE DATE :** March 19, 2021  
**NET SALE PRICE :** \$2,514,000  
**ANNUAL MCAP ADJ :** .1237  
**MCAP SALE PRICE :** \$2,770,600

**SALE DATE:** August 22, 2007  
**SALE PRICE:** \$960,000

**BUILDING CHARACTERISTICS**

**STORIES :** 2 Story  
**AGE :** 2008  
**GROUND FL SF :** 2,660  
**TOTAL ABOVE GRADE SF :** 5,320  
**BASEMENT SF :** 3,192  
**BASEMENT % FIN :** 60%  
**WALKOUT :** Yes

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

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 200  
**DECK SF :** 336

**GARAGES**

**GARAGE 1 SF :** 1,270  
**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**



**483 HIGHCROFT RD**

**01-117-23-43-0019**

**2022 ESTIMATED MARKET VALUE: \$2,853,000**

**SALE DATE :** August 16, 2021  
**NET SALE PRICE :** \$2,800,000  
**ANNUAL MCAP ADJ :** .1237  
**MCAP SALE PRICE :** \$2,939,400

**SALE DATE:** May 16, 2019  
**SALE PRICE:** \$2,215,000

**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**



**324 BUSHAWAY RD**

**05-117-22-34-0023**

**2022 ESTIMATED MARKET VALUE: \$3,263,000**

**SALE DATE :** November 30, 2020  
**NET SALE PRICE :** \$2,996,000  
**ANNUAL MCAP ADJ :** .1237  
**MCAP SALE PRICE :** \$3,432,800

**SALE DATE:** December 1, 2014  
**SALE PRICE:** \$450,000

**BUILDING CHARACTERISTICS**

**STORIES :** 2 Story  
**AGE :** 2015  
**GROUND FL SF :** 4,565  
**TOTAL ABOVE GRADE SF :** 7,079  
**BASEMENT SF :** 4,520  
**BASEMENT % FIN :** 70%  
**WALKOUT :** No

**CENTRAL AC :** Yes  
**# FIREPLACES :** 0  
**# DELUXE BATHS :** 1  
**# FULL BATHS :** 3  
**# 3/4 BATHS :** 1  
**# HALF BATHS :** 2  
**# BEDROOMS :** 5

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 352  
**OPEN PORCH SF :** 117  
**DECK SF :** 0

**GARAGES**

**GARAGE 1 SF :** 1,403  
**GARAGE 1 TYPE :** Attached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 86,249  
**LOT ACRES :** 1.98

**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**510 LOCUST HILLS DR**

**08-117-22-21-0024**

**2022 ESTIMATED MARKET VALUE: \$2,396,000**

**SALE DATE :** May 27, 2021  
**NET SALE PRICE :** \$2,125,000  
**ANNUAL MCAP ADJ :** .2263  
**MCAP SALE PRICE :** \$2,434,600

**SALE DATE:** July 5, 2017  
**SALE PRICE:** \$1,880,000

**BUILDING CHARACTERISTICS**

**STORIES :** 1 Story  
**AGE :** 2008  
**GROUND FL SF :** 2,337  
**TOTAL ABOVE GRADE SF :** 2,337  
**BASEMENT SF :** 2,337  
**BASEMENT % FIN :** 80%  
**WALKOUT :** Yes

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

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 196  
**OPEN PORCH SF :** 161  
**DECK SF :** 400

**GARAGES**

**GARAGE 1 SF :** 841  
**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**



**460 CARPENTERS PT**

**08-117-22-21-0009**

**2022 ESTIMATED MARKET VALUE: \$2,419,000**

**SALE DATE :** January 5, 2021  
**NET SALE PRICE :** \$2,150,000  
**ANNUAL MCAP ADJ :** .2263  
**MCAP SALE PRICE :** \$2,636,600

**SALE DATE:** October 28, 2013  
**SALE PRICE:** \$1,924,977

**BUILDING CHARACTERISTICS**

**STORIES :** 1 Story  
**AGE :** 2013  
**GROUND FL SF :** 2,352  
**TOTAL ABOVE GRADE SF :** 2,352  
**BASEMENT SF :** 2,352  
**BASEMENT % FIN :** 90%  
**WALKOUT :** Yes

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

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 154  
**OPEN PORCH SF :** 272  
**DECK SF :** 0

**GARAGES**

**GARAGE 1 SF :** 901  
**GARAGE 1 TYPE :** Attached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 10,890  
**LOT ACRES :** .25

**LAKE :** Minnetonka  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**185 GLEASON LAKE RD**

**05-117-22-13-0024**

**2022 ESTIMATED MARKET VALUE: \$863,000**

**SALE DATE :** March 11, 2021  
**NET SALE PRICE :** \$788,000  
**ANNUAL MCAP ADJ :** .2263  
**MCAP SALE PRICE :** \$934,000

**SALE DATE:** October 2, 2017  
**SALE PRICE:** \$950,000

**BUILDING CHARACTERISTICS**

**STORIES :** 2 Story  
**AGE :** 1937  
**GROUND FL SF :** 2,498  
**TOTAL ABOVE GRADE SF :** 3,310  
**BASEMENT SF :** 1,752  
**BASEMENT % FIN :** 60%  
**WALKOUT :** No

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

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 193  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 260  
**DECK SF :** 252

**GARAGES**

**GARAGE 1 SF :** 1,362  
**GARAGE 1 TYPE :** Attached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 41,818  
**LOT ACRES :** .96

**LAKE :** Gleason  
**EFFECTIVE LAKE FRONT FT :** 100

**APPRAISER COMMENTS**



**520 FERNDAL RD W**

**01-117-23-33-0002**

**2022 ESTIMATED MARKET VALUE: \$4,997,000**

**SALE DATE :** April 30, 2021  
**NET SALE PRICE :** \$4,500,000  
**ANNUAL MCAP ADJ :** .2263  
**MCAP SALE PRICE :** \$5,244,100

**SALE DATE:** November 6, 2002  
**SALE PRICE:** \$1,150,000

**BUILDING CHARACTERISTICS**

**STORIES :** 2 Story  
**AGE :** 2014  
**GROUND FL SF :** 2,469  
**TOTAL ABOVE GRADE SF :** 4,497  
**BASEMENT SF :** 0  
**BASEMENT % FIN :**  
**WALKOUT :** No

**CENTRAL AC :** Yes  
**# FIREPLACES :** 0  
**# 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 :** 40  
**DECK SF :** 389

**GARAGES**

**GARAGE 1 SF :** 585  
**GARAGE 1 TYPE :** Attached Garage  
**GARAGE 2 SF :** 0  
**GARAGE 2 TYPE :**

**LOT CHARACTERISTICS**

**LOT SF :** 17,424  
**LOT ACRES :** .40

**LAKE :** Minnetonka  
**EFFECTIVE LAKE FRONT FT :** 120

**APPRAISER COMMENTS**



**980 SHADY LA E**

**06-117-22-44-0026**

**2022 ESTIMATED MARKET VALUE: \$6,341,000**

**SALE DATE :** August 9, 2021  
**NET SALE PRICE :** \$7,250,000  
**ANNUAL MCAP ADJ :** .2263  
**MCAP SALE PRICE :** \$7,893,300

**SALE DATE:**  
**SALE PRICE:**

**BUILDING CHARACTERISTICS**

**STORIES :** 2 Story  
**AGE :** 1937  
**GROUND FL SF :** 2,188  
**TOTAL ABOVE GRADE SF :** 5,693  
**BASEMENT SF :** 3,037  
**BASEMENT % FIN :** 30%  
**WALKOUT :** No

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

**PORCHES / DECKS**

**ENCLOSED PORCH SF :** 0  
**SCREENED PORCH SF :** 276  
**OPEN PORCH SF :** 691  
**DECK SF :** 0

**GARAGES**

**GARAGE 1 SF :** 896  
**GARAGE 1 TYPE :** Tuck Under Garage  
**GARAGE 2 SF :** 1,758  
**GARAGE 2 TYPE :** Attached Garage

**LOT CHARACTERISTICS**

**LOT SF :** 57,064  
**LOT ACRES :** 1.31

**LAKE :** Minnetonka  
**EFFECTIVE LAKE FRONT FT :** 148

**APPRAISER COMMENTS**



**375 WAYCLIFFE SOUTH**

**05-117-22-22-0079**

**2022 ESTIMATED MARKET VALUE: \$557,000**

**SALE DATE :** October 1, 2020  
**NET SALE PRICE :** \$497,000  
**ANNUAL MCAP ADJ :** .1237  
**MCAP SALE PRICE :** \$575,000

**SALE DATE:** May 31, 2016  
**SALE PRICE:** \$507,709

**BUILDING CHARACTERISTICS**

**STORIES :** 1 Story  
**AGE :** 1995  
**GROUND FL SF :** 1,526  
**TOTAL ABOVE GRADE SF :** 1,526  
**BASEMENT SF :** 1,526  
**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 :** 125

**GARAGES**

**GARAGE 1 SF :** 430  
**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**



**313 WAYCLIFFE NORTH**

**05-117-22-21-0057**

**2022 ESTIMATED MARKET VALUE: \$718,000**

**SALE DATE :** April 9, 2021  
**NET SALE PRICE :** \$597,500  
**ANNUAL MCAP ADJ :** .1237  
**MCAP SALE PRICE :** \$652,100

**SALE DATE:**  
**SALE PRICE:**

**BUILDING CHARACTERISTICS**

**STORIES :** 1 Story  
**AGE :** 1997  
**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 :** 3  
**# 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 :** 7,841  
**LOT ACRES :** .18

**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**291 GRACE POINTE CT**

**06-117-22-23-0365**

**2022 ESTIMATED MARKET VALUE: \$696,000**

**SALE DATE :** March 31, 2021  
**NET SALE PRICE :** \$600,000  
**ANNUAL MCAP ADJ :** .1237  
**MCAP SALE PRICE :** \$661,300

**SALE DATE:** November 2, 2001  
**SALE PRICE:** \$440,000

**BUILDING CHARACTERISTICS**

**STORIES :** 1 Story  
**AGE :** 2000  
**GROUND FL SF :** 1,542  
**TOTAL ABOVE GRADE SF :** 1,542  
**BASEMENT SF :** 925  
**BASEMENT % FIN :** 20%  
**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 :** 24  
**DECK SF :** 45

**GARAGES**

**GARAGE 1 SF :** 440  
**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**



**134 EDGEWOOD CT**

**06-117-22-23-0323**

**2022 ESTIMATED MARKET VALUE: \$643,000**

**SALE DATE :** June 25, 2021  
**NET SALE PRICE :** \$630,000  
**ANNUAL MCAP ADJ :** .1237  
**MCAP SALE PRICE :** \$674,400

**SALE DATE:** November 19, 2004  
**SALE PRICE:** \$430,000

**BUILDING CHARACTERISTICS**

**STORIES :** 1 Story  
**AGE :** 1989  
**GROUND FL SF :** 1,666  
**TOTAL ABOVE GRADE SF :** 1,666  
**BASEMENT SF :** 0  
**BASEMENT % FIN :** 0%  
**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 :** 150

**GARAGES**

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

**LOT CHARACTERISTICS**

**LOT SF :** 2,614  
**LOT ACRES :** .06

**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**228 WAYCLIFFE NORTH**

**05-117-22-21-0067**

**2022 ESTIMATED MARKET VALUE: \$713,000**

**SALE DATE :** April 15, 2021  
**NET SALE PRICE :** \$700,000  
**ANNUAL MCAP ADJ :** .1237  
**MCAP SALE PRICE :** \$764,000

**SALE DATE:** December 12, 2013  
**SALE PRICE:** \$580,000

**BUILDING CHARACTERISTICS**

**STORIES :** 1 Story  
**AGE :** 1998  
**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 :** 150  
**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**



**460 WAYCLIFFE NORTH**

**05-117-22-21-0004**

**2022 ESTIMATED MARKET VALUE: \$876,000**

**SALE DATE :** May 27, 2021  
**NET SALE PRICE :** \$850,000  
**ANNUAL MCAP ADJ :** .1237  
**MCAP SALE PRICE :** \$918,700

**SALE DATE:**  
**SALE PRICE:**

**BUILDING CHARACTERISTICS**

**STORIES :** 1 Story  
**AGE :** 1995  
**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**



**1101 HOLLYBROOK DR**

**05-117-22-22-0017**

**2022 ESTIMATED MARKET VALUE: \$493,000**

**SALE DATE :** August 27, 2021  
**NET SALE PRICE :** \$425,000  
**ANNUAL MCAP ADJ :** .1237  
**MCAP SALE PRICE :** \$446,200

**SALE DATE:**  
**SALE PRICE:**

**BUILDING CHARACTERISTICS**

**STORIES :** 2 Story  
**AGE :** 1987  
**GROUND FL SF :** 1,116  
**TOTAL ABOVE GRADE SF :** 1,906  
**BASEMENT SF :** 1,116  
**BASEMENT % FIN :** 90%  
**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 :** 54  
**DECK SF :** 300

**GARAGES**

**GARAGE 1 SF :** 484  
**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**



**1120 HOLLYBROOK DR**

**05-117-22-22-0069**

**2022 ESTIMATED MARKET VALUE: \$467,000**

**SALE DATE :** February 24, 2021  
**NET SALE PRICE :** \$460,900  
**ANNUAL MCAP ADJ :** .1237  
**MCAP SALE PRICE :** \$512,900

**SALE DATE:** February 24, 2021  
**SALE PRICE:** \$415,000

**BUILDING CHARACTERISTICS**

**STORIES :** 2 Story  
**AGE :** 1985  
**GROUND FL SF :** 1,116  
**TOTAL ABOVE GRADE SF :** 1,906  
**BASEMENT SF :** 1,116  
**BASEMENT % FIN :** 80%  
**WALKOUT :** Yes

**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 :** 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 :** 3,920  
**LOT ACRES :** .09

**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**501 HOLLY CIR**

**05-117-22-22-0023**

**2022 ESTIMATED MARKET VALUE:**

**\$438,000**

**SALE DATE :** July 29, 2021  
**NET SALE PRICE :** \$530,000  
**ANNUAL MCAP ADJ :** .1237  
**MCAP SALE PRICE :** \$561,800

**SALE DATE:** July 15, 2016  
**SALE PRICE:** \$375,600

**BUILDING CHARACTERISTICS**

**STORIES :** 2 Story  
**AGE :** 1986  
**GROUND FL SF :** 1,231  
**TOTAL ABOVE GRADE SF :** 2,420  
**BASEMENT SF :** 492  
**BASEMENT % FIN :** 60%  
**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 :** 36  
**DECK SF :** 0

**GARAGES**

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

**LOT CHARACTERISTICS**

**LOT SF :** 3,049  
**LOT ACRES :** .07

**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**1140 HOLLYBROOK DR**

**05-117-22-22-0059**

**2022 ESTIMATED MARKET VALUE: \$604,000**

**SALE DATE :** February 11, 2021  
**NET SALE PRICE :** \$590,000  
**ANNUAL MCAP ADJ :** .1237  
**MCAP SALE PRICE :** \$656,600

**SALE DATE:** February 11, 2021  
**SALE PRICE:** \$295,000

**BUILDING CHARACTERISTICS**

**STORIES :** 2 Story  
**AGE :** 1986  
**GROUND FL SF :** 1,352  
**TOTAL ABOVE GRADE SF :** 2,154  
**BASEMENT SF :** 1,352  
**BASEMENT % FIN :** 90%  
**WALKOUT :** Yes

**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 :** 0  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 54  
**DECK SF :** 140

**GARAGES**

**GARAGE 1 SF :** 484  
**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**

**105 EDGEWOOD CT****06-117-22-23-0354****2022 ESTIMATED MARKET VALUE: \$685,000**

**SALE DATE :** June 25, 2021  
**NET SALE PRICE :** \$675,000  
**ANNUAL MCAP ADJ :** .1237  
**MCAP SALE PRICE :** \$722,500

**SALE DATE:** April 17, 2003  
**SALE PRICE:** \$395,000

**BUILDING CHARACTERISTICS**

**STORIES :** 2 Story  
**AGE :** 1993  
**GROUND FL SF :** 966  
**TOTAL ABOVE GRADE SF :** 1,832  
**BASEMENT SF :** 966  
**BASEMENT % FIN :** 0%  
**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 :** 120  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 0  
**DECK SF :** 192

**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**



**121 EDGEWOOD CT**

**06-117-22-23-0332**

**2022 ESTIMATED MARKET VALUE:**

**\$711,000**

**SALE DATE :** May 27, 2021  
**NET SALE PRICE :** \$690,000  
**ANNUAL MCAP ADJ :** .1237  
**MCAP SALE PRICE :** \$745,800

**SALE DATE:** March 8, 2012  
**SALE PRICE:** \$285,000

**BUILDING CHARACTERISTICS**

**STORIES :** 2 Story  
**AGE :** 1991  
**GROUND FL SF :** 966  
**TOTAL ABOVE GRADE SF :** 1,832  
**BASEMENT SF :** 966  
**BASEMENT % FIN :** 30%  
**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 :** 120  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 0  
**DECK SF :** 80

**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**



**110 EDGEWOOD CT**

**06-117-22-23-0359**

**2022 ESTIMATED MARKET VALUE: \$888,000**

**SALE DATE :** October 30, 2020  
**NET SALE PRICE :** \$790,000  
**ANNUAL MCAP ADJ :** .1237  
**MCAP SALE PRICE :** \$914,000

**SALE DATE:** June 28, 2019  
**SALE PRICE:** \$749,900

**BUILDING CHARACTERISTICS**

**STORIES :** 2 Story  
**AGE :** 1993  
**GROUND FL SF :** 966  
**TOTAL ABOVE GRADE SF :** 1,832  
**BASEMENT SF :** 966  
**BASEMENT % FIN :** 40%  
**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 :** 120  
**SCREENED PORCH SF :** 0  
**OPEN PORCH SF :** 0  
**DECK SF :** 150

**GARAGES**

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

**LOT CHARACTERISTICS**

**LOT SF :** 1,742  
**LOT ACRES :** .04

**LAKE :**  
**EFFECTIVE LAKE FRONT FT :** 0

**APPRAISER COMMENTS**



**540 RICE ST E**

**06-117-22-24-0097**

**2022 ESTIMATED MARKET VALUE: \$1,374,000**

**SALE DATE :** March 30, 2021  
**NET SALE PRICE :** \$1,400,000  
**ANNUAL MCAP ADJ :** .1237  
**MCAP SALE PRICE :** \$1,542,900

**SALE DATE:** October 16, 2018  
**SALE PRICE:** \$1,187,500

**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**



**644 INDIAN MOUND E**

**06-117-22-31-0104**

**2022 ESTIMATED MARKET VALUE: \$1,657,000**

**SALE DATE :** May 11, 2021  
**NET SALE PRICE :** \$1,675,000  
**ANNUAL MCAP ADJ :** .1237  
**MCAP SALE PRICE :** \$1,810,500

**SALE DATE:** November 24, 2015  
**SALE PRICE:** \$1,350,000

**BUILDING CHARACTERISTICS**

**STORIES :** 2 Story  
**AGE :** 1994  
**GROUND FL SF :** 1,252  
**TOTAL ABOVE GRADE SF :** 2,504  
**BASEMENT SF :** 1,252  
**BASEMENT % FIN :** 50%  
**WALKOUT :** Yes

**CENTRAL AC :** Yes  
**# FIREPLACES :** 1  
**# DELUXE BATHS :** 0  
**# FULL BATHS :** 2  
**# 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 :** 230

**GARAGES**

**GARAGE 1 SF :** 520  
**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**

CONDOMINIUM AND TOWNHOUSE SALES

Net

| PID           | Address                   | Nbhd Name                | Sale Date  | Stories | Baths | AYB  | GLA  | GBA  | Sale Price  |
|---------------|---------------------------|--------------------------|------------|---------|-------|------|------|------|-------------|
| 0611722230142 | 205 BARRY AVE S ~216      | WayzataVillageCondos     | 10/13/2020 | 100     | 1     | 1970 | 724  | 724  | \$ 170,000  |
| 0611722230132 | 205 BARRY AVE S ~206      | WayzataVillageCondos     | 11/19/2020 | 100     | 2     | 1970 | 990  | 990  | \$ 205,000  |
| 0611722230125 | 205 BARRY AVE S ~121      | WayzataVillageCondos     | 11/12/2020 | 100     | 1     | 1970 | 876  | 876  | \$ 208,500  |
| 0611722230037 | 215 BARRY AVE S ~103      | WayzataVillageCondos     | 7/23/2021  | 100     | 2     | 1970 | 990  | 990  | \$ 240,000  |
| 0611722230143 | 205 BARRY AVE S ~217      | WayzataVillageCondos     | 9/14/2021  | 100     | 2     | 1970 | 990  | 990  | \$ 259,250  |
| 0611722230059 | 215 BARRY AVE S ~203      | WayzataVillageCondos     | 9/20/2021  | 100     | 2     | 1970 | 990  | 990  | \$ 279,000  |
| 0611722230075 | 215 BARRY AVE S ~219      | WayzataVillageCondos     | 3/12/2021  | 100     | 2     | 1970 | 990  | 990  | \$ 289,200  |
| 0611722230131 | 205 BARRY AVE S ~205      | WayzataVillageCondos     | 3/26/2021  | 100     | 2     | 1970 | 990  | 990  | \$ 295,000  |
| 0611722240111 | 230 MANITOBA AVE UNIT 210 | DowntownRes              | 11/2/2020  | 100     | 2     | 2008 | 2000 | 2000 | \$ 980,000  |
| 0611722240112 | 230 MANITOBA AVE S ~220   | DowntownRes              | 11/9/2020  | 100     | 2     | 2008 | 2100 | 2100 | \$1,065,000 |
| 0611722240097 | 540 RICE ST E             | DowntownRes              | 3/30/2021  | 200     | 4     | 2006 | 2770 | 3878 | \$1,400,000 |
| 0611722310095 | 630 INDIAN MOUND E ~1A    | HarringtonHouseCondos    | 8/9/2021   | 100     | 3     | 1990 | 3200 | 3200 | \$2,825,000 |
| 0611722230323 | 134 EDGEWOOD CT           | EdgewoodTownhomes        | 6/25/2021  | 100     | 2     | 1989 | 1666 | 1666 | \$ 630,000  |
| 0611722230354 | 105 EDGEWOOD CT           | EdgewoodTownhomes        | 6/25/2021  | 200     | 3     | 1993 | 1832 | 1832 | \$ 675,000  |
| 0611722230332 | 121 EDGEWOOD CT           | EdgewoodTownhomes        | 5/27/2021  | 200     | 3     | 1991 | 1832 | 2122 | \$ 690,000  |
| 0611722230359 | 110 EDGEWOOD CT           | EdgewoodTownhomes        | 10/30/2020 | 200     | 4     | 1993 | 1832 | 2218 | \$ 790,000  |
| 0511722220080 | 365 WAYCLIFFE SOUTH       | WaycliffeTownhomes       | 11/30/2020 | 100     | 3     | 1996 | 1845 | 3321 | \$ 500,000  |
| 0511722220079 | 375 WAYCLIFFE SOUTH       | WaycliffeTownhomes       | 10/1/2020  | 100     | 3     | 1995 | 1526 | 2747 | \$ 497,000  |
| 0511722210057 | 313 WAYCLIFFE NORTH       | WaycliffeTownhomes       | 4/9/2021   | 100     | 4     | 1997 | 1905 | 3429 | \$ 597,500  |
| 0511722210067 | 228 WAYCLIFFE NORTH       | WaycliffeTownhomes       | 4/15/2021  | 100     | 3     | 1998 | 1905 | 3429 | \$ 700,000  |
| 0611722310104 | 644 INDIAN MOUND E        | WidstenAndWakefieldTownh | 5/11/2021  | 200     | 4     | 1994 | 2504 | 3130 | \$1,675,000 |
| 0611722420057 | 726 WIDSTEN CIR           | WidstenAndWakefieldTownh | 6/29/2021  | 200     | 5     | 1996 | 3144 | 4957 | \$2,520,000 |
| 0511722220017 | 1101 HOLLYBROOK DR        | HollybrookAndPondridge   | 8/27/2021  | 200     | 4     | 1987 | 1906 | 2910 | \$ 425,000  |
| 0511722220069 | 1120 HOLLYBROOK DR        | HollybrookAndPondridge   | 2/24/2021  | 200     | 4     | 1985 | 1906 | 2799 | \$ 415,000  |
| 0511722220023 | 501 HOLLY CIR             | HollybrookAndPondridge   | 7/29/2021  | 200     | 3     | 1986 | 2420 | 2715 | \$ 530,000  |
| 0511722220059 | 1140 HOLLYBROOK DR        | HollybrookAndPondridge   | 2/11/2021  | 200     | 5     | 1986 | 2154 | 3371 | \$ 590,000  |
| 0511722210004 | 460 WAYCLIFFE NORTH       | Waycliffe Lakeshore      | 5/27/2021  | 100     | 3     | 1995 | 1905 | 3429 | \$ 850,000  |
| 0611722240119 | 415 INDIAN MOUND E 103    | Waypoint Condos          | 9/15/2021  | 100     | 2     | 2013 | 2024 | 2024 | \$ 999,000  |
| 0611722240122 | 415 INDIAN MOUND E ~203   | Waypoint Condos          | 8/30/2021  | 100     | 2     | 2013 | 2024 | 2024 | \$1,075,000 |
| 0611722240121 | 415 INDIAN MOUND E ~202   | Waypoint Condos          | 11/5/2020  | 100     | 2     | 2013 | 1921 | 1921 | \$ 990,000  |
| 0611722410117 | 875 LAKE ST N ~202        | Regatta Condos           | 7/30/2021  | 100     | 1     | 2015 | 1050 | 1050 | \$ 681,400  |
| 0611722410126 | 875 LAKE ST N ~211        | Regatta Condos           | 4/16/2021  | 100     | 2     | 2014 | 1250 | 1250 | \$ 780,000  |
| 0611722410120 | 875 LAKE ST N ~205        | Regatta Condos           | 6/1/2021   | 100     | 2     | 2015 | 1240 | 1240 | \$ 830,000  |
| 0611722410169 | 875 LAKE ST N ~413        | Regatta Condos           | 3/1/2021   | 100     | 2     | 2014 | 1590 | 1590 | \$1,085,000 |
| 0611722410123 | 875 LAKE ST N ~208        | Regatta Condos           | 2/16/2021  | 100     | 2     | 2015 | 1700 | 1700 | \$1,112,500 |
| 0611722410139 | 875 LAKE ST N ~304        | Regatta Condos           | 5/13/2021  | 100     | 2     | 2015 | 2260 | 2260 | \$1,625,000 |
| 0611722410158 | 875 LAKE ST N ~402        | Regatta Condos           | 4/15/2021  | 100     | 2     | 2015 | 2100 | 2100 | \$1,650,000 |
| 0611722410165 | 875 LAKE ST N ~409        | Regatta Condos           | 12/30/2020 | 100     | 2     | 2015 | 2960 | 2960 | \$1,825,084 |
| 0611722410210 | 935 LAKE ST E #305        | Landing Condominiums     | 6/3/2021   | 100     | 2     | 2016 | 1214 | 1214 | \$ 650,000  |
| 0611722410215 | 935 LAKE ST E #310        | Landing Condominiums     | 6/10/2021  | 100     | 2     | 2016 | 1223 | 1223 | \$ 910,000  |
| 0611722410198 | 935 LAKE ST E #204        | Landing Condominiums     | 11/18/2020 | 100     | 3     | 2016 | 1213 | 1213 | \$ 860,000  |
| 0611722410202 | 935 LAKE ST E #208        | Landing Condominiums     | 11/25/2020 | 100     | 3     | 2016 | 1341 | 1341 | \$ 942,500  |
| 0611722410214 | 935 LAKE ST E #309        | Landing Condominiums     | 10/9/2020  | 100     | 3     | 2016 | 1656 | 1656 | \$1,200,000 |
| 0611722410208 | 935 LAKE ST E #303        | Landing Condominiums     | 2/17/2021  | 100     | 3     | 2016 | 1679 | 1679 | \$1,290,000 |
| 0611722410199 | 935 LAKE ST E #205        | Landing Condominiums     | 5/27/2021  | 100     | 3     | 2016 | 2304 | 2304 | \$1,725,000 |
| 0611722410211 | 935 LAKE ST E #306        | Landing Condominiums     | 5/26/2021  | 100     | 3     | 2016 | 2339 | 2339 | \$1,880,000 |
| 0611722410222 | 935 LAKE ST E #405        | Landing Condominiums     | 7/23/2021  | 100     | 3     | 2016 | 3578 | 3578 | \$2,915,000 |
| 0611722410221 | 935 LAKE ST E #404        | Landing Condominiums     | 10/27/2020 | 100     | 4     | 2016 | 4651 | 4651 | \$3,700,000 |
| 0611722240137 | MINNETONKA 5 202          | Garrison Landing         | 8/2/2021   | 100     | 2     | 2016 | 2088 | 2088 | \$1,800,000 |
| 0611722240142 | 240 MINNETONKA 304        | Garrison Landing         | 3/26/2021  | 100     | 2     | 2016 | 2554 | 2554 | \$2,000,000 |
| 0611722240138 | 240 MINNETONKA 203        | Garrison Landing         | 8/19/2021  | 100     | 2     | 2016 | 2433 | 2433 | \$2,100,000 |
| 0611722240140 | 240 MINNETONKA 5 302      | Garrison Landing         | 10/28/2020 | 100     | 2     | 2016 | 2803 | 2803 | \$2,200,000 |
| 0511722240050 | 1537 HOLLYBROOK RD        | GleasonLkTownhomes       | 4/1/2021   | 200     | 3     | 2000 | 2170 | 3087 | \$ 420,000  |
| 0511722240025 | 1541 HOLLYBROOK RD        | GleasonLkTownhomes       | 8/4/2021   | 175     | 3     | 1989 | 1360 | 2272 | \$ 550,000  |
| 0511722220121 | 434 PONDRIIDGE CIR        | PondridgeCondos          | 9/7/2021   | 200     | 3     | 1977 | 1496 | 1496 | \$ 333,900  |
| 0611722230365 | 291 GRACE POINTE CT       | GracePointeTownhomes     | 3/31/2021  | 100     | 2     | 2000 | 1542 | 1727 | \$ 600,000  |

## Property Information



|                         |                                                                                            |
|-------------------------|--------------------------------------------------------------------------------------------|
| Name: ROSWITHA ROBERTS  | Address: 1615 CROSBY RD                                                                    |
| PID#: 04-117-22-32-0021 | Land Size: 15,329 Sq.ft<br>Ground Floor Area: 1,018 Sq.ft<br>Total Above Ground Area: 1761 |
| Comment:                | Use:                                                                                       |

|          | 2021       | 2022       | Assessor Recommendation | Council Action |
|----------|------------|------------|-------------------------|----------------|
| Land.    | \$ 173,000 | \$ 175,000 | \$ 175,000              |                |
| Building | \$ 283,000 | \$ 392,000 | \$ 325,000              |                |
| Total    | \$ 456,000 | \$ 567,000 | \$500,000               |                |

Comments: Design problem, spiral staircase, steep stairs to loft, dated kitchen & bathrooms, need windows.

Property Information

Condo

|                         |                                                                                            |
|-------------------------|--------------------------------------------------------------------------------------------|
| Name: TOMAS J SHIEK     | Address: 215 BARRY AVE S#113                                                               |
| PID#: 06-117-22-23-0047 | Land Size: Condo<br>Ground Floor Area: 724 Sq. Ft.<br>Total Above Ground Area: 724 Sq. Ft. |
| Comment:                | Use:                                                                                       |

|          | 2021       | 2022       | Assessor<br>Recommendation | Council Action |
|----------|------------|------------|----------------------------|----------------|
| Land.    | \$ 60,000  | \$ 75,000  | \$ 51,000                  |                |
| Building | \$ 120,000 | \$ 147,000 | \$ 139,000                 |                |
| Total    | \$ 180,000 | \$ 222,000 | \$ 190,000                 |                |

Comments: Property characteristics were incorrectly entered.