

**Wayzata Local Board of Appeal and Equalization
Hearing Agenda
Wayzata City Hall Community Room, 600 Rice Street
TUESDAY, APRIL 18, 2024
5:30 P.M.**

ZOOM INFORMATION

[Click here to join Zoom](#)

[Meeting ID: 893 8731 3995](#) [Passcode: 493996](#)

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.

Appeals will be heard in-person or by logging into the zoom call and raising your hand to comment. **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 begin your comment. All public comments must include your full name and address.

LOCAL BOARD OF APPEAL AND EQUALIZATION HEARING:

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



City Council Workshop City Council Agenda Report

MEETING DATE: April 18, 2024	WORKSHOP AGENDA ITEM: 1
TITLE: Conduct Annual Local Board of Appeal and Equalization Hearing (5:30 p.m.)	
PREPARED BY: Kathy Leervig, City Clerk	
REVIEWED BY: Jeffrey Dahl, City Manager	

DISCUSSION OBJECTIVE:

To receive an update from the City's Assessors and then to open the Local Board of Appeal and Equalization Hearing, hear and record any appeals from the public, and then the City Council should take action on the properties noted in the Hennepin County memos.

2024-2026 STRATEGIC PLAN PRIORITIES RELEVANCE:

Not Applicable.

BACKGROUND:

City of Wayzata property owners received valuation notices in March and have been directed to contact the City's Assessing department (Hennepin County) for commercial and residential properties if they have questions or want to appeal their property value.

The Hennepin County Assessor presented community valuation information to the Council at the March 12 workshop. Overall, valuation increases are lower than in the past several years. Information from the workshop may be found on the City's website and includes updated annual summaries from Hennepin County, 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>.

Mike Smerdon, the City's Residential Assessor, and Melody Devine, the City's Commercial Assessor, both from Hennepin County, will be present to summarize this year's valuations. Their memos and corresponding information are attached.

The attached materials reflect a list of property owners and valuation information, as of April 16, 2024, that have reached out to the assessor after April 8th and that the Council will discuss and take action on. In addition to any property owner that shows up at the hearing, the list represents property owners that recently contacted the County and time is needed to consider their appeal/inspect the property. Staff recommends that these appeals, as well as any new appeals heard at the meeting are discussed at the board of appeal. If the board cannot come to consensus on the appeals, they can either reconvene within 20 days or relay the appeals on to Hennepin County.

ATTACHMENTS:

1. Wayzata Residential Memo from Hennepin County
2. Commercial/Industrial/Apartment Memo from Hennepin County
3. Wayzata Sales Book for 2024 Assessment

HENNEPIN COUNTY

MINNESOTA

Memo

To: Jeffery Dahl, City Manager – City of Wayzata
Kathy Leervig, City Clerk – City of Wayzata

From: Michael Smerdon, Principle Residential Appraiser – Hennepin County

Date: April 15, 2024

Re: Residential Appeals Summary for the Wayzata Local Board of Appeal and Equalization Meeting on April 18th, 2024

Residential

I had previously supplied the City Council with a Sales book with a summary of results of the 2024 residential assessment for the City of Wayzata. This includes information on value changes for each type of property and comparisons with other cities in the County. The Hennepin County Annual Assessment report is available at [Annual assessment report 2024 \(azureedge.net\)](https://azureedge.net).

1/2/2024 Valuation Notices Calls and Reviews

I have received approximately 60 calls since the value notices were mailed. As of today, I am still receiving about one a day. Of those, 36 reviews were fully completed before the 10 day window deadline on April 8th. 8 more have been completed during that timeframe and will be on the 10 day window list for the Local Board to act on during this meeting. I have not been able to inspect 13 properties for various reasons. That mostly comes down to timing, where the homeowner is not able to allow me to inspect the property until after the 4/18 meeting. I have 3 inspections scheduled for the 17th and 18th. I may not be able to have a recommendation of value for these properties by the start of the meeting. These numbers are going to change as people are still calling to appeal their value, they are current as of Tuesday 4/16.

There have been a few trends that have emerged during the calls. Increases are a concern for the homeowners, but not many have been able articulate what the market value should be. This is a very understandable concern, considering the possible property tax implications for 2025. It is the job of the Assessor's office to determine the market value and classification of property regardless of the change from previous assessments.

HENNEPIN COUNTY

MINNESOTA

Some neighborhoods have had more calls than others. The biggest volume of calls has come from the Locust Hills Neighborhood. As of today, 20 of the 40 homes (not counting the 3 that have private lakeshore) have called about their value. It is rumored that there may be a contingent of homeowners that want to make a mass appeal. There are advantages and disadvantages to this approach. One advantage is that it is efficient, the disadvantage is that it is not specific to any one property.

There have been a few calls from the Highcroft and Highlands neighborhoods, this is due to the larger value increases in those neighborhoods. In most cases the valuations were well supported with market data.

The appeals have resulted in an aggregate 2.6% reduction to the original EMV for the properties that have appealed. 12 out of the 35 received a reduction. This was almost exclusively due to characteristic changes resulting from an interior inspection of the home.

There are a small number of homeowners that are out of town and could not get the Assessor's Office access to their homes. They will be put on the 10 day window list to preserve their option to appeal to the County Board. I would prefer to be able to review the property and determine a value before the Local Board adjourns, but I don't think that will be possible in some cases.

Due to the number of appeals, I would recommend that the LBAE considers having a reconvene meeting at a later date not to exceed 20 calendar days from the date of the LBAEs original convening date. The date of the first meeting is considered day 1.

I have attached a preliminary list of appellants to this memo.

PID	Name	2024 EMV	ASSESSOR'S RECOMMENDATION	Appeal Notes
0111723110015	DAVID KIRKLAND - 176 BABCOCK LA W	\$577,000	\$562,000	Left Voicemail no return call
0111723420014	P W RILEY & P A RILEY - 382 BOVEY RD	\$2,360,900	\$2,233,000	Owner accepts valuation but feels its too high.
0611722420062	H OWARD STACJER - 736 WIDSTEN CIR	\$3,294,800	\$3,211,000	Owner thinks it should be lower
0111723110023	CHRIS GONDECK - 121 WESTWOOD LA S	\$1,745,400	\$1,731,000	Owner still has concerns but was accepting of value
0111723330005	DONALD BIRDSONG - 621 FERNDAL RD W	\$6,609,400	\$5,726,000	Owner concurs
0111723110008	J DECKMAN & A DECKMAN - 101 FERNDAL RD S	\$1,845,500	\$1,631,900	Owner concurs
0511722330053	KATHLEEN P OSLUND by PETER OSLUND - 305 LACHER ST	\$1,333,200	\$1,128,000	Left message with owner - probably OK with value
0111723410022	ROBERTA A DRESSEN - 310 PEAHEY RD	\$1,596,700	\$1,344,700	Left message with owner - probably OK with value
0111723410007	LAUREL J ANTHONY - 145 PEAHEY LA	\$753,400		Inspection scheduled for Thursday
0511722330057	SJB ENTERPRISES LLC Marrisa - 1330 LASALLE ST	\$1,088,000		Inspection scheduled for Thursday
0511722330021	TODD A FRANSEN 1220 LASALLE Duplex	\$774,000		Inspection scheduled for Wednesday
0811722210009	SCOTT MANN - 460 CARPENTERS PT	\$3,398,300	\$3,398,300	Owner disagrees value supported by comparable sales
0811722240003	JUNTTI LIVING TRUST - 550 LOCUST HILLS DRIVE	\$3,640,000	\$3,640,000	Need inspection
0811722210002	STEVEN HOWELLS - 1610 LOCUST HILLS PL	\$3,027,700		Still Reviewing
0811722210003	TIM HAYDEN - 1620 LOCUST HILLS PL	\$2,897,700	\$2,987,700	Need inspection
0811722210004	M SCHREDER & J L SCHREDER - 1630 LOCUST HILLS PL	\$3,086,000		Still Reviewing
0811722210008	JERRY KOEHN - 450 CARPENTERS PT	\$3,502,800	\$3,502,800	Need inspection
0811722210016	BONNIE B SCHWALBE - 430 CARPENTERS PT	\$3,217,400	\$3,217,400	Need inspection
0811722210024	ANDY DECKAS - 510 LOCUST HILLS DRIVE	\$3,552,800		Still Reviewing
0811722210026	SPIRIT ISLAND HOLDINGS LLC - 1590 LOCUST HILLS CIR	\$3,765,900		Still Reviewing
0811722210019	ELIZABETH OLIG - 425 CARPENTERS PT	\$3,573,900		Inspection scheduled for Thursday
0811722240007	SHAWN WIENAND - 605 LOCUST HILLS DRIVE	\$3,537,000	\$3,537,000	Need inspection
0811722240012	FAE LOCUST HILLS LLC MARK - 585 LOCUST HILLS DR	\$3,901,800	\$3,901,800	Need inspection
0811722210015	JANICE AND DAVID RING - 420 CARPENTORS PT	\$3,287,300	\$3,287,300	Need inspection
0811722210018	ASHLEY FLEISCHACKER - 415 CARPENTERS PT	\$3,272,400	\$3,272,400	Need inspection
0811722210023	MARY AND RICH OSTLAND -520 LOCUST HILLS DR	\$3,907,500	\$3,907,500	Need inspection
0811722240002	ELLIE AND BILL BATHE - 560 LOCUST HILLS DRIVE	\$3,641,300	\$3,641,300	Need inspection

HENNEPIN COUNTY

MINNESOTA

Memo

To: Jeffery Dahl, City Manager – City of Wayzata

From: Melody Devine, Senior Commercial Appraiser – Hennepin County

Date: April 15th, 2024

Re: Commercial/Industrial/Apartment Valuation Summary for the Wayzata Local Board of Appeal and Equalization Meeting on April 18th, 2024

Commercial

The commercial market in Wayzata remains strong overall and continues to experience ongoing redevelopment and growth. The overall value change for commercial properties in Wayzata from the 2023 assessment to 2024, including new construction, was 12.7%. The increase in value excluding new construction was at 11.4%. Fifteen parcels were included in the new construction total assessed improvement value of \$7,315,000 for 2024.

Industrial

The Century Link Building at 116 Central Avenue North is the only non-exempt, industrial classified property within Wayzata. The 2024 assessment value was increased 3%.

Apartments

The apartment market remains stable with no overall growth. The overall value change for apartment properties in Wayzata from the 2023 assessment to 2024, including new construction, was 0.1%. The increase in value, excluding new construction, was at -0.7%.

2024 Valuation Notice Calls and Reviews

There have been four commercial value notice calls and four apartment value notice call to date as of 4/15/2024. The following is a summary of the commercial value notice calls and reviews:

HENNEPIN COUNTY

MINNESOTA

2024 Commercial Valuation Notice Calls and Reviews

05-117-22-24-0013 (1325 Wayzata Boulevard): This is the Holiday convenience store with fuel. An out-of-state property tax representative, Sally Paul with Delta Property Tax Advisors, has appealed the 2024 assessment of all Holiday/Circle K properties in Hennepin County. To date, we have not been granted an inspection of this property and are therefore not addressing the appeal, as that is a requirement. **We recommend that the Board vote to continue this appeal to the County Board so the petitioner retains their option to appeal.**

Property owner Lowell Zitzloff contacted the Assessor's Office regarding the 2024 assessed value on three of his properties in Wayzata:

201 Lake Street East (PID 06-117-22-23-0364)
305 Lake Street East (PID 06-117-22-31-0110)
315 Lake Street East (PID 06-117-22-31-0111)

Appraiser Melody Devine spoke with Mr. Zitzloff and also emailed him requesting additional information and inspections of the properties. To date, we have not received a reply. **We recommend that the Board vote to continue this appeal to the County Board so the petitioner retains their option to appeal.**

2024 Apartment Valuation Notice Calls and Reviews

06-117-22-13-0071 (725 Wayzata Boulevard E/Underhill Apartments): The property owner contacted the Assessor's Office regarding the increase of their assessed value from \$957,000 for 2023 to \$1,200,000 for 2024 on this apartment property. Based on an inspection which revealed that no major improvement had been made to the apartment units, and a review of the property financials, a proposed 20.25% reduction in value to \$957,000 was made to the owner which essentially left the property value flat with the January 2, 2023, assessment. The property owner accepted the offer on 4/5/2024. 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.

06-117-22-23-0018 (150 Wayzata Boulevard E/Highland Apartments): The property owner contacted the Assessor's Office regarding the increase of their assessed value from \$3,126,000 for 2023 to \$3,501,000 for 2024 on this apartment property. Based on an inspection which revealed that no major improvement had been made to the apartment units, and a review of the property financials, a proposed 11.99% reduction in value to \$3,081,000 was made to the owner. The property owner accepted the offer on 4/5/2024. 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.

HENNEPIN COUNTY

MINNESOTA

06-117-22-41-0034 (100 Circle A Drive S/Wayzata Terrace Apartments): The property owner contacted the Assessor's Office regarding the increase of their assessed value from \$4,000,000 for 2023 to \$4,478,000 for 2024 on this apartment property. Based on an inspection which revealed that no major improvement had been made to the apartment units, and a review of the property financials, a proposed 13.24% reduction in value to \$3,885,000 was made to the owner. The property owner accepted the offer on 4/5/2024. 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.

01-117-23-41-0014 (101 Peavey Lane / Highcroft Manor): A representative for this property contacted the Assessor's Office about the 2024 EMV on April 4, 2024, regarding the increase of their assessed value from \$6,193,000 for 2023 to \$6,884,000 for 2024 on this apartment property. Based on an inspection which revealed that not all units at the property had been renovated to date, and a review of the property financials, a proposed 10.03% reduction in value to \$6,193,000 was made to the owner which essentially left the property value flat with the January 2, 2023, assessment. The property owner accepted the offer on 4/9/2024 which is within the 10-day window. **This value concurrence does require a vote of approval by the board since it occurred within 10 days of the local board meeting.**

HENNEPIN COUNTY

MINNESOTA

Memo

To: City of Wayzata, Mayor, and Council

From: Mike Smerdon, SAMA, Principal Residential Appraiser

Date: 3/6/2024

2024 Assessment and Appeals

In preparation for the upcoming Local Board of Appeal and Equalization meeting, please find the enclosed information:

- Annual Assessment
- Summary of property growth
- The Local Board of Appeal and Equalization process
- Representative sales of residential properties with photos and property highlights
- Additional information on the 2024 assessment is available at <https://www.hennepin.us/assessment>.

Annual Assessment

The county assessor is required to value property as of January 2nd of each year. All market indicators are used to create the assessment. The main source of data is the Department of Revenue's sales ratio. Sales from this study period of October 1, 2022, through September 30, 2023, are reviewed by the assessor and trended forward to the January 2, 2024. Sales occurring after the study period, pending sales, and property listings are also analyzed to ensure an appropriate level of assessment for all property types.

In addition to analyzing sales, appraisers view one fifth of the properties in the city. This is referred to as the quintile. The geographic area for the 2024 residential quintile was the residential properties north of Wayzata Boulevard and west of Central Avenue. The properties east of downtown to Bushaway Road and north of the railroad tracks to Wayzata Boulevard were also reviewed. All building permit data was reviewed to determine the impact on property values. If the new construction improved the value of the property, an improvement amount is added.

Hennepin County Assessor's Office

A-2103 Government Center, Minneapolis, MN 55487

612-348-3046 | [hennepin.us](https://www.hennepin.us)



Summary of the 2024 Assessment

Growth statistics for each submarket in the City of Wayzata are listed below. The growth statistics are net figures that consider only market related changes. These figures do not include new construction.

Single Family	3.6%	Residential Condos	2.4%
Commercial	11.4%	Townhomes	4.3%
Industrial	3.0%	Duplex/Triplex	4.1%
Apartments	-0.7%	Twin Homes	1.3%

City of Wayzata 2024 Assessment

Total market value:	\$3,397,586,300
New construction:	\$34,516,600
Net percent increase for all property types:	4.6%
Gross percent increase for all property types:	5.6%.

The Local Board of Appeal and Equalization Process

The 2024 Local Board of Appeal and Equalization will be held at the Wayzata City Hall at 600 Rice Street East, Wayzata at 5:30 PM on April 18th, 2024.

Value notices will be mailed on March 13th. Taxpayers with value or classification concerns should contact the assessor's office by calling the number listed on their value notice. Concerns are typically addressed after a conversation with an appraiser. If additional attention is necessary, the appraiser will review the property.

If the owner and the appraiser disagree on the valuation, the owner has the right to appeal to The Local Board of Appeal and Equalization (LBAE) on April 18th.

- The board has the authority to increase, decrease, or take no action on individual valuations.
- The LBAE must not reduce the cities aggregate assessment by more than one percent or none of the adjustments will be allowed.
- The board cannot increase or decrease by a percentage to all the assessments in the district by class.
- If the board chooses to reconvene, it must do so within 20 days (from the meeting call to order.)

If the owner is not satisfied with the result from the Local Board of Appeal, they can appeal to the County Board. For the taxpayer to appeal to the County Board they must first appeal to the Local Board either in person or in writing.

The County Board of Appeal and Equalization will begin meeting on June 17, 2024. All requests for appointments at the County Board must be received by May 22, 2024.

To make an appointment, taxpayers should call 612-348-7050 or email countyvalueappeal@hennepin.us.

Contact

Principal Residential Appraiser

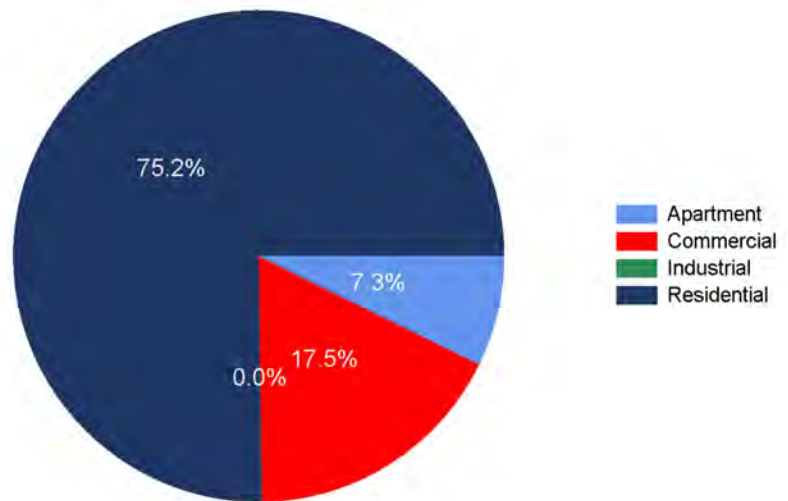
Mike Smerdon

952-267-4480 Cell Phone 612-596-1362 – Teams Phone Number

michael.smerdon@hennepin.us

Wayzata Totals

Estimated Market Value	5.6%
Taxable Market Value	5.3%
Net Tax Capacity	6.0%

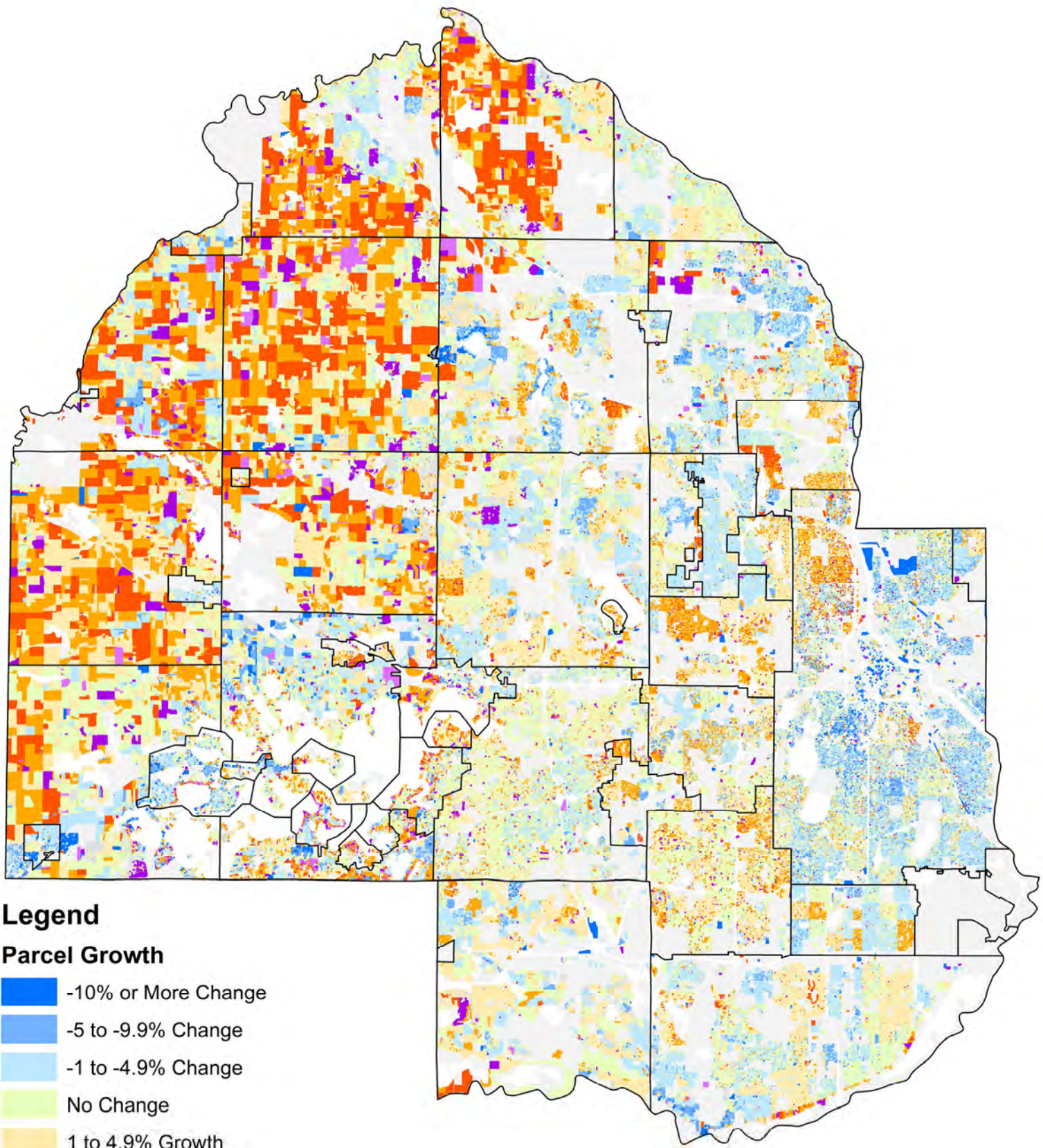


Property Type	2023		2024			New Construction		
	Parcels	Est Market Value	Parcels	Est Market Value	Gross Growth	Parcels	Improvement Value	Net Growth
Apartment	33	246,703,000	33	247,064,000	0.1%	6	2,000,000	-0.7%
Apartments	30	245,478,000	30	245,839,000	0.1%	6	2,000,000	-0.7%
Vacant Apartment Land	3	1,225,000	3	1,225,000	0.0%	0	0	0.0%
Commercial	130	527,804,700	131	595,060,800	12.7%	15	7,315,000	11.4%
Office	48	233,331,000	52	276,594,000	18.5%	7	3,275,000	17.1%
Retail	35	106,813,000	34	113,077,000	5.9%	3	1,195,000	4.7%
Other	11	49,302,500	10	32,648,300	-33.8%	0	0	-33.8%
Vacant Commercial Land	9	31,015,200	9	62,547,500	101.7%	0	0	101.7%
Medical	7	32,222,000	7	32,692,000	1.5%	1	200,000	0.8%
Automotive	8	26,721,000	7	28,408,000	6.3%	2	1,050,000	2.4%
Bank	5	13,461,000	6	12,468,000	-7.4%	1	1,520,000	-18.7%
Food / Entertainment	6	16,039,000	5	16,826,000	4.9%	1	75,000	4.4%
Hospitality	1	18,900,000	1	19,800,000	4.8%	0	0	4.8%
Industrial	1	1,545,000	1	1,591,000	3.0%	0	0	3.0%
Industrial	1	1,545,000	1	1,591,000	3.0%	0	0	3.0%
Residential	1,710	2,440,490,200	1,711	2,553,870,500	4.6%	71	25,201,600	3.6%
Single Family	931	1,711,806,600	931	1,796,090,600	4.9%	51	22,030,000	3.6%
Condominium	347	354,626,300	347	363,231,900	2.4%	2	147,100	2.4%
Townhome	265	259,995,800	265	274,088,800	5.4%	17	3,019,900	4.3%
Vacant Res Land	121	60,179,900	121	64,364,100	7.0%	0	0	7.0%
Duplex/Triplex	27	17,988,000	28	18,733,700	4.1%	1	4,600	4.1%
Other Residential	17	35,068,100	17	36,525,500	4.2%	0	0	4.2%
Zero Lot Line	2	825,500	2	835,900	1.3%	0	0	1.3%
Total Real Property	1,874	3,216,542,900	1,876	3,397,586,300	5.6%	92	34,516,600	4.6%

Notes:

- 1) The totals included in the report reflect the estimated market value (EMV). The EMV is based on the highest and best use of the property and is determined by the assessor as the price the property would likely sell for on the open market. The EMV includes the value prior to adjustments for special programs such as Green Acres, Plat Law, etc.
- 2) 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.
- 3) The report does not include the values on State Assessed parcels (Operating Railroad, Public Utility, and Machinery) that are provided by the state annually in August.
- 4) The report compares the submitted 2024 assessment as of February 29, 2024, to the year-end 2023 assessment as of February 29, 2024.

Hennepin County Property Growth, 2024 Assessment



Legend

Parcel Growth

- -10% or More Change
- -5 to -9.9% Change
- -1 to -4.9% Change
- No Change
- 1 to 4.9% Growth
- 5 to 9.9% Growth
- 10-14.9% Growth
- 15-19.9% Growth
- Greater than 20% Growth
- Non Residential or New Parcel

N

Median Prices – Counties

	2019	2020	2021	2022	2023	Change From 2022	Change From 2019
Anoka County	\$265,000	\$287,000	\$327,500	\$350,000	\$354,000	+ 1.1%	+ 33.6%
Carver County	\$340,000	\$363,358	\$415,750	\$460,000	\$450,000	- 2.2%	+ 32.4%
Chisago County	\$255,000	\$280,000	\$325,000	\$355,250	\$352,000	- 0.9%	+ 38.0%
Dakota County	\$289,000	\$312,000	\$348,900	\$375,000	\$380,000	+ 1.3%	+ 31.5%
Goodhue County	\$218,501	\$228,900	\$264,900	\$288,500	\$271,500	- 5.9%	+ 24.3%
Hennepin County	\$300,000	\$325,000	\$350,000	\$368,400	\$373,000	+ 1.2%	+ 24.3%
Isanti County	\$229,000	\$249,900	\$288,753	\$316,000	\$323,000	+ 2.2%	+ 41.0%
Kanabec County	\$165,000	\$195,000	\$230,000	\$250,000	\$249,900	- 0.0%	+ 51.5%
Le Sueur County	\$211,000	\$229,900	\$255,000	\$299,900	\$300,000	+ 0.0%	+ 42.2%
Mille Lacs County	\$187,500	\$210,000	\$245,000	\$260,000	\$279,450	+ 7.5%	+ 49.0%
Ramsey County	\$245,000	\$261,000	\$290,000	\$305,000	\$310,000	+ 1.6%	+ 26.5%
Rice County	\$245,000	\$260,500	\$296,950	\$305,000	\$322,000	+ 5.6%	+ 31.4%
Scott County	\$309,000	\$340,100	\$380,000	\$420,464	\$420,000	- 0.1%	+ 35.9%
Sherburne County	\$256,900	\$285,000	\$330,000	\$355,000	\$350,500	- 1.3%	+ 36.4%
Sibley County	\$156,750	\$168,000	\$200,000	\$220,000	\$220,000	0.0%	+ 40.4%
St. Croix County	\$269,900	\$292,700	\$332,900	\$370,000	\$376,500	+ 1.8%	+ 39.5%
Washington County	\$325,000	\$349,900	\$385,350	\$420,000	\$410,000	- 2.4%	+ 26.2%
Wright County	\$265,000	\$295,000	\$348,000	\$379,900	\$381,000	+ 0.3%	+ 43.8%

Median Prices – Around the Metro

	2019	2020	2021	2022	2023	Change From 2022	Change From 2019
16-County Twin Cities Region	\$280,000	\$305,000	\$340,000	\$363,000	\$368,000	+ 1.4%	+ 31.4%
13-County Twin Cities Region	\$282,500	\$307,263	\$340,000	\$365,000	\$370,000	+ 1.4%	+ 31.0%
Afton	\$436,250	\$540,000	\$680,000	\$635,500	\$755,000	+ 18.8%	+ 73.1%
Albertville	\$259,900	\$315,623	\$320,000	\$355,000	\$350,000	- 1.4%	+ 34.7%
Andover	\$336,000	\$364,900	\$416,821	\$437,454	\$425,000	- 2.8%	+ 26.5%
Annandale	\$244,900	\$282,000	\$335,700	\$354,900	\$352,000	- 0.8%	+ 43.7%
Anoka	\$235,000	\$256,103	\$300,000	\$315,000	\$332,250	+ 5.5%	+ 41.4%
Apple Valley	\$282,000	\$290,000	\$325,000	\$350,000	\$360,000	+ 2.9%	+ 27.7%
Arden Hills	\$328,000	\$364,000	\$375,000	\$408,350	\$400,000	- 2.0%	+ 22.0%
Arlington	\$157,400	\$183,000	\$207,000	\$212,000	\$202,000	- 4.7%	+ 28.3%
Bayport	\$416,200	\$425,113	\$421,000	\$349,000	\$386,500	+ 10.7%	- 7.1%
Becker	\$249,900	\$260,000	\$310,000	\$336,500	\$347,450	+ 3.3%	+ 39.0%
Belle Plaine	\$250,500	\$277,000	\$307,750	\$335,000	\$330,000	- 1.5%	+ 31.7%
Bethel	\$196,000	\$230,000	\$250,000	\$320,000	\$442,000	+ 38.1%	+ 125.5%
Big Lake	\$244,900	\$276,500	\$320,000	\$351,000	\$339,500	- 3.3%	+ 38.6%
Birchwood Village	\$360,000	\$347,500	\$459,000	\$450,000	\$485,000	+ 7.8%	+ 34.7%
Blaine	\$280,000	\$304,750	\$340,488	\$370,000	\$379,990	+ 2.7%	+ 35.7%
Bloomington	\$279,950	\$299,825	\$325,000	\$350,000	\$360,000	+ 2.9%	+ 28.6%
Bloomington – East	\$260,000	\$277,500	\$309,500	\$320,000	\$330,000	+ 3.1%	+ 26.9%
Bloomington – West	\$300,500	\$315,700	\$340,000	\$373,450	\$375,000	+ 0.4%	+ 24.8%
Brainerd MSA	\$220,000	\$250,000	\$283,000	\$325,000	\$339,950	+ 4.6%	+ 54.5%
Brooklyn Center	\$220,000	\$240,000	\$265,000	\$280,000	\$290,000	+ 3.6%	+ 31.8%
Brooklyn Park	\$265,000	\$283,500	\$315,000	\$329,050	\$335,000	+ 1.8%	+ 26.4%
Buffalo	\$250,000	\$275,000	\$327,000	\$347,950	\$360,000	+ 3.5%	+ 44.0%
Burnsville	\$274,900	\$298,799	\$335,000	\$355,000	\$356,000	+ 0.3%	+ 29.5%
Cambridge	\$224,400	\$245,000	\$285,000	\$305,000	\$307,000	+ 0.7%	+ 36.8%
Cannon Falls	\$261,250	\$274,500	\$327,000	\$340,000	\$347,000	+ 2.1%	+ 32.8%
Carver	\$366,600	\$393,070	\$455,105	\$512,513	\$469,995	- 8.3%	+ 28.2%
Centerville	\$135,250	\$212,500	\$180,000	\$323,750	\$410,000	+ 26.6%	+ 203.1%
Champlin	\$270,000	\$288,000	\$335,075	\$366,000	\$368,750	+ 0.8%	+ 36.6%
Chanhassen	\$392,000	\$410,000	\$504,111	\$525,000	\$510,000	- 2.9%	+ 30.1%
Chaska	\$310,000	\$350,000	\$375,000	\$419,438	\$415,000	- 1.1%	+ 33.9%
Chisago	\$287,500	\$333,500	\$394,950	\$452,000	\$400,000	- 11.5%	+ 39.1%
Circle Pines	\$218,876	\$237,750	\$279,500	\$286,000	\$290,000	+ 1.4%	+ 32.5%
Clear Lake	\$237,750	\$250,000	\$270,000	\$330,000	\$350,000	+ 6.1%	+ 47.2%
Clearwater	\$208,750	\$248,485	\$284,900	\$302,750	\$315,000	+ 4.0%	+ 50.9%
Cleveland	\$184,950	\$397,000	\$320,000	\$275,000	\$395,000	+ 43.6%	+ 113.6%
Coates	\$228,850	\$223,800	\$0	\$0	\$0	--	- 100.0%
Cokato	\$200,000	\$182,500	\$198,050	\$239,500	\$275,000	+ 14.8%	+ 37.5%
Cologne	\$341,700	\$325,365	\$350,000	\$403,852	\$406,051	+ 0.5%	+ 18.8%
Columbia Heights	\$220,000	\$241,000	\$265,000	\$290,000	\$288,080	- 0.7%	+ 30.9%
Columbus	\$369,900	\$401,250	\$473,600	\$540,000	\$527,500	- 2.3%	+ 42.6%
Coon Rapids	\$235,000	\$256,000	\$289,450	\$309,900	\$325,000	+ 4.9%	+ 38.3%
Corcoran	\$469,249	\$491,990	\$570,953	\$597,789	\$623,243	+ 4.3%	+ 32.8%
Cottage Grove	\$290,000	\$315,000	\$355,245	\$397,990	\$392,500	- 1.4%	+ 35.3%
Crystal	\$233,500	\$255,000	\$282,000	\$305,000	\$298,049	- 2.3%	+ 27.6%

Median Prices – Around the Metro

	2019	2020	2021	2022	2023	Change From 2022	Change From 2019
Dayton	\$433,645	\$450,490	\$490,490	\$514,990	\$449,990	- 12.6%	+ 3.8%
Deephaven	\$745,000	\$760,000	\$867,530	\$1,087,500	\$965,000	- 11.3%	+ 29.5%
Delano	\$327,507	\$349,900	\$375,000	\$443,910	\$425,000	- 4.3%	+ 29.8%
Dellwood	\$725,000	\$731,700	\$1,000,000	\$875,000	\$935,000	+ 6.9%	+ 29.0%
Eagan	\$305,000	\$320,000	\$350,000	\$375,000	\$375,000	0.0%	+ 23.0%
East Bethel	\$288,525	\$336,000	\$370,000	\$388,877	\$384,250	- 1.2%	+ 33.2%
Eden Prairie	\$360,000	\$380,000	\$425,000	\$452,500	\$462,000	+ 2.1%	+ 28.3%
Edina	\$471,500	\$520,000	\$575,000	\$585,000	\$600,500	+ 2.6%	+ 27.4%
Elk River	\$273,000	\$314,900	\$350,000	\$377,750	\$375,000	- 0.7%	+ 37.4%
Elko New Market	\$325,000	\$355,000	\$410,950	\$437,500	\$472,500	+ 8.0%	+ 45.4%
Excelsior	\$600,000	\$794,597	\$669,500	\$700,000	\$820,000	+ 17.1%	+ 36.7%
Falcon Heights	\$310,500	\$356,000	\$366,000	\$400,000	\$404,000	+ 1.0%	+ 30.1%
Faribault	\$190,500	\$215,000	\$240,000	\$260,000	\$270,000	+ 3.8%	+ 41.7%
Farmington	\$271,000	\$300,000	\$340,000	\$380,000	\$367,000	- 3.4%	+ 35.4%
Forest Lake	\$308,750	\$305,000	\$340,000	\$365,000	\$365,000	0.0%	+ 18.2%
Fridley	\$241,000	\$260,000	\$290,000	\$307,750	\$315,000	+ 2.4%	+ 30.7%
Gaylord	\$140,000	\$140,000	\$190,000	\$210,000	\$216,500	+ 3.1%	+ 54.6%
Gem Lake	\$626,889	\$565,000	\$540,000	\$475,000	\$655,000	+ 37.9%	+ 4.5%
Golden Valley	\$343,400	\$369,950	\$390,000	\$425,000	\$425,000	0.0%	+ 23.8%
Grant	\$600,000	\$642,000	\$610,006	\$700,000	\$690,825	- 1.3%	+ 15.1%
Greenfield	\$405,750	\$525,575	\$475,000	\$675,000	\$620,000	- 8.1%	+ 52.8%
Greenwood	\$1,093,750	\$1,002,500	\$1,325,000	\$1,095,000	\$2,158,000	+ 97.1%	+ 97.3%
Ham Lake	\$375,000	\$418,500	\$437,000	\$505,500	\$489,950	- 3.1%	+ 30.7%
Hamburg	\$165,000	\$215,000	\$250,600	\$237,500	\$305,000	+ 28.4%	+ 84.8%
Hammond	\$232,500	\$255,000	\$306,761	\$334,950	\$357,500	+ 6.7%	+ 53.8%
Hampton	\$100,000	\$130,000	\$130,950	\$164,222	\$400,000	+ 143.6%	+ 300.0%
Hanover	\$328,000	\$358,450	\$405,923	\$429,900	\$420,706	- 2.1%	+ 28.3%
Hastings	\$241,000	\$260,000	\$295,000	\$311,150	\$325,000	+ 4.5%	+ 34.9%
Hilltop	\$91,250	\$0	\$0	\$0	\$0	--	- 100.0%
Hopkins	\$260,000	\$282,500	\$287,000	\$315,000	\$325,000	+ 3.2%	+ 25.0%
Hudson	\$336,000	\$360,000	\$400,500	\$440,000	\$440,000	0.0%	+ 31.0%
Hugo	\$280,000	\$322,500	\$385,000	\$450,000	\$399,900	- 11.1%	+ 42.8%
Hutchinson	\$181,000	\$200,000	\$236,250	\$262,900	\$261,750	- 0.4%	+ 44.6%
Independence	\$552,000	\$680,000	\$775,000	\$735,000	\$950,000	+ 29.3%	+ 72.1%
Inver Grove Heights	\$270,000	\$273,400	\$305,000	\$325,000	\$350,000	+ 7.7%	+ 29.6%
Isanti	\$231,035	\$250,485	\$292,000	\$330,000	\$328,200	- 0.5%	+ 42.1%
Jordan	\$301,100	\$335,000	\$370,000	\$465,000	\$410,975	- 11.6%	+ 36.5%
Lake Elmo	\$470,000	\$498,400	\$555,279	\$635,000	\$651,887	+ 2.7%	+ 38.7%
Lake Minnetonka Area	\$500,000	\$520,000	\$630,000	\$635,000	\$652,273	+ 2.7%	+ 30.5%
Lake St. Croix Beach	\$229,000	\$250,000	\$289,950	\$320,000	\$342,500	+ 7.0%	+ 49.6%
Lakeland	\$298,500	\$319,000	\$319,900	\$361,500	\$383,500	+ 6.1%	+ 28.5%
Lakeland Shores	\$360,000	\$360,000	\$1,447,500	\$589,000	\$414,250	- 29.7%	+ 15.1%
Lakeville	\$372,000	\$398,615	\$440,000	\$485,000	\$485,000	0.0%	+ 30.4%
Lauderdale	\$222,500	\$225,000	\$252,500	\$257,500	\$265,000	+ 2.9%	+ 19.1%
Le Center	\$150,500	\$177,450	\$210,000	\$273,200	\$299,900	+ 9.8%	+ 99.3%
Lexington	\$239,900	\$240,000	\$265,300	\$299,950	\$308,000	+ 2.7%	+ 28.4%

Median Prices – Around the Metro

	2019	2020	2021	2022	2023	Change From 2022	Change From 2019
Lilydale	\$342,500	\$394,900	\$336,850	\$450,000	\$390,000	- 13.3%	+ 13.9%
Lindstrom	\$272,094	\$294,000	\$339,000	\$365,000	\$373,000	+ 2.2%	+ 37.1%
Lino Lakes	\$310,000	\$354,900	\$402,000	\$440,000	\$425,000	- 3.4%	+ 37.1%
Little Canada	\$265,000	\$273,750	\$326,000	\$290,000	\$325,000	+ 12.1%	+ 22.6%
Long Lake	\$349,900	\$337,500	\$405,000	\$460,000	\$520,000	+ 13.0%	+ 48.6%
Lonsdale	\$274,900	\$293,291	\$317,900	\$354,900	\$352,500	- 0.7%	+ 28.2%
Loretto	\$266,500	\$376,750	\$388,750	\$355,000	\$365,900	+ 3.1%	+ 37.3%
Mahtomedi	\$369,000	\$400,000	\$427,500	\$411,000	\$478,880	+ 16.5%	+ 29.8%
Maple Grove	\$315,000	\$337,400	\$371,000	\$400,000	\$389,300	- 2.7%	+ 23.6%
Maple Lake	\$233,337	\$255,000	\$270,500	\$297,500	\$302,500	+ 1.7%	+ 29.6%
Maple Plain	\$286,250	\$329,900	\$350,500	\$351,000	\$360,000	+ 2.6%	+ 25.8%
Maplewood	\$250,000	\$266,500	\$300,000	\$310,000	\$325,000	+ 4.8%	+ 30.0%
Marine on St. Croix	\$382,500	\$482,500	\$528,246	\$650,000	\$647,500	- 0.4%	+ 69.3%
Mayer	\$276,610	\$289,400	\$320,000	\$352,764	\$351,500	- 0.4%	+ 27.1%
Medicine Lake	\$760,000	\$762,500	\$762,500	\$1,514,000	\$1,387,000	- 8.4%	+ 82.5%
Medina	\$616,560	\$670,845	\$808,500	\$785,000	\$750,000	- 4.5%	+ 21.6%
Mendota	\$612,500	\$960,000	\$1,175,000	\$299,995	\$250,000	- 16.7%	- 59.2%
Mendota Heights	\$424,250	\$410,250	\$499,450	\$488,150	\$500,000	+ 2.4%	+ 17.9%
Miesville	\$0	\$296,000	\$0	\$412,500	\$382,500	- 7.3%	--
Milaca	\$185,000	\$205,000	\$252,500	\$262,455	\$250,000	- 4.7%	+ 35.1%
Minneapolis - (Citywide)	\$280,000	\$300,000	\$315,000	\$320,000	\$315,539	- 1.4%	+ 12.7%
Minneapolis - Calhoun-Isle	\$350,000	\$375,000	\$420,000	\$447,500	\$360,000	- 19.6%	+ 2.9%
Minneapolis - Camden	\$190,000	\$209,000	\$230,000	\$225,000	\$225,000	0.0%	+ 18.4%
Minneapolis - Central	\$389,714	\$342,250	\$335,000	\$322,500	\$319,750	- 0.9%	- 18.0%
Minneapolis - Longfellow	\$280,000	\$310,000	\$325,000	\$348,350	\$330,000	- 5.3%	+ 17.9%
Minneapolis - Near North	\$185,000	\$214,900	\$230,000	\$240,000	\$225,000	- 6.3%	+ 21.6%
Minneapolis - Nokomis	\$290,000	\$324,900	\$340,000	\$350,000	\$350,000	0.0%	+ 20.7%
Minneapolis - Northeast	\$273,500	\$291,000	\$305,000	\$330,000	\$335,000	+ 1.5%	+ 22.5%
Minneapolis - Phillips	\$197,000	\$224,750	\$235,000	\$230,000	\$220,000	- 4.3%	+ 11.7%
Minneapolis - Powderhorn	\$250,000	\$267,500	\$283,500	\$295,000	\$290,000	- 1.7%	+ 16.0%
Minneapolis - Southwest	\$413,000	\$432,000	\$480,000	\$500,000	\$480,000	- 4.0%	+ 16.2%
Minneapolis - University	\$279,900	\$298,800	\$310,000	\$338,000	\$304,500	- 9.9%	+ 8.8%
Minnetonka	\$359,250	\$399,900	\$432,000	\$462,000	\$465,000	+ 0.6%	+ 29.4%
Minnetonka Beach	\$1,617,500	\$1,548,797	\$1,795,000	\$3,150,000	\$2,100,000	- 33.3%	+ 29.8%
Minnetrista	\$502,501	\$487,380	\$610,169	\$625,000	\$638,500	+ 2.2%	+ 27.1%
Montgomery	\$186,500	\$231,800	\$255,000	\$280,000	\$292,500	+ 4.5%	+ 56.8%
Monticello	\$240,250	\$263,000	\$307,000	\$319,000	\$339,000	+ 6.3%	+ 41.1%
Montrose	\$222,000	\$245,000	\$273,000	\$298,900	\$290,000	- 3.0%	+ 30.6%
Mora	\$160,000	\$191,250	\$230,000	\$247,450	\$230,000	- 7.1%	+ 43.8%
Mound	\$264,900	\$300,000	\$341,950	\$349,950	\$355,000	+ 1.4%	+ 34.0%
Mounds View	\$249,900	\$268,650	\$300,000	\$328,950	\$307,000	- 6.7%	+ 22.8%
New Brighton	\$277,500	\$306,000	\$335,000	\$356,000	\$365,000	+ 2.5%	+ 31.5%
New Germany	\$192,500	\$233,950	\$293,000	\$265,000	\$300,000	+ 13.2%	+ 55.8%
New Hope	\$259,900	\$292,250	\$320,000	\$335,000	\$330,000	- 1.5%	+ 27.0%
New Prague	\$274,900	\$298,691	\$342,950	\$375,500	\$347,450	- 7.5%	+ 26.4%
New Richmond	\$244,000	\$265,000	\$300,000	\$325,000	\$349,900	+ 7.7%	+ 43.4%

Median Prices – Around the Metro

	2019	2020	2021	2022	2023	Change From 2022	Change From 2019
New Trier	\$177,950	\$135,000	\$290,000	\$0	\$330,000	--	+ 85.4%
Newport	\$290,000	\$320,950	\$432,245	\$397,500	\$335,000	- 15.7%	+ 15.5%
North Branch	\$229,900	\$264,400	\$298,000	\$329,900	\$331,910	+ 0.6%	+ 44.4%
North Oaks	\$780,000	\$778,500	\$840,000	\$960,000	\$845,000	- 12.0%	+ 8.3%
North Saint Paul	\$239,900	\$257,000	\$295,000	\$322,000	\$323,500	+ 0.5%	+ 34.8%
Northfield	\$265,000	\$284,000	\$324,900	\$335,000	\$350,000	+ 4.5%	+ 32.1%
Norwood Young America	\$222,450	\$230,000	\$270,000	\$270,000	\$306,000	+ 13.3%	+ 37.6%
Nowthen	\$394,500	\$391,500	\$433,000	\$475,000	\$559,000	+ 17.7%	+ 41.7%
Oak Grove	\$345,000	\$373,000	\$453,000	\$490,000	\$451,500	- 7.9%	+ 30.9%
Oak Park Heights	\$240,000	\$275,550	\$310,000	\$353,124	\$358,000	+ 1.4%	+ 49.2%
Oakdale	\$232,750	\$255,000	\$295,500	\$320,000	\$344,000	+ 7.5%	+ 47.8%
Onamia	\$165,000	\$191,500	\$210,000	\$240,000	\$172,750	- 28.0%	+ 4.7%
Orono	\$719,900	\$755,000	\$950,000	\$1,112,500	\$1,015,000	- 8.8%	+ 41.0%
Osseo	\$250,000	\$257,900	\$299,000	\$295,000	\$311,000	+ 5.4%	+ 24.4%
Otsego	\$329,990	\$346,550	\$388,430	\$440,000	\$420,960	- 4.3%	+ 27.6%
Pine City	\$189,000	\$206,500	\$221,000	\$275,000	\$281,750	+ 2.5%	+ 49.1%
Pine Springs	\$423,375	\$465,000	\$627,500	\$670,000	\$629,900	- 6.0%	+ 48.8%
Plymouth	\$380,000	\$392,000	\$440,000	\$468,990	\$481,250	+ 2.6%	+ 26.6%
Princeton	\$236,250	\$259,900	\$309,950	\$324,900	\$325,000	+ 0.0%	+ 37.6%
Prior Lake	\$361,250	\$400,000	\$450,000	\$494,900	\$475,000	- 4.0%	+ 31.5%
Ramsey	\$275,000	\$301,496	\$343,000	\$370,950	\$368,950	- 0.5%	+ 34.2%
Randolph	\$288,500	\$325,000	\$360,000	\$475,000	\$438,700	- 7.6%	+ 52.1%
Red Wing	\$192,100	\$215,000	\$250,000	\$268,488	\$250,000	- 6.9%	+ 30.1%
Richfield	\$272,000	\$290,000	\$325,000	\$335,000	\$336,850	+ 0.6%	+ 23.8%
River Falls	\$247,200	\$289,923	\$325,000	\$335,000	\$373,130	+ 11.4%	+ 50.9%
Robbinsdale	\$239,950	\$264,200	\$280,000	\$307,500	\$317,000	+ 3.1%	+ 32.1%
Rockford	\$257,000	\$272,950	\$325,321	\$359,950	\$370,000	+ 2.8%	+ 44.0%
Rogers	\$330,500	\$364,500	\$430,000	\$459,995	\$430,440	- 6.4%	+ 30.2%
Rosemount	\$314,900	\$340,000	\$375,000	\$433,000	\$412,000	- 4.8%	+ 30.8%
Roseville	\$274,950	\$290,000	\$331,500	\$330,000	\$340,000	+ 3.0%	+ 23.7%
Rush City	\$213,950	\$229,000	\$272,685	\$287,500	\$300,000	+ 4.3%	+ 40.2%
Saint Anthony	\$286,250	\$330,000	\$361,089	\$370,000	\$380,000	+ 2.7%	+ 32.8%
Saint Bonifacius	\$280,000	\$299,450	\$335,000	\$351,500	\$336,500	- 4.3%	+ 20.2%
Saint Cloud MSA	\$196,250	\$214,500	\$238,000	\$264,000	\$270,000	+ 2.3%	+ 37.6%
Saint Francis	\$249,082	\$255,000	\$301,000	\$330,000	\$340,000	+ 3.0%	+ 36.5%
Saint Louis Park	\$305,000	\$327,750	\$340,000	\$360,000	\$375,000	+ 4.2%	+ 23.0%
Saint Mary's Point	\$1,013,750	\$502,000	\$380,000	\$600,000	\$380,000	- 36.7%	- 62.5%
Saint Michael	\$305,000	\$348,200	\$408,500	\$434,620	\$433,652	- 0.2%	+ 42.2%
Saint Paul	\$225,000	\$240,000	\$264,000	\$275,000	\$280,000	+ 1.8%	+ 24.4%
Saint Paul - Battle Creek / Highwood	\$219,000	\$232,000	\$255,000	\$280,000	\$285,000	+ 1.8%	+ 30.1%
Saint Paul - Como Park	\$253,000	\$274,900	\$290,000	\$317,000	\$321,250	+ 1.3%	+ 27.0%
Saint Paul - Dayton's Bluff	\$175,000	\$200,000	\$220,000	\$235,000	\$249,746	+ 6.3%	+ 42.7%
Saint Paul - Downtown	\$206,000	\$210,000	\$191,500	\$188,500	\$200,000	+ 6.1%	- 2.9%
Saint Paul - Greater East Side	\$199,000	\$215,000	\$240,000	\$250,000	\$255,000	+ 2.0%	+ 28.1%
Saint Paul - Hamline-Midway	\$223,500	\$250,000	\$275,000	\$285,000	\$277,500	- 2.6%	+ 24.2%
Saint Paul - Highland Park	\$334,450	\$371,500	\$398,000	\$407,500	\$462,500	+ 13.5%	+ 38.3%

Median Prices – Around the Metro

	2019	2020	2021	2022	2023	Change From 2022	Change From 2019
Saint Paul - Merriam Park / Lexington-Hamline	\$335,000	\$350,000	\$368,200	\$399,900	\$392,000	- 2.0%	+ 17.0%
Saint Paul - Macalester-Groveland	\$354,900	\$362,950	\$401,000	\$422,000	\$407,500	- 3.4%	+ 14.8%
Saint Paul - North End	\$173,950	\$190,000	\$212,250	\$219,188	\$206,000	- 6.0%	+ 18.4%
Saint Paul - Payne-Phalen	\$201,500	\$211,007	\$230,000	\$230,500	\$240,000	+ 4.1%	+ 19.1%
Saint Paul - St. Anthony Park	\$302,950	\$320,000	\$325,000	\$368,000	\$290,000	- 21.2%	- 4.3%
Saint Paul - Summit Hill	\$454,950	\$418,750	\$432,000	\$455,000	\$518,250	+ 13.9%	+ 13.9%
Saint Paul - Summit-University	\$250,000	\$290,000	\$280,000	\$300,500	\$280,000	- 6.8%	+ 12.0%
Saint Paul - Thomas-Dale (Frogtown)	\$179,950	\$196,908	\$217,000	\$215,000	\$240,000	+ 11.6%	+ 33.4%
Saint Paul - West Seventh	\$230,000	\$249,850	\$285,000	\$285,000	\$280,000	- 1.8%	+ 21.7%
Saint Paul - West Side	\$208,500	\$224,500	\$250,000	\$257,000	\$250,000	- 2.7%	+ 19.9%
Saint Paul Park	\$231,633	\$250,000	\$278,000	\$296,000	\$318,000	+ 7.4%	+ 37.3%
Savage	\$324,950	\$349,500	\$390,000	\$421,000	\$415,000	- 1.4%	+ 27.7%
Scandia	\$400,000	\$398,000	\$550,000	\$550,000	\$576,000	+ 4.7%	+ 44.0%
Shakopee	\$275,000	\$305,000	\$340,129	\$400,000	\$385,000	- 3.8%	+ 40.0%
Shoreview	\$289,250	\$306,000	\$349,775	\$360,000	\$360,785	+ 0.2%	+ 24.7%
Shorewood	\$640,000	\$560,000	\$779,750	\$762,500	\$830,000	+ 8.9%	+ 29.7%
Somerset	\$235,000	\$260,000	\$300,000	\$372,925	\$382,750	+ 2.6%	+ 62.9%
South Haven	\$276,250	\$270,000	\$299,950	\$319,938	\$369,900	+ 15.6%	+ 33.9%
South Saint Paul	\$222,650	\$241,900	\$268,500	\$279,000	\$282,000	+ 1.1%	+ 26.7%
Spring Lake Park	\$225,500	\$252,000	\$280,000	\$296,125	\$304,900	+ 3.0%	+ 35.2%
Spring Park	\$471,450	\$377,500	\$635,000	\$775,000	\$450,000	- 41.9%	- 4.5%
Stacy	\$240,000	\$310,000	\$360,000	\$400,000	\$389,450	- 2.6%	+ 62.3%
Stillwater	\$342,000	\$380,000	\$456,750	\$505,000	\$416,000	- 17.6%	+ 21.6%
Sunfish Lake	\$1,125,000	\$1,212,500	\$1,700,000	\$1,603,750	\$1,565,000	- 2.4%	+ 39.1%
Tonka Bay	\$642,500	\$910,350	\$1,050,000	\$926,000	\$1,841,311	+ 98.8%	+ 186.6%
Vadnais Heights	\$270,000	\$299,900	\$300,000	\$360,000	\$350,000	- 2.8%	+ 29.6%
Vermillion	\$264,000	\$245,100	\$0	\$306,000	\$350,000	+ 14.4%	+ 32.6%
Victoria	\$459,395	\$482,560	\$527,500	\$619,950	\$600,000	- 3.2%	+ 30.6%
Waconia	\$315,000	\$330,000	\$415,000	\$465,000	\$459,990	- 1.1%	+ 46.0%
Watertown	\$266,023	\$290,632	\$315,000	\$366,450	\$331,000	- 9.7%	+ 24.4%
Waterville	\$164,900	\$201,500	\$220,000	\$232,500	\$259,500	+ 11.6%	+ 57.4%
Wayzata	\$723,500	\$887,500	\$900,000	\$1,175,000	\$1,175,000	0.0%	+ 62.4%
West Saint Paul	\$230,000	\$247,250	\$280,000	\$297,500	\$307,000	+ 3.2%	+ 33.5%
White Bear Lake	\$260,000	\$282,400	\$315,000	\$331,250	\$340,000	+ 2.6%	+ 30.8%
Willernie	\$209,000	\$255,000	\$244,967	\$290,000	\$280,000	- 3.4%	+ 34.0%
Winthrop	\$115,900	\$140,250	\$158,950	\$162,240	\$169,000	+ 4.2%	+ 45.8%
Woodbury	\$352,500	\$378,878	\$410,000	\$450,000	\$454,883	+ 1.1%	+ 29.0%
Woodland	\$1,112,500	\$1,052,500	\$1,301,250	\$850,000	\$1,550,000	+ 82.4%	+ 39.3%
Wyoming	\$305,000	\$311,000	\$354,500	\$404,000	\$401,000	- 0.7%	+ 31.5%
Zimmerman	\$260,000	\$286,000	\$324,840	\$360,000	\$350,000	- 2.8%	+ 34.6%
Zumbrota	\$226,450	\$238,500	\$273,000	\$300,000	\$275,500	- 8.2%	+ 21.7%

2024 Static Assessment Growth

Single Family Residential Properties

Lake Minnetonka

City	Off Lake	On Lake
Deephaven	0.2%	8.2%
Excelsior	6.1%	10.4%
Greenwood	3.5%	-1.5%
Minnetonka	0.7%	4.2%
Minnetonka Beach	3.7%	1.0%
Minnetrista	-1.3%	1.0%
Mound	-2.8%	0.3%
Orono	-1.3%	2.6%
Shorewood	1.9%	2.9%
Spring Park	0.3%	-5.6%
Tonka Bay	-2.3%	10.6%
Wayzata	2.1%	5.9%
Woodland	3.1%	7.2%
Overall Static Growth	0.4%	3.5%

2024 Static Assessment Growth

Single Family Residential Properties

All Lakes, Lake Minnetonka Cities

City	Off Lake	On Lake
Deephaven	0.2%	7.9%
Excelsior	6.2%	10.0%
Greenwood	3.5%	-1.5%
Minnetonka	0.8%	3.0%
Minnetonka Beach	3.7%	1.0%
Minnetrista	-1.4%	1.0%
Mound	-2.7%	0.0%
Orono	-1.6%	2.6%
Shorewood	2.0%	2.4%
Spring Park	0.3%	-5.6%
Tonka Bay	-2.3%	10.6%
Wayzata	2.1%	5.9%
Woodland	2.4%	7.1%
Overall Static Growth	0.4%	3.3%

2024 Static Assessment Growth

Single Family Residential Properties

All Lakes, All Cities

City	Off Lake	On Lake
Bloomington	-0.1%	8.2%
Brooklyn Center	2.5%	-1.9%
Brooklyn Park	-1.3%	0.3%
Champlin	-0.2%	-0.1%
Corcoran	0.1%	7.7%
Crystal	-2.0%	0.4%
Dayton	0.9%	5.8%
Deephaven	0.2%	7.9%
Eden Prairie	0.8%	0.2%
Edina	3.1%	1.0%
Excelsior	6.2%	10.0%
Golden Valley	3.1%	4.3%
Greenfield	0.6%	7.3%
Greenwood	3.5%	-1.5%
Hanover	-1.2%	2.5%
Independence	1.7%	11.0%
Long Lake	5.1%	8.1%
Maple Grove	0.2%	-2.1%
Medicine Lake	1.3%	6.2%
Medina	3.4%	7.8%
Minnetonka	0.8%	3.0%
Minnetonka Beach	3.7%	1.0%
Minnetrista	-1.4%	1.0%
Mound	-2.7%	0.0%
Orono	-1.6%	2.6%
Plymouth	0.5%	5.0%
Robbinsdale	1.2%	3.8%
Rockford	0.1%	-3.3%
Rogers	0.3%	2.9%
Saint Louis Park	1.1%	-1.3%
Shorewood	2.0%	2.4%
Spring Park	0.3%	-5.6%
Tonka Bay	-2.3%	10.6%
Wayzata	2.1%	5.9%
Woodland	2.4%	7.1%
Overall Static Growth	0.3%	3.2%

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 and type **property tax fact sheets** into the Search box.
- Contact your County Assessor.

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

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.

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 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 and type **property tax fact sheets** into the Search box.

Preparing an Appeal to Your Local and County Boards of Appeal and Equalization

10

Property Tax Fact Sheet 10

Fact Sheet

You have decided to appeal the valuation and/or classification of your property to your Local or County Boards of Appeal and Equalization. **You must appeal to the Local Board of Appeal and Equalization before appealing to your County Board of Appeal and Equalization.**

If you haven't done so already, you should contact your assessor's office before making a formal appeal to discuss changing your assessment. Often issues and concerns can be resolved at this level.



If you and the assessor were unable to agree on your valuation or classification you may decide to appeal to your Local and/or County Boards of Appeal and Equalization.

The general information contained in this fact sheet is applicable to preparing for appeals to both the Local and County Boards of Appeal and Equalization.

Successfully appealing your assessment

Minnesota law assumes that the County Assessor has correctly valued and classified your property. You must present factual evidence to convince the Board otherwise in order to win your appeal. Make sure all facts are presented, and the board understands the information presented, so a decision can be made based on facts.



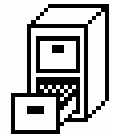
Successfully appealing your value or classification at your Local or County Board of Appeal and Equalization can mean a number of things.

It does not necessarily mean that the board ruled in your favor and lowered your value or changed your classification.

Whether or not the local board decides to make a change in your estimated market value or classification, you can still be successful in appealing to your local board. The ultimate result you want to achieve is to make sure your value is warranted and the classification of your property is correct based on its use.

Preparing for your appeal

The first step is to do some research to collect information to show why you believe your estimated market value or classification is incorrect. Begin by contacting the assessor's office.



- Verify information about your property, such as its dimensions, age and condition of its structures.
- Review records to determine the market value of similar property in your neighborhood.
- Review sales data to find out what similar property in your area is selling for.
- Check real estate ads in your newspaper to get an idea of the asking price of local properties.
- Ask the assessor to explain the criteria used for classifying your property. You may also review the classification of other property used in the same manner as yours.

Gathering supporting evidence

You must have documentation to support your appeal. Items you may wish to bring to the meeting include:



- A recent appraisal of your property.
- Recent sales of similar property.
- Documentation supporting the use of your property (if you are appealing the classification).
- Copies of other property owners' field cards/property information.
- Photos of your property.
- Photos or exhibits comparing neighboring properties to yours.

If you should have questions, please don't hesitate to contact your assessor's office. Staff members are always willing to answer questions and give you information that will help you understand your assessment.

See page 2 for helpful hints →

OFF LAKE -
NO DIRECT
OR
DEEDED
ACCESS



174 RIDGEVIEW DR E

31-118-22-33-0044

2024 ESTIMATED MARKET VALUE:

\$514,900

SALE DATE : May 9, 2023
NET SALE PRICE : \$515,000
ANNUAL MCAP ADJ : .0444
MCAP SALE PRICE : \$530,100

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1956
GROUND FL SF : 1,456
TOTAL ABOVE GRADE SF : 1,456
BASEMENT SF : 1,456
BASEMENT % FIN : 60%
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 : 212
OPEN PORCH SF : 0
DECK SF : 247

GARAGES

GARAGE 1 SF : 532
GARAGE 1 TYPE : Tuck Under 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



239 BYRONDALE AVE N

06-117-22-14-0018

2024 ESTIMATED MARKET VALUE:

\$627,700

SALE DATE : December 1, 2022
NET SALE PRICE : \$515,000
ANNUAL MCAP ADJ : .0444
MCAP SALE PRICE : \$539,800

SALE DATE: October 20, 2014
SALE PRICE: \$306,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1956
GROUND FL SF : 1,276
TOTAL ABOVE GRADE SF : 1,276
BASEMENT SF : 1,200
BASEMENT % FIN : 90%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 144
OPEN PORCH SF : 0
DECK SF : 659

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 16,553
LOT ACRES : .38

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



282 GLENBROOK RD N

06-117-22-14-0035

2024 ESTIMATED MARKET VALUE:

\$517,600

SALE DATE : April 14, 2023
NET SALE PRICE : \$525,000
ANNUAL MCAP ADJ : .0444
MCAP SALE PRICE : \$542,400

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1955
GROUND FL SF : 1,119
TOTAL ABOVE GRADE SF : 1,119
BASEMENT SF : 1,119
BASEMENT % FIN : 70%
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 0
FULL BATHS : 1
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 : 150

GARAGES

GARAGE 1 SF : 294
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 12,632
LOT ACRES : .29

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



231 BUSHAWAY RD

05-117-22-31-0015

2024 ESTIMATED MARKET VALUE:

\$769,900

SALE DATE : October 12, 2022
NET SALE PRICE : \$520,000
ANNUAL MCAP ADJ : .0444
MCAP SALE PRICE : \$549,100

SALE DATE: May 3, 2022
SALE PRICE: \$569,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1954
GROUND FL SF : 1,239
TOTAL ABOVE GRADE SF : 1,239
BASEMENT SF : 1,832
BASEMENT % FIN : 70%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 286
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 286

GARAGES

GARAGE 1 SF : 572
GARAGE 1 TYPE : Tuck Under Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 25,700
LOT ACRES : .59

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



1408 HOLDRIDGE CIR

05-117-22-42-0015

2024 ESTIMATED MARKET VALUE:

\$590,300

SALE DATE : May 8, 2023
NET SALE PRICE : \$594,800
ANNUAL MCAP ADJ : .0444
MCAP SALE PRICE : \$612,300

SALE DATE: January 22, 2021
SALE PRICE: \$520,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1958
GROUND FL SF : 2,044
TOTAL ABOVE GRADE SF : 2,044
BASEMENT SF : 2,044
BASEMENT % FIN : 70%
WALKOUT : Yes

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 : 144
DECK SF : 288

GARAGES

GARAGE 1 SF : 546
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



15803 HOLDRIDGE RD E

04-117-22-33-0013

2024 ESTIMATED MARKET VALUE:

\$686,100

SALE DATE : July 17, 2023
NET SALE PRICE : \$692,600
ANNUAL MCAP ADJ : .0444
MCAP SALE PRICE : \$707,800

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1957
GROUND FL SF : 1,719
TOTAL ABOVE GRADE SF : 1,719
BASEMENT SF : 2,108
BASEMENT % FIN : 80%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 1
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 : 88
DECK SF : 94

GARAGES

GARAGE 1 SF : 484
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



301 MARGARET CIR

31-118-22-33-0007

2024 ESTIMATED MARKET VALUE:

\$708,200

SALE DATE : June 23, 2023
NET SALE PRICE : \$725,000
ANNUAL MCAP ADJ : .0444
MCAP SALE PRICE : \$743,600

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1961
GROUND FL SF : 2,015
TOTAL ABOVE GRADE SF : 2,015
BASEMENT SF : 1,814
BASEMENT % FIN : 50%
WALKOUT : Yes

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 : 390
OPEN PORCH SF : 160
DECK SF : 156

GARAGES

GARAGE 1 SF : 441
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 46,609
LOT ACRES : 1.07

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



1710 CROSBY RD

05-117-22-44-0005

2024 ESTIMATED MARKET VALUE:

\$748,800

SALE DATE : August 1, 2023
NET SALE PRICE : \$772,000
ANNUAL MCAP ADJ : .0444
MCAP SALE PRICE : \$786,100

SALE DATE: February 26, 2001
SALE PRICE: \$323,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1965
GROUND FL SF : 1,381
TOTAL ABOVE GRADE SF : 1,381
BASEMENT SF : 1,590
BASEMENT % FIN : 90%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 0
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 : 54
DECK SF : 0

GARAGES

GARAGE 1 SF : 528
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



510 FAR HILL RD

31-118-22-43-0052

2024 ESTIMATED MARKET VALUE:

\$828,300

SALE DATE : August 31, 2023
NET SALE PRICE : \$820,000
ANNUAL MCAP ADJ : .0444
MCAP SALE PRICE : \$835,000

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1995
GROUND FL SF : 1,466
TOTAL ABOVE GRADE SF : 1,466
BASEMENT SF : 1,466
BASEMENT % FIN : 80%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 90
SCREENED PORCH SF : 144
OPEN PORCH SF : 0
DECK SF : 360

GARAGES

GARAGE 1 SF : 456
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 25,265
LOT ACRES : .58

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



330 CENTRAL AVE S

05-117-22-33-0039

2024 ESTIMATED MARKET VALUE:

\$833,100

SALE DATE : August 1, 2023
NET SALE PRICE : \$825,000
ANNUAL MCAP ADJ : .0444
MCAP SALE PRICE : \$840,100

SALE DATE: December 31, 2010
SALE PRICE: \$222,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1949
GROUND FL SF : 1,139
TOTAL ABOVE GRADE SF : 1,139
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 : 2

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 30
DECK SF : 0

GARAGES

GARAGE 1 SF : 368
GARAGE 1 TYPE : Detached 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



1505 HOLDRIDGE LA

05-117-22-41-0003

2024 ESTIMATED MARKET VALUE:

\$839,600

SALE DATE : April 27, 2023
NET SALE PRICE : \$850,000
ANNUAL MCAP ADJ : .0444
MCAP SALE PRICE : \$878,200

SALE DATE: February 3, 2020
SALE PRICE: \$552,250

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1954
GROUND FL SF : 2,344
TOTAL ABOVE GRADE SF : 2,344
BASEMENT SF : 1,453
BASEMENT % FIN : 60%
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 1
DELUXE BATHS : 0
FULL BATHS : 1
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 : 365

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 43,124
LOT ACRES : .99

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



147 GLENBROOK RD N

06-117-22-14-0043

2024 ESTIMATED MARKET VALUE:

\$831,600

SALE DATE : August 29, 2023
NET SALE PRICE : \$885,000
ANNUAL MCAP ADJ : .0444
MCAP SALE PRICE : \$901,200

SALE DATE: December 1, 2021
SALE PRICE: \$900,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1952
GROUND FL SF : 1,743
TOTAL ABOVE GRADE SF : 1,743
BASEMENT SF : 1,658
BASEMENT % FIN : 60%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 180
OPEN PORCH SF : 0
DECK SF : 252

GARAGES

GARAGE 1 SF : 602
GARAGE 1 TYPE : Tuck Under Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 22,651
LOT ACRES : .52

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



1820 CROSBY RD

05-117-22-44-0041

2024 ESTIMATED MARKET VALUE:

\$1,720,300

SALE DATE : March 27, 2023
NET SALE PRICE : \$1,797,500
ANNUAL MCAP ADJ : .0444
MCAP SALE PRICE : \$1,863,800

SALE DATE: April 28, 2021
SALE PRICE: \$1,500,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1984
GROUND FL SF : 3,161
TOTAL ABOVE GRADE SF : 3,161
BASEMENT SF : 4,287
BASEMENT % FIN : 80%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 172
OPEN PORCH SF : 80
DECK SF : 574

GARAGES

GARAGE 1 SF : 1,272
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



310 WISE AVE S

06-117-22-41-0113

2024 ESTIMATED MARKET VALUE: \$2,019,800

SALE DATE : September 7, 2023
NET SALE PRICE : \$2,200,000
ANNUAL MCAP ADJ : .0444
MCAP SALE PRICE : \$2,232,100

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 2016
GROUND FL SF : 2,157
TOTAL ABOVE GRADE SF : 2,157
BASEMENT SF : 2,157
BASEMENT % FIN : 80%
WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 203
OPEN PORCH SF : 150
DECK SF : 0

GARAGES

GARAGE 1 SF : 749
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



525 HARRINGTON RD

12-117-23-12-0014

2024 ESTIMATED MARKET VALUE:

\$3,169,000

SALE DATE : July 18, 2023
NET SALE PRICE : \$3,300,000
ANNUAL MCAP ADJ : .0444
MCAP SALE PRICE : \$3,372,500

SALE DATE: January 27, 2017
SALE PRICE: \$0

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 2007
GROUND FL SF : 2,102
TOTAL ABOVE GRADE SF : 2,102
BASEMENT SF : 1,902
BASEMENT % FIN : 90%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 1
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 : 0
DECK SF : 380

GARAGES

GARAGE 1 SF : 816
GARAGE 1 TYPE : Attached 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



133 RIDGEVIEW DR E

31-118-22-33-0023

2024 ESTIMATED MARKET VALUE:

\$861,200

SALE DATE : February 3, 2023
NET SALE PRICE : \$885,000
ANNUAL MCAP ADJ : .0444
MCAP SALE PRICE : \$921,000

SALE DATE: November 15, 2017
SALE PRICE: \$640,000

BUILDING CHARACTERISTICS

STORIES : 1 3/4 Story
AGE : 1956
GROUND FL SF : 1,774
TOTAL ABOVE GRADE SF : 2,601
BASEMENT SF : 1,774
BASEMENT % FIN : 80%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 122
DECK SF : 304

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 14,810
LOT ACRES : .34

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



520 FAR HILL RD

31-118-22-34-0040

2024 ESTIMATED MARKET VALUE:

\$941,100

SALE DATE : May 12, 2023
NET SALE PRICE : \$950,000
ANNUAL MCAP ADJ : .0444
MCAP SALE PRICE : \$977,900

SALE DATE: February 26, 2014
SALE PRICE: \$489,850

BUILDING CHARACTERISTICS

STORIES : 1 3/4 Story
AGE : 1985
GROUND FL SF : 1,541
TOTAL ABOVE GRADE SF : 2,351
BASEMENT SF : 1,368
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 : 0
DECK SF : 420

GARAGES

GARAGE 1 SF : 677
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



244 BROADWAY AVE N

06-117-22-13-0106

2024 ESTIMATED MARKET VALUE: \$2,051,400

SALE DATE : February 28, 2023
NET SALE PRICE : \$2,050,000
ANNUAL MCAP ADJ : .0444
MCAP SALE PRICE : \$2,133,400

SALE DATE: September 12, 2014
SALE PRICE: \$1,406,192

BUILDING CHARACTERISTICS

STORIES : 1 3/4 Story
AGE : 2014
GROUND FL SF : 2,358
TOTAL ABOVE GRADE SF : 3,057
BASEMENT SF : 2,358
BASEMENT % FIN : 70%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 256
OPEN PORCH SF : 160
DECK SF : 0

GARAGES

GARAGE 1 SF : 750
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



133 BIRCH LA W

01-117-23-11-0022

2024 ESTIMATED MARKET VALUE: \$1,763,000

SALE DATE : August 2, 2023
NET SALE PRICE : \$2,107,000
ANNUAL MCAP ADJ : .0444
MCAP SALE PRICE : \$2,145,500

SALE DATE: March 13, 2017
SALE PRICE: \$800,000

BUILDING CHARACTERISTICS

STORIES : 1 3/4 Story
AGE : 1940
GROUND FL SF : 1,930
TOTAL ABOVE GRADE SF : 3,579
BASEMENT SF : 720
BASEMENT % FIN : 40%
WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 375
SCREENED PORCH SF : 400
OPEN PORCH SF : 0
DECK SF : 140

GARAGES

GARAGE 1 SF : 594
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



1615 CROSBY RD

04-117-22-32-0021

2024 ESTIMATED MARKET VALUE:

\$703,600

SALE DATE : November 22, 2022
NET SALE PRICE : \$666,600
ANNUAL MCAP ADJ : .0444
MCAP SALE PRICE : \$701,300

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1972
GROUND FL SF : 1,018
TOTAL ABOVE GRADE SF : 2,029
BASEMENT SF : 1,468
BASEMENT % FIN : 60%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 0
FULL BATHS : 1
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 : 268

GARAGES

GARAGE 1 SF : 450
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



445 FAR HILL RD

06-117-22-21-0060

2024 ESTIMATED MARKET VALUE:

\$843,900

SALE DATE : June 26, 2023
NET SALE PRICE : \$1,025,000
ANNUAL MCAP ADJ : .0444
MCAP SALE PRICE : \$1,051,300

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1987
GROUND FL SF : 1,508
TOTAL ABOVE GRADE SF : 2,860
BASEMENT SF : 1,490
BASEMENT % FIN : 80%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 200
SCREENED PORCH SF : 0
OPEN PORCH SF : 140
DECK SF : 302

GARAGES

GARAGE 1 SF : 704
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 21,780
LOT ACRES : .50

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



1840 CROSBY RD

05-117-22-44-0036

2024 ESTIMATED MARKET VALUE: \$1,189,600

SALE DATE : February 13, 2023
NET SALE PRICE : \$1,190,000
ANNUAL MCAP ADJ : .0444
MCAP SALE PRICE : \$1,238,400

SALE DATE: June 29, 2018
SALE PRICE: \$890,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1983
GROUND FL SF : 1,576
TOTAL ABOVE GRADE SF : 3,050
BASEMENT SF : 1,474
BASEMENT % FIN : 70%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 1
DELUXE BATHS : 1
FULL BATHS : 1
3/4 BATHS : 1
HALF BATHS : 1
BEDROOMS : 9

PORCHES / DECKS

ENCLOSED PORCH SF : 262
SCREENED PORCH SF : 0
OPEN PORCH SF : 204
DECK SF : 474

GARAGES

GARAGE 1 SF : 798
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 40,075
LOT ACRES : .92

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



120 BENTON AVE N

06-117-22-14-0052

2024 ESTIMATED MARKET VALUE: \$1,582,500

SALE DATE : August 3, 2023
NET SALE PRICE : \$1,700,000
ANNUAL MCAP ADJ : .0444
MCAP SALE PRICE : \$1,731,100

SALE DATE: April 12, 2021
SALE PRICE: \$585,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2021
GROUND FL SF : 1,892
TOTAL ABOVE GRADE SF : 2,679
BASEMENT SF : 1,892
BASEMENT % FIN : 70%
WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 240
OPEN PORCH SF : 170
DECK SF : 0

GARAGES

GARAGE 1 SF : 747
GARAGE 1 TYPE : Attached 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



627 PARK ST E

06-117-22-13-0015

2024 ESTIMATED MARKET VALUE:

\$1,772,300

SALE DATE : October 17, 2022
NET SALE PRICE : \$1,900,000
ANNUAL MCAP ADJ : .0444
MCAP SALE PRICE : \$2,006,100

SALE DATE: November 26, 2013
SALE PRICE: \$1,160,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2008
GROUND FL SF : 1,377
TOTAL ABOVE GRADE SF : 3,233
BASEMENT SF : 1,377
BASEMENT % FIN : 90%
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 : 0
OPEN PORCH SF : 231
DECK SF : 342

GARAGES

GARAGE 1 SF : 660
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



374 FERNDAL RD W

12-117-23-12-0019

2024 ESTIMATED MARKET VALUE: \$2,297,500

SALE DATE : October 18, 2022
NET SALE PRICE : \$2,200,000
ANNUAL MCAP ADJ : .0444
MCAP SALE PRICE : \$2,322,900

SALE DATE: November 22, 2019
SALE PRICE: \$1,400,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1977
GROUND FL SF : 2,510
TOTAL ABOVE GRADE SF : 3,115
BASEMENT SF : 930
BASEMENT % FIN : 30%
WALKOUT : No

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 : 240
OPEN PORCH SF : 24
DECK SF : 0

GARAGES

GARAGE 1 SF : 792
GARAGE 1 TYPE : Attached 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



575 FAR HILL RD

31-118-22-34-0047

2024 ESTIMATED MARKET VALUE:

\$2,723,600

SALE DATE : July 28, 2023
NET SALE PRICE : \$2,825,000
ANNUAL MCAP ADJ : .0444
MCAP SALE PRICE : \$2,887,100

SALE DATE: July 8, 2016
SALE PRICE: \$2,170,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2008
GROUND FL SF : 2,302
TOTAL ABOVE GRADE SF : 5,331
BASEMENT SF : 2,287
BASEMENT % FIN : 90%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 275
OPEN PORCH SF : 349
DECK SF : 95

GARAGES

GARAGE 1 SF : 1,007
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 78,844
LOT ACRES : 1.81

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



125 WESTWOOD LA S

01-117-23-11-0026

2024 ESTIMATED MARKET VALUE:

\$3,462,000

SALE DATE : August 23, 2023
NET SALE PRICE : \$3,500,000
ANNUAL MCAP ADJ : .0444
MCAP SALE PRICE : \$3,564,000

SALE DATE: May 20, 2020
SALE PRICE: \$2,500,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2005
GROUND FL SF : 2,290
TOTAL ABOVE GRADE SF : 4,922
BASEMENT SF : 0
BASEMENT % FIN :
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 : 340
OPEN PORCH SF : 110
DECK SF : 0

GARAGES

GARAGE 1 SF : 1,259
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 47,916
LOT ACRES : 1.10

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



150 FERNDAL RD S

06-117-22-23-0022

2024 ESTIMATED MARKET VALUE: \$2,998,900

SALE DATE : August 23, 2023
NET SALE PRICE : \$3,100,000
ANNUAL MCAP ADJ : .0444
MCAP SALE PRICE : \$3,156,700

SALE DATE: February 24, 2004
SALE PRICE: \$1,800,000

BUILDING CHARACTERISTICS

STORIES : 2 1/4 Story
AGE : 1911
GROUND FL SF : 2,214
TOTAL ABOVE GRADE SF : 4,548
BASEMENT SF : 1,643
BASEMENT % FIN : 0%
WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 280
OPEN PORCH SF : 84
DECK SF : 0

GARAGES

GARAGE 1 SF : 912
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 70,567
LOT ACRES : 1.62

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS

OFF LAKE —

DEEDED

ACCESS



510 LOCUST HILLS DR

08-117-22-21-0024

2024 ESTIMATED MARKET VALUE: \$3,552,800

SALE DATE : May 1, 2023
NET SALE PRICE : \$3,515,000
ANNUAL MCAP ADJ : .0146
MCAP SALE PRICE : \$3,549,200

SALE DATE: May 27, 2021
SALE PRICE: \$2,125,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 2008
GROUND FL SF : 2,291
TOTAL ABOVE GRADE SF : 2,291
BASEMENT SF : 2,264
BASEMENT % FIN : 80%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 196
OPEN PORCH SF : 152
DECK SF : 0

GARAGES

GARAGE 1 SF : 824
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



1640 LOCUST HILLS PL

08-117-22-21-0005

2024 ESTIMATED MARKET VALUE:

\$3,416,700

SALE DATE : July 13, 2023
NET SALE PRICE : \$3,482,500
ANNUAL MCAP ADJ : .0406
MCAP SALE PRICE : \$3,552,600

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 2012
GROUND FL SF : 2,361
TOTAL ABOVE GRADE SF : 2,361
BASEMENT SF : 2,308
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 : 159
SCREENED PORCH SF : 0
OPEN PORCH SF : 306
DECK SF : 126

GARAGES

GARAGE 1 SF : 872
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 12,197
LOT ACRES : .28

LAKE : Minnetonka
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



410 CARPENTERS PT

08-117-22-21-0014

2024 ESTIMATED MARKET VALUE:

\$3,415,300

SALE DATE : May 24, 2023
NET SALE PRICE : \$3,495,000
ANNUAL MCAP ADJ : .0406
MCAP SALE PRICE : \$3,589,100

SALE DATE: August 5, 2013
SALE PRICE: \$450,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2014
GROUND FL SF : 2,408
TOTAL ABOVE GRADE SF : 3,088
BASEMENT SF : 2,322
BASEMENT % FIN : 80%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 200
SCREENED PORCH SF : 0
OPEN PORCH SF : 51
DECK SF : 0

GARAGES

GARAGE 1 SF : 895
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 9,148
LOT ACRES : .21

LAKE : Minnetonka
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS

ON LAKE

DIRECT
ACCESS



620 BUSHAWAY RD

08-117-22-23-0011

2024 ESTIMATED MARKET VALUE: \$2,347,300

SALE DATE : September 1, 2023
NET SALE PRICE : \$3,525,000
ANNUAL MCAP ADJ : .0406
MCAP SALE PRICE : \$3,572,100

SALE DATE: September 30, 2002
SALE PRICE: \$755,000

BUILDING CHARACTERISTICS

STORIES : 1 3/4 Story
AGE : 1925
GROUND FL SF : 943
TOTAL ABOVE GRADE SF : 1,413
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 : 240

GARAGES

GARAGE 1 SF : 721
GARAGE 1 TYPE : Detached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 41,818
LOT ACRES : .96

LAKE : Minnetonka
EFFECTIVE LAKE FRONT FT : 320

APPRAISER COMMENTS

TOWNHOUSE SALES



438 WAYCLIFFE NORTH

05-117-22-21-0034

2024 ESTIMATED MARKET VALUE: \$1,230,500

SALE DATE : October 2, 2023
NET SALE PRICE : \$500,000
ANNUAL MCAP ADJ :
MCAP SALE PRICE :

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES :	1 Story	CENTRAL AC :	Yes
AGE :	1997	# FIREPLACES :	1
GROUND FL SF :	1,905	# DELUXE BATHS :	0
TOTAL ABOVE GRADE SF :	1,905	# FULL BATHS :	2
BASEMENT SF :	1,905	# 3/4 BATHS :	0
BASEMENT % FIN :	80%	# HALF BATHS :	1
WALKOUT :	Yes	# BEDROOMS :	3

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 160
OPEN PORCH SF : 50
DECK SF : 150

GARAGES

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

LOT CHARACTERISTICS

LOT SF :	7,405	LAKE :	
LOT ACRES :	.17	EFFECTIVE LAKE FRONT FT :	0

APPRAISER COMMENTS



506 HOLLY CIR

05-117-22-22-0035

2024 ESTIMATED MARKET VALUE:

\$548,400

SALE DATE : June 16, 2023
NET SALE PRICE : \$565,000
ANNUAL MCAP ADJ : .0444
MCAP SALE PRICE : \$579,500

SALE DATE: October 2, 2019
SALE PRICE: \$435,000

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 : Yes

CENTRAL AC : Yes
FIREPLACES : 1
DELUXE BATHS : 0
FULL BATHS : 1
3/4 BATHS : 2
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 : 3,920
LOT ACRES : .09

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



335 LAKE ST W

01-117-23-14-0035

2024 ESTIMATED MARKET VALUE:

\$946,400

SALE DATE : June 20, 2023
NET SALE PRICE : \$949,900
ANNUAL MCAP ADJ : .0444
MCAP SALE PRICE : \$974,300

SALE DATE: August 18, 2015
SALE PRICE: \$525,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1996
GROUND FL SF : 2,087
TOTAL ABOVE GRADE SF : 2,087
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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 131
DECK SF : 130

GARAGES

GARAGE 1 SF : 524
GARAGE 1 TYPE : Attached 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



267 LAKE ST W

01-117-23-14-0031

2024 ESTIMATED MARKET VALUE: \$1,213,800

SALE DATE : November 7, 2022
NET SALE PRICE : \$1,175,000
ANNUAL MCAP ADJ : .0444
MCAP SALE PRICE : \$1,236,200

SALE DATE: July 9, 2013
SALE PRICE: \$835,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1996
GROUND FL SF : 2,087
TOTAL ABOVE GRADE SF : 2,087
BASEMENT SF : 2,087
BASEMENT % FIN : 80%
WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 131
DECK SF : 130

GARAGES

GARAGE 1 SF : 524
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



716 WIDSTEN CIR

06-117-22-42-0052

2024 ESTIMATED MARKET VALUE:

\$3,393,200

SALE DATE : August 16, 2023
NET SALE PRICE : \$3,480,000
ANNUAL MCAP ADJ : .0444
MCAP SALE PRICE : \$3,543,600

SALE DATE: June 11, 2014
SALE PRICE: \$1,546,250

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1996
GROUND FL SF : 2,695
TOTAL ABOVE GRADE SF : 2,695
BASEMENT SF : 2,695
BASEMENT % FIN : 70%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 1
DELUXE BATHS : 2
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 : 156
DECK SF : 964

GARAGES

GARAGE 1 SF : 530
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



325 LAKE ST W

01-117-23-14-0034

2024 ESTIMATED MARKET VALUE: \$1,117,900

SALE DATE : March 14, 2023
NET SALE PRICE : \$1,175,000
ANNUAL MCAP ADJ : .0444
MCAP SALE PRICE : \$1,218,400

SALE DATE: August 10, 2006
SALE PRICE: \$820,000

BUILDING CHARACTERISTICS

STORIES : 1 1/2 Story
AGE : 1996
GROUND FL SF : 2,087
TOTAL ABOVE GRADE SF : 3,108
BASEMENT SF : 0
BASEMENT % FIN :
WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 131
DECK SF : 130

GARAGES

GARAGE 1 SF : 524
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



722 WIDSTEN CIR

06-117-22-42-0055

2024 ESTIMATED MARKET VALUE:

\$3,404,100

SALE DATE : January 25, 2024
NET SALE PRICE : \$3,650,000
ANNUAL MCAP ADJ :
MCAP SALE PRICE :

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1996
GROUND FL SF : 2,441
TOTAL ABOVE GRADE SF : 3,017
BASEMENT SF : 2,441
BASEMENT % FIN : 70%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 241
DECK SF : 1,013

GARAGES

GARAGE 1 SF : 528
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



1100 HOLLYBROOK DR

05-117-22-22-0016

2024 ESTIMATED MARKET VALUE:

\$509,800

SALE DATE : July 6, 2023
NET SALE PRICE : \$510,000
ANNUAL MCAP ADJ : .0444
MCAP SALE PRICE : \$521,200

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1987
GROUND FL SF : 1,231
TOTAL ABOVE GRADE SF : 2,420
BASEMENT SF : 0
BASEMENT % FIN :
WALKOUT : No

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

PORCHES / DECKS

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

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 3,920
LOT ACRES : .09

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



1136 HOLLYBROOK DR

05-117-22-22-0061

2024 ESTIMATED MARKET VALUE:

\$533,300

SALE DATE : August 25, 2023
NET SALE PRICE : \$517,500
ANNUAL MCAP ADJ : .0444
MCAP SALE PRICE : \$527,000

SALE DATE: June 28, 2018
SALE PRICE: \$393,700

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1986
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 : 1
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 : 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



1125 HOLLYBROOK DR

05-117-22-22-0071

2024 ESTIMATED MARKET VALUE:

\$563,800

SALE DATE : July 31, 2023
NET SALE PRICE : \$619,900
ANNUAL MCAP ADJ : .0444
MCAP SALE PRICE : \$633,500

SALE DATE: September 12, 2022
SALE PRICE: \$610,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1987
GROUND FL SF : 1,371
TOTAL ABOVE GRADE SF : 2,544
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 : 74
DECK SF : 0

GARAGES

GARAGE 1 SF : 484
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



131 EDGEWOOD CT

06-117-22-23-0336

2024 ESTIMATED MARKET VALUE:

\$778,100

SALE DATE : January 24, 2023
NET SALE PRICE : \$620,000
ANNUAL MCAP ADJ : .0444
MCAP SALE PRICE : \$647,600

SALE DATE: December 7, 1999
SALE PRICE: \$309,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1990
GROUND FL SF : 1,060
TOTAL ABOVE GRADE SF : 1,806
BASEMENT SF : 940
BASEMENT % FIN : 30%
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 1
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 : 120

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 871
LOT ACRES : .02

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



298 GRACE POINTE CT

06-117-22-23-0371

2024 ESTIMATED MARKET VALUE:

\$899,100

SALE DATE : June 2, 2023
NET SALE PRICE : \$931,000
ANNUAL MCAP ADJ : .0444
MCAP SALE PRICE : \$954,900

SALE DATE: November 30, 2000
SALE PRICE: \$623,465

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2000
GROUND FL SF : 1,348
TOTAL ABOVE GRADE SF : 2,820
BASEMENT SF : 1,192
BASEMENT % FIN : 0%
WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 104
DECK SF : 252

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

2024 ESTIMATED MARKET VALUE: \$1,891,700

SALE DATE : March 21, 2023
NET SALE PRICE : \$1,867,400
ANNUAL MCAP ADJ : .0444
MCAP SALE PRICE : \$1,936,300

SALE DATE: March 30, 2021
SALE PRICE: \$1,400,000

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



702 WIDSTEN CIR

06-117-22-42-0074

2024 ESTIMATED MARKET VALUE:

\$2,193,900

SALE DATE : May 17, 2023
NET SALE PRICE : \$2,100,000
ANNUAL MCAP ADJ : .0444
MCAP SALE PRICE : \$2,161,800

SALE DATE: October 18, 2012
SALE PRICE: \$750,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1997
GROUND FL SF : 1,542
TOTAL ABOVE GRADE SF : 3,072
BASEMENT SF : 1,326
BASEMENT % FIN : 60%
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 : 0
OPEN PORCH SF : 122
DECK SF : 1,004

GARAGES

GARAGE 1 SF : 467
GARAGE 1 TYPE : Tuck Under Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 4,792
LOT ACRES : .11

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



209 WALKER AVE S

06-117-22-24-0150

2024 ESTIMATED MARKET VALUE: \$2,057,600

SALE DATE : January 24, 2023
NET SALE PRICE : \$2,260,000
ANNUAL MCAP ADJ : .0444
MCAP SALE PRICE : \$2,360,500

SALE DATE: July 7, 2022
SALE PRICE: \$2,272,375

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2021
GROUND FL SF : 1,305
TOTAL ABOVE GRADE SF : 3,129
BASEMENT SF : 1,680
BASEMENT % FIN : 40%
WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 450
DECK SF : 27

GARAGES

GARAGE 1 SF : 1,032
GARAGE 1 TYPE : Tuck Under 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



530 RICE ST E

06-117-22-24-0099

2024 ESTIMATED MARKET VALUE:

\$2,264,000

SALE DATE : June 30, 2023
NET SALE PRICE : \$2,306,579
ANNUAL MCAP ADJ : .0444
MCAP SALE PRICE : \$2,365,800

SALE DATE: October 21, 2020
SALE PRICE: \$1,100,100

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2020
GROUND FL SF : 1,501
TOTAL ABOVE GRADE SF : 3,002
BASEMENT SF : 1,501
BASEMENT % FIN : 50%
WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 171

GARAGES

GARAGE 1 SF : 612
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



217 WALKER AVE S

06-117-22-24-0145

2024 ESTIMATED MARKET VALUE: \$2,034,100

SALE DATE : March 21, 2023
NET SALE PRICE : \$2,629,922
ANNUAL MCAP ADJ : .0444
MCAP SALE PRICE : \$2,727,000

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES :	2 Story	CENTRAL AC :	Yes
AGE :	2021	# FIREPLACES :	0
GROUND FL SF :	1,552	# DELUXE BATHS :	1
TOTAL ABOVE GRADE SF :	3,075	# FULL BATHS :	1
BASEMENT SF :	1,542	# 3/4 BATHS :	2
BASEMENT % FIN :	40%	# HALF BATHS :	1
WALKOUT :	No	# BEDROOMS :	4

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 195
OPEN PORCH SF : 126
DECK SF : 0

GARAGES

GARAGE 1 SF : 706
GARAGE 1 TYPE : Tuck Under Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF :	3,920	LAKE :	
LOT ACRES :	.09	EFFECTIVE LAKE FRONT FT :	0

APPRAISER COMMENTS



534 RICE ST E

06-117-22-24-0098

2024 ESTIMATED MARKET VALUE: \$2,264,000

SALE DATE : June 28, 2023
NET SALE PRICE : \$2,831,538
ANNUAL MCAP ADJ : .0444
MCAP SALE PRICE : \$2,904,300

SALE DATE: October 21, 2020
SALE PRICE: \$1,100,100

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2020
GROUND FL SF : 1,501
TOTAL ABOVE GRADE SF : 3,002
BASEMENT SF : 1,501
BASEMENT % FIN : 50%
WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 171

GARAGES

GARAGE 1 SF : 612
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



524 RICE ST E

06-117-22-24-0100

2024 ESTIMATED MARKET VALUE: \$2,210,800

SALE DATE : July 21, 2023
NET SALE PRICE : \$2,877,006
ANNUAL MCAP ADJ : .0444
MCAP SALE PRICE : \$2,940,300

SALE DATE: October 21, 2020
SALE PRICE: \$1,100,100

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2022
GROUND FL SF : 1,359
TOTAL ABOVE GRADE SF : 2,726
BASEMENT SF : 1,443
BASEMENT % FIN : 50%
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 : 0
DECK SF : 168

GARAGES

GARAGE 1 SF : 618
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

CONDO

SALES



215 BARRY AVE S

202

06-117-22-23-0058

2024 ESTIMATED MARKET VALUE:

\$218,300

SALE DATE : June 16, 2023
NET SALE PRICE : \$217,418
ANNUAL MCAP ADJ : .0444
MCAP SALE PRICE : \$223,000

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1970
GROUND FL SF : 876
TOTAL ABOVE GRADE SF : 876
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 : 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

214

06-117-22-23-0070

2024 ESTIMATED MARKET VALUE:

\$231,300

SALE DATE : July 17, 2023
NET SALE PRICE : \$233,000
ANNUAL MCAP ADJ : .0444
MCAP SALE PRICE : \$238,100

SALE DATE: February 10, 2020
SALE PRICE: \$195,000

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



205 BARRY AVE S

113

06-117-22-23-0117

2024 ESTIMATED MARKET VALUE:

\$221,600

SALE DATE : February 1, 2023
NET SALE PRICE : \$229,900
ANNUAL MCAP ADJ : .0444
MCAP SALE PRICE : \$239,200

SALE DATE: July 13, 2012
SALE PRICE: \$85,000

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

317

06-117-22-23-0345

2024 ESTIMATED MARKET VALUE:

\$232,900

SALE DATE : July 20, 2023
NET SALE PRICE : \$234,000
ANNUAL MCAP ADJ : .0444
MCAP SALE PRICE : \$239,100

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

202

06-117-22-23-0128

2024 ESTIMATED MARKET VALUE:

\$252,300

SALE DATE : August 15, 2023
NET SALE PRICE : \$245,000
ANNUAL MCAP ADJ : .0444
MCAP SALE PRICE : \$249,500

SALE DATE: November 27, 2012
SALE PRICE: \$100,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1970
GROUND FL SF : 876
TOTAL ABOVE GRADE SF : 876
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 : 2

PORCHES / DECKS

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

210

06-117-22-23-0136

2024 ESTIMATED MARKET VALUE:

\$230,400

SALE DATE : February 6, 2023
NET SALE PRICE : \$245,000
ANNUAL MCAP ADJ : .0444
MCAP SALE PRICE : \$255,000

SALE DATE: April 14, 2017
SALE PRICE: \$177,500

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 : 0
3/4 BATHS : 1
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

318

06-117-22-23-0098

2024 ESTIMATED MARKET VALUE:

\$274,400

SALE DATE : April 21, 2023
NET SALE PRICE : \$287,601
ANNUAL MCAP ADJ : .0444
MCAP SALE PRICE : \$297,100

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 : 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



215 BARRY AVE S

115

06-117-22-23-0049

2024 ESTIMATED MARKET VALUE:

\$298,400

SALE DATE : May 5, 2023
NET SALE PRICE : \$315,000
ANNUAL MCAP ADJ : .0444
MCAP SALE PRICE : \$324,300

SALE DATE: June 22, 2020
SALE PRICE: \$250,000

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 : 1
HALF BATHS : 0
BEDROOMS : 2

PORCHES / DECKS

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

GARAGES

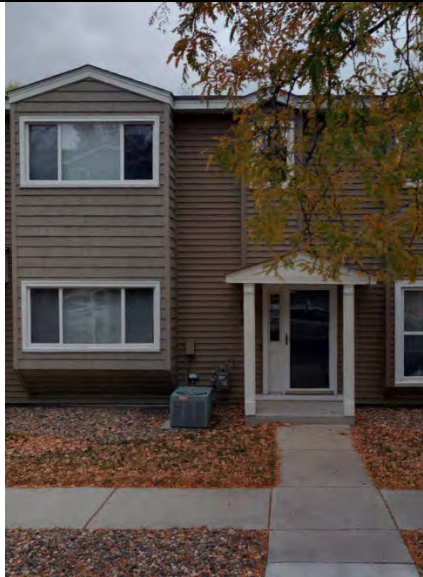
GARAGE 1 SF : 200
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 0
LOT ACRES : .00

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



436 PONDRIDGE CIR

05-117-22-22-0122

2024 ESTIMATED MARKET VALUE:

\$324,000

SALE DATE : December 20, 2022
NET SALE PRICE : \$327,000
ANNUAL MCAP ADJ : .0444
MCAP SALE PRICE : \$342,800

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1977
GROUND FL SF : 748
TOTAL ABOVE GRADE SF : 1,496
BASEMENT SF : 748
BASEMENT % FIN : 0%
WALKOUT : No

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



312 PONDRIDGE CIR

05-117-22-22-0095

2024 ESTIMATED MARKET VALUE:

\$371,700

SALE DATE : June 20, 2023
NET SALE PRICE : \$360,983
ANNUAL MCAP ADJ : .0444
MCAP SALE PRICE : \$370,300

SALE DATE: March 29, 2011
SALE PRICE: \$153,000

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 : 92

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



422 PONDRIDGE CIR

05-117-22-22-0118

2024 ESTIMATED MARKET VALUE: \$393,000

SALE DATE : June 12, 2023
NET SALE PRICE : \$402,500
ANNUAL MCAP ADJ : .0444
MCAP SALE PRICE : \$412,800

SALE DATE: July 10, 2020
SALE PRICE: \$310,000

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 : 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 : 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



875 LAKE ST N

320

06-117-22-41-0155

2024 ESTIMATED MARKET VALUE:

\$787,500

SALE DATE : March 13, 2023
 NET SALE PRICE : \$800,000
 ANNUAL MCAP ADJ : .0444
 MCAP SALE PRICE : \$829,500

SALE DATE:
 SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 1 Story
 AGE : 2015
 GROUND FL SF : 1,090
 TOTAL ABOVE GRADE SF : 1,090
 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 : 1

PORCHES / DECKS

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

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

404

06-117-22-41-0160

2024 ESTIMATED MARKET VALUE:

\$1,210,200

SALE DATE : November 30, 2022
NET SALE PRICE : \$1,100,000
ANNUAL MCAP ADJ : .0444
MCAP SALE PRICE : \$1,157,200

SALE DATE: July 26, 2022
SALE PRICE: \$1,110,000

BUILDING CHARACTERISTICS

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

PORCHES / DECKS

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

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

209

06-117-22-41-0203

2024 ESTIMATED MARKET VALUE:

\$1,177,000

SALE DATE : April 11, 2023
NET SALE PRICE : \$1,200,000
ANNUAL MCAP ADJ : .0444
MCAP SALE PRICE : \$1,239,800

SALE DATE: September 5, 2019
SALE PRICE: \$838,000

BUILDING CHARACTERISTICS

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

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



560 INDIAN MOUND E 2-B

06-117-22-31-0083

2024 ESTIMATED MARKET VALUE: \$1,317,600

SALE DATE : August 14, 2023
NET SALE PRICE : \$1,250,000
ANNUAL MCAP ADJ : .0444
MCAP SALE PRICE : \$1,272,900

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1979
GROUND FL SF : 1,300
TOTAL ABOVE GRADE SF : 1,300
BASEMENT SF : 0
BASEMENT % FIN :
WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 144
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



875 LAKE ST N

407

06-117-22-41-0163

2024 ESTIMATED MARKET VALUE:

\$1,209,800

SALE DATE : July 6, 2023
NET SALE PRICE : \$1,250,000
ANNUAL MCAP ADJ : .0444
MCAP SALE PRICE : \$1,277,500

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

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

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



935 LAKE ST E

303

06-117-22-41-0208

2024 ESTIMATED MARKET VALUE:

\$1,671,300

SALE DATE : August 17, 2023
NET SALE PRICE : \$1,600,000
ANNUAL MCAP ADJ : .0444
MCAP SALE PRICE : \$1,629,300

SALE DATE: February 17, 2021
SALE PRICE: \$1,290,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 2016
GROUND FL SF : 1,679
TOTAL ABOVE GRADE SF : 1,679
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

201

06-117-22-41-0116

2024 ESTIMATED MARKET VALUE:

\$2,147,000

SALE DATE : June 6, 2023
NET SALE PRICE : \$2,200,000
ANNUAL MCAP ADJ : .0444
MCAP SALE PRICE : \$2,256,500

SALE DATE: February 2, 2018
SALE PRICE: \$1,175,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 2014
GROUND FL SF : 2,370
TOTAL ABOVE GRADE SF : 2,370
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 : 580

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

306

06-117-22-41-0211

2024 ESTIMATED MARKET VALUE:

\$2,496,100

SALE DATE : November 11, 2022
NET SALE PRICE : \$2,525,000
ANNUAL MCAP ADJ : .0444
MCAP SALE PRICE : \$2,656,400

SALE DATE: July 21, 2022
SALE PRICE: \$2,425,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 2016
GROUND FL SF : 2,339
TOTAL ABOVE GRADE SF : 2,339
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



935 LAKE ST E

205

06-117-22-41-0199

2024 ESTIMATED MARKET VALUE:

\$2,478,800

SALE DATE : November 30, 2022
NET SALE PRICE : \$2,550,000
ANNUAL MCAP ADJ : .0444
MCAP SALE PRICE : \$2,682,700

SALE DATE: May 27, 2021
SALE PRICE: \$1,725,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 2016
GROUND FL SF : 2,304
TOTAL ABOVE GRADE SF : 2,304
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 : 170

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

403

06-117-22-41-0220

2024 ESTIMATED MARKET VALUE:

\$2,986,000

SALE DATE : March 2, 2023
NET SALE PRICE : \$3,000,000
ANNUAL MCAP ADJ : .0444
MCAP SALE PRICE : \$3,110,700

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 2016
GROUND FL SF : 3,229
TOTAL ABOVE GRADE SF : 3,229
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 : 3

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 220

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



560 INDIAN MOUND E

4-B

06-117-22-31-0087

2024 ESTIMATED MARKET VALUE:

\$3,118,700

SALE DATE : November 4, 2022
NET SALE PRICE : \$2,985,000
ANNUAL MCAP ADJ : .0444
MCAP SALE PRICE : \$3,140,400

SALE DATE: June 22, 2022
SALE PRICE: \$2,435,000

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 : 288
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



540 INDIAN MOUND E 4-B 06-117-22-31-0077

2024 ESTIMATED MARKET VALUE: \$2,881,200

SALE DATE : July 12, 2023
NET SALE PRICE : \$3,600,000
ANNUAL MCAP ADJ : .0444
MCAP SALE PRICE : \$3,679,100

SALE DATE: November 30, 2016
SALE PRICE: \$1,500,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1979
GROUND FL SF : 2,600
TOTAL ABOVE GRADE SF : 2,600
BASEMENT SF : 0
BASEMENT % FIN :
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 0
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 : 288
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



875 LAKE ST N

403

06-117-22-41-0159

2024 ESTIMATED MARKET VALUE:

\$3,462,200

SALE DATE : June 9, 2023
NET SALE PRICE : \$3,800,000
ANNUAL MCAP ADJ : .0444
MCAP SALE PRICE : \$3,897,600

SALE DATE: September 10, 2020
SALE PRICE: \$1,900,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2015
GROUND FL SF : 2,801
TOTAL ABOVE GRADE SF : 3,330
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 : 2

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 1,140

GARAGES

GARAGE 1 SF : 960
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



630 INDIAN MOUND E

06-117-22-31-0109

2024 ESTIMATED MARKET VALUE:

\$5,305,900

SALE DATE : July 20, 2023
NET SALE PRICE : \$5,400,000
ANNUAL MCAP ADJ : .0444
MCAP SALE PRICE : \$5,518,700

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1990
GROUND FL SF : 5,705
TOTAL ABOVE GRADE SF : 5,705
BASEMENT SF : 0
BASEMENT % FIN :
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 0
DELUXE BATHS : 1
FULL BATHS : 3
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 : 260

GARAGES

GARAGE 1 SF : 960
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