

**Wayzata Local Board of Appeal and Equalization
Hearing Agenda
Wayzata City Hall Community Room, 600 Rice Street
THURSDAY, APRIL 17, 2025
5:30 PM**

TEAMS INFORMATION

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Meeting ID: 257 728 660 919 Passcode: CH3fQ7ZS

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.

Public comment during the Public Forum and/or Public Hearing portions of the meeting may be provided in person at the meeting, in advance, or by logging into the teams call and raising your hand during the public hearing. **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.

The City encourages comments or questions about items on the agenda and, when possible, requests that you submit them in advance by emailing PublicComment@wayzata.org, calling City staff at 952-404-5323, or mailing Wayzata City Hall at 600 Rice St E, Wayzata, MN 55391 (Attn: Public Comment).

WORKSHOP TOPICS FOR DISCUSSION:

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



City Council Workshop City Council Agenda Report

MEETING DATE: April 17, 2025	WORKSHOP AGENDA ITEM: 1
TITLE: Conduct Annual Local Board of Appeal and Equalization Hearing (5:30 p.m.)	
PREPARED BY: Kathy Leervig, City Clerk, Jeffrey Dahl, City Manager	
REVIEWED BY:	

DISCUSSION OBJECTIVE:

To receive an update from the City Assessors about the results of the 2025 Assessments and then to open the Local Board of Appeal and Equalization Hearing and consider the following:

- Approve all appeals with concurrence from both the property owner and the City Assessor
- Discuss appeals where there is either no concurrence or the inspection/response back to the property owner has not been completed
- Hear any new appeals from the public for the record for future consideration at either a City reconvene hearing or relaying them to County Board

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 and process information to the Council at their March 12 workshop. Overall, valuation increases are lower than in the past several years. Information from the workshop is attached. More comprehensive and county-wide valuation information can be reviewed at [2025 Hennepin County Assessment Report](#).

Shane Larsen, 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 and the attached roster of appeals (see summary below).

Since valuation notices were mailed, the City Assessors have received approximately 70 inquires and made approximately 30 value reductions to both commercial and residential properties before the April 8 deadline.

The attached materials reflect a list of 13 residential and 4 commercial property owners as of Friday, April 10, 2025 with one of the following outstanding status:

- The assessor was not able to complete the review by the April 8 deadline
- The assessor's review was complete but was not able to communicate the value change
- The assessor and the property owner did not agree on a proposed value

Of those 17 properties, the City Assessors have reached concurrence on 5 of them. Those values need to be individually approved by the Council. In addition, the City Assessor should give a brief update on each of the remaining 12 and allow property owners to provide testimony. Ultimately, after discussion on each of them, City should take action to change their valuation or pass them along to the County Board for further review. Please note that staff may provide a further update of this list prior to the April 17 hearing.

Lastly, the City should hear any additional appeals from the public or at the meeting. Based on the details of the appeal and the amount, the City can either relay them to the County Board or hold a reconvene meeting which is tentatively scheduled for April 29th at 5:30.

ATTACHMENTS:

1. Commerical Memo from Hennepin County
2. LBAE Roster as of 04.10.2025
3. Residential Information on Current Roster
4. Residential Memo from Hennepin County

HENNEPIN COUNTY

MINNESOTA

Memo

To: Jeffery Dahl, City Manager – City of Wayzata

From: Melody Devine, Senior Commercial Appraiser – Hennepin County

Date: April 10th, 2025

Re: Commercial/Industrial/Apartment Valuation Summary for the Wayzata Local Board of Appeal and Equalization Meeting on April 17th, 2025

Commercial

The commercial market in Wayzata remains stable and continues to experience ongoing redevelopment. The overall value change for commercial properties in Wayzata from the 2024 assessment to 2025, including new construction, was 3.5%. The increase in value excluding new construction was at 1.0%. Ten parcels were included in the new construction total assessed improvement value of \$14,890,000 for 2025.

Industrial

The Century Link Building at 116 Central Avenue North is the only non-exempt, industrial classified property within Wayzata. The 2025 assessed value was flat compared to the 2024 value.

Apartments

The apartment market remains stable with some growth indicated in the past year. The overall value change for apartment properties in Wayzata from the 2024 assessment to 2025, including new construction, was 2.5%. The change in value, excluding new construction, was at 1.9%. Two parcels were included in the new construction total assessed improvement value of \$1,525,000 for 2025.

2025 Commercial Valuation Notice Calls and Reviews

There have been four commercial value notice calls to date as of April 10th, 2025, with two of them occurring within the 10-day window of the Local Board of Appeal and Equalization meeting. The following is a summary of the commercial value notice calls and reviews:

HENNEPIN COUNTY

MINNESOTA

2025 Commercial Valuation Notice Calls and Reviews

PID 01-117-23-14-0024 (125 Lake St. W.): This is a multi-tenant office property. Property owner Ann Laurent contacted the Assessor's Office on 3/7/2025 with a concern about the 2025 assessed value at \$4,025,000. Based on an inspection and review of the property by the appraiser, a proposed 9.93% reduction in value to \$3,625,000 was made to the owner. The owner accepted the value reduction on 3/31/2025. **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.**

PID 06-117-22-31-0014 (407 Lake St. E.): This property includes a building housing a Masonic lodge and multi-tenant office space. Property owner representatives Gary Wade and Craig Kamman contacted the Assessor's Office on 3/17/2025 with a concern about the 2025 assessed value at \$2,480,000. Based on an inspection and review of the property by the appraiser, a proposed 16.93% reduction in value to \$2,060,000 was made to the owner. The owner representatives accepted the value reduction on 4/4/2025. **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.**

PID 06-117-22-31-0019 (308 Walker Ave. S.): This is a single-tenant office property. Meaghan Dowden with the property ownership contacted the Assessor's Office on 4/7/2025 and an inspection is scheduled for 4/14/2025. This appeal occurred within ten days of the Local Board meeting. The 2025 assessed value of this property is \$4,715,000. **We will update the Board on the status of the appeal at the meeting.**

PID's 05-117-22-24-0058, 05-117-22-24-0006 & 05-117-22-24-0005 (1411, 1415 & 1515 Wayzata Blvd. E.): This is a multi-tenant office property comprised of three parcels. The property also includes a cell tower easement. The property owner, Lou Oberhauser, contacted the Assessor's Office on 4/8/2025 and an inspection is scheduled for 4/10/2025. This appeal occurred within ten days of the Local Board meeting. The 2025 assessed value of this property is \$4,763,000. **We will update the Board on the status of the appeal at the meeting.**

2025 Apartment Valuation Notice Calls and Reviews

There has been one apartment value notice call to date as of April 10th, 2025. The following is a summary of the call and review:

PID 06-117-22-41-0049 (1078 Circle Drive East/4-Unit Apartment): The property owner contacted the Assessor's Office regarding the assessed value of this property. Based on an inspection of the property, a review of the property financials, zoning map and code, improved 4-unit apartment sales, and vacant land sales no reduction in value is warranted. The appraiser responded to the owner with their conclusion and the owner has agreed/concurred to the current value. **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.**

PID	Parcel Address	Owner	Pre Appeal EMV	Post Appeal EMV Recommendation	Percent Change	Reviewed	Status
0111723430020	494 BOVEY RD WAYZATA MN 55391	Joshua Buckler	\$3,181,700	\$2,967,800	-6.72%	Yes	Owner concurs
0611722120032	607 GARDNER ST E WAYZATA MN 55391	CHASE SALSBUY	\$843,300	\$765,300	-9.24%	Yes	Owner concurs
0611722140032	242 GLENBROOK RD N WAYZATA MN 55391	KARA KLINE	\$860,500	\$741,800	-13.79%	Yes	Owner concurs
0111723410034	353 FERNDAL RD S WAYZATA MN 55391	Philip Ankeny	\$2,770,300	\$2,698,000	-2.60%	Yes	Discussed results with owner - may attend meeting
0611722130087	824 PARK ST E WAYZATA MN 55391	CHRISTIAN ERARD	\$1,170,200	\$1,170,200	0.00%	Yes	Left VM with results - no call back
0511722210034	438 WAYCLIFFE NORTH WAYZATA MN 55391	PETER VOGT	\$1,424,600	\$1,424,600	0.00%	Yes	Discussed results with owner - may attend meeting
0111723110015	176 BABCOCK LA W WAYZATA MN 55391	DAVID KIRKLAND	\$648,700	\$648,700	0.00%	Yes	Still need to contact owner with results
0511722320051	1107 LASALLE ST WAYZATA MN 55391	BRIAN D BERKEY	\$991,500	\$991,500	0.00%	Yes	Still need to contact owner with results
0611722140092	217 BYRONDALE AVE N WAYZATA MN 55391	CHRISTOPHER KOSEK	\$1,261,600		%	No	Inspection scheduled
0611722230347	117 EDGEWOOD CT WAYZATA MN 55391	LORA W LAKE	\$726,200		%	No	Inspection scheduled
0611722240085	527 RICE ST E WAYZATA MN 55391	Marlene STRASZEWSKI	\$1,191,300		%	No	Inspection scheduled
0111723110009	118 BABCOCK LA W WAYZATA MN 55391	Brad Wallace	\$736,200		%	No	Left VM - No contact. May or may not be an appeal.
1211723240002	549 HARRINGTON RD WAYZATA MN 55391	Tracy COSENTINO	\$14,975,700		%	No	Left VM - No contact. May or may not be an appeal.

2025 WAYZATA LOCAL BOARD MEETING



Address:	118 BABCOCK LA W	PID:	01-117-23-11-0009
Property Owner:	J E DIEMER & B J WALLACE	Property Type:	Single Family

Year Built:	1940	Above Grade Finish:	2401 SF
# of Stories:	1 1/2 Story	Total Finish:	3035 SF
Bedrooms:	4	Condition:	Average
Bathrooms:	3	Lot Size:	22107 SF

2024 Valuation	2025 Valuation
Land: \$300,000	Land: \$591,500
Building: \$357,900	Building: \$144,700
Total: \$657,900	Total: \$736,200

Assessor's 2025 Recommendation:

Land:

Building:

Total:

Council Action:

Land:

Building:

Total:

Sales History/Comments:

2025 WAYZATA LOCAL BOARD MEETING



Address:	176 BABCOCK LA W	PID:	01-117-23-11-0015
Property Owner:	DAVID M KIRKLAND TRUST	Property Type:	Single Family

Year Built:	1951	Above Grade Finish:	1424 SF
# of Stories:	1 Story	Total Finish:	1424 SF
Bedrooms:	2	Condition:	Average
Bathrooms:	2	Lot Size:	20984 SF

2024 Valuation		2025 Valuation	
Land:	\$300,000	Land:	\$591,500
Building:	\$262,000	Building:	\$57,200
Total:	\$562,000	Total:	\$648,700

Assessor's 2025 Recommendation:

Land:
Building:
Total:

Council Action:

Land:
Building:
Total:

Sales History/Comments:

2025 WAYZATA LOCAL BOARD MEETING



Address:	353 FERNDAL RD S	PID:	01-117-23-41-0034
Property Owner:	P D ANKENY & S K ANKENY	Property Type:	Single Family

Year Built:	2000	Above Grade Finish:	4316 SF
# of Stories:	2 Story	Total Finish:	5549 SF
Bedrooms:	6	Condition:	Average
Bathrooms:	5	Lot Size:	111971 SF

2024 Valuation	2025 Valuation
Land: \$1,490,500	Land: \$1,722,600
Building: \$970,600	Building: \$975,400
Total: \$2,461,100	Total: \$2,770,300

Assessor's 2025 Recommendation:

Land:

Building:

Total:

Council Action:

Land:

Building:

Total:

Sales History/Comments:

2025 WAYZATA LOCAL BOARD MEETING



Address:	494 BOVEY RD	PID:	01-117-23-43-0020
Property Owner:	J M BUCKLER & M J CARLSON	Property Type:	Single Family

Year Built:	1982	Above Grade Finish:	4566 SF
# of Stories:	2 Story	Total Finish:	6215 SF
Bedrooms:	6	Condition:	Average
Bathrooms:	4.25	Lot Size:	40076 SF

2024 Valuation	2025 Valuation
Land: \$1,355,000	Land: \$1,487,700
Building: \$1,521,200	Building: \$1,480,100
Total: \$2,876,200	Total: \$3,181,700

Assessor's 2025 Recommendation:

Land:

Building:

Total:

Council Action:

Land:

Building:

Total:

Sales History/Comments:

2025 WAYZATA LOCAL BOARD MEETING



Address:	438 WAYCLIFFE NORTH	PID:	05-117-22-21-0034
Property Owner:	PETER VOGT & CANDICE VOGT	Property Type:	Townhome

Year Built:	1997	Above Grade Finish:	2172 SF
# of Stories:	1 Story	Total Finish:	3808 SF
Bedrooms:	3	Condition:	Average
Bathrooms:	3.5	Lot Size:	7361 SF

2024 Valuation	2025 Valuation
Land: \$478,000	Land: \$600,000
Building: \$752,500	Building: \$824,600
Total: \$1,230,500	Total: \$1,424,600

Assessor's 2025 Recommendation:

Land:

Building:

Total:

Council Action:

Land:

Building:

Total:

Sales History/Comments:

2025 WAYZATA LOCAL BOARD MEETING



Address:	1107 LASALLE ST	PID:	05-117-22-32-0051
Property Owner:	BRIAN D BERKEY	Property Type:	Two Family

Year Built:	1966	Above Grade Finish:	1728 SF
# of Stories:	1 Story	Total Finish:	1728 SF
Bedrooms:	4	Condition:	Average
Bathrooms:	2	Lot Size:	15828 SF

2024 Valuation	2025 Valuation
Land: \$540,500	Land: \$981,300
Building: \$91,600	Building: \$10,200
Total: \$632,100	Total: \$991,500

Assessor's 2025 Recommendation:

Land:

Building:

Total:

Council Action:

Land:

Building:

Total:

Sales History/Comments:

2025 WAYZATA LOCAL BOARD MEETING



Address:	607 GARDNER ST E	PID:	06-117-22-12-0032
Property Owner:	C SALSBUY & L SALSBUY	Property Type:	Single Family

Year Built:	1955	Above Grade Finish:	1268 SF
# of Stories:	1 Story	Total Finish:	2156 SF
Bedrooms:	3	Condition:	Average
Bathrooms:	2	Lot Size:	7158 SF

2024 Valuation	2025 Valuation
Land: \$501,800	Land: \$665,000
Building: \$166,400	Building: \$100,300
Total: \$668,200	Total: \$843,300

Assessor's 2025 Recommendation:

Land:

Building:

Total:

Council Action:

Land:

Building:

Total:

Sales History/Comments:

2025 WAYZATA LOCAL BOARD MEETING



Address:	824 PARK ST E	PID:	06-117-22-13-0087
Property Owner:	C ERARD & G FERRONI	Property Type:	Single Family

Year Built:	2005	Above Grade Finish:	2202 SF
# of Stories:	2 Story	Total Finish:	2937 SF
Bedrooms:	4	Condition:	Average
Bathrooms:	3.5	Lot Size:	10985 SF

2024 Valuation	2025 Valuation
Land: \$521,100	Land: \$698,300
Building: \$445,400	Building: \$471,900
Total: \$966,500	Total: \$1,170,200

Assessor's 2025 Recommendation:

Land:

Building:

Total:

Council Action:

Land:

Building:

Total:

Sales History/Comments:

2025 WAYZATA LOCAL BOARD MEETING



Address:	242 GLENBROOK RD N	PID:	06-117-22-14-0032
Property Owner:	KARA KLINE	Property Type:	Single Family

Year Built:	1956	Above Grade Finish:	1118 SF
# of Stories:	1 Story	Total Finish:	1901 SF
Bedrooms:	2	Condition:	Average
Bathrooms:	3	Lot Size:	13053 SF

2024 Valuation	2025 Valuation
Land: \$405,300	Land: \$532,000
Building: \$317,200	Building: \$328,500
Total: \$722,500	Total: \$860,500

Assessor's 2025 Recommendation:

Land:

Building:

Total:

Council Action:

Land:

Building:

Total:

Sales History/Comments:

2025 WAYZATA LOCAL BOARD MEETING



Address:	217 BYRONDALE AVE N	PID:	06-117-22-14-0092
Property Owner:	C KOSEK & H KOSEK	Property Type:	Single Family

Year Built:	2019	Above Grade Finish:	2858 SF
# of Stories:	2 Story	Total Finish:	3949 SF
Bedrooms:	4	Condition:	Average
Bathrooms:	3.5	Lot Size:	9711 SF

2024 Valuation	2025 Valuation
Land: \$463,200	Land: \$598,500
Building: \$638,100	Building: \$663,100
Total: \$1,101,300	Total: \$1,261,600

Assessor's 2025 Recommendation:

Land:

Building:

Total:

Council Action:

Land:

Building:

Total:

Sales History/Comments:

2025 WAYZATA LOCAL BOARD MEETING



Address:	117 EDGEWOOD CT	PID:	06-117-22-23-0347
Property Owner:	WAYNE T LAKE & LORA W LAKE	Property Type:	Townhome

Year Built:	1992	Above Grade Finish:	1650 SF
# of Stories:	2 Story	Total Finish:	1915 SF
Bedrooms:	2	Condition:	Average
Bathrooms:	3.5	Lot Size:	1202 SF

2024 Valuation		2025 Valuation	
Land:	\$325,900	Land:	\$357,200
Building:	\$358,800	Building:	\$369,000
Total:	\$684,700	Total:	\$726,200

Assessor's 2025 Recommendation:

Land:

Building:

Total:

Council Action:

Land:

Building:

Total:

Sales History/Comments:

2025 WAYZATA LOCAL BOARD MEETING



Address:	527 RICE ST E	PID:	06-117-22-24-0085
Property Owner:	A STRASZEWSKI/M STRASZEWSKI	Property Type:	Single Family

Year Built:	1995	Above Grade Finish:	2199 SF
# of Stories:	1 3/4 Story	Total Finish:	2953 SF
Bedrooms:	3	Condition:	Average
Bathrooms:	3.25	Lot Size:	10986 SF

2024 Valuation	2025 Valuation
Land: \$568,000	Land: \$657,900
Building: \$510,800	Building: \$533,400
Total: \$1,078,800	Total: \$1,191,300

Assessor's 2025 Recommendation:

Land:
Building:
Total:

Council Action:

Land:
Building:
Total:

Sales History/Comments:

2025 WAYZATA LOCAL BOARD MEETING



Address:	549 HARRINGTON RD	PID:	12-117-23-24-0002
Property Owner:	DLC 2020 IRREVOCABLE TRUST	Property Type:	Single Family - Mtka Lakeshore

Year Built:	2016	Above Grade Finish:	9466 SF
# of Stories:	2 Story	Total Finish:	12406 SF
Bedrooms:	5	Condition:	Average
Bathrooms:	6.25	Lot Size:	126160 SF

2024 Valuation	2025 Valuation
Land: \$8,378,100	Land: \$8,587,500
Building: \$5,609,400	Building: \$6,388,200
Total: \$13,987,500	Total: \$14,975,700

Assessor's 2025 Recommendation:

Land:

Building:

Total:

Council Action:

Land:

Building:

Total:

Sales History/Comments:

HENNEPIN COUNTY

MINNESOTA

Memo

To: City of Wayzata, Mayor, and Council

From: Shane Larsen, SAMA, Residential Appraiser

Date: 2/26/2025

2025 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 2025 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, 2023, through September 30, 2024, are reviewed by the assessor and trended forward to the January 2, 2025. 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 2025 residential quintile only included townhomes, condos, and duplexes. Specifically, Ferndale Ridge, Waycliffe and Hollybrook townhomes, Wayzata Place, Waypoint, and Pondridge condos, and the SE duplexes near Central and LaSalle.

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 2025 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	7.5%	Residential Condos	3.4%
Commercial	1.0%	Townhomes	7.4%
Industrial	0.0%	Duplex/Triplex	7.3%
Apartments	1.9%	Twin Homes	5.7%

City of Wayzata 2025 Assessment

Total market value:	\$3,606,886,600
New construction:	\$47,215,600
Net percent increase for all property types:	5.2%
Gross percent increase for all property types:	6.6%

The Local Board of Appeal and Equalization Process

The 2025 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 17th, 2025.

Value notices will be mailed on March 14, 2025. 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 17, 2025.

- 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 16, 2025. All requests for appointments at the County Board must be received by May 21, 2025.

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

Contact

Residential Appraiser

Shane Larsen

612-715-3026 Cell Phone 612-596-1339 Teams Phone Number

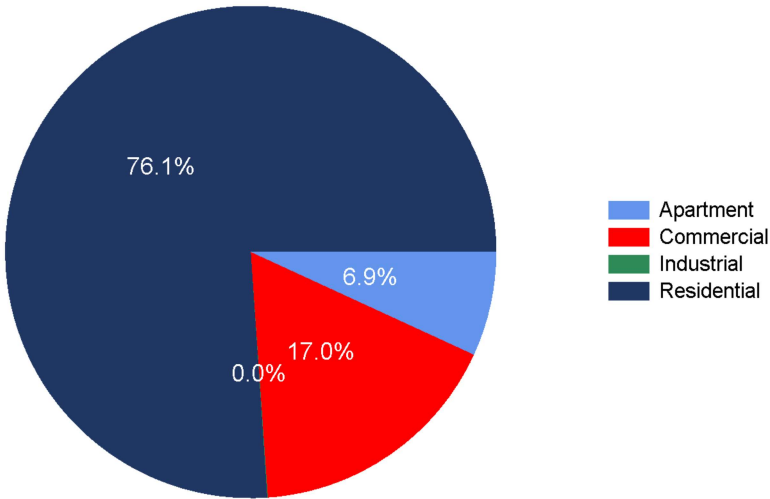
shane.larsen@hennepin.us

Wayzata Totals

Estimated Market Value6.6%

Taxable Market Value6.6%

Net Tax Capacity6.6%



Property Type	2024		2025			New Construction		
	Parcels	Est Market Value	Parcels	Est Market Value	Gross Growth	Parcels	Improvement Value	Net Growth
Apartment	33	241,013,000	32	247,080,000	2.5%	2	1,525,000	1.9%
Apartments	30	239,788,000	30	241,905,000	0.9%	2	1,525,000	0.2%
Vacant Apartment Land	3	1,225,000	2	5,175,000	322.4%	0	0	322.4%
Commercial	131	593,587,800	130	614,503,400	3.5%	10	14,890,000	1.0%
Office	53	277,575,000	53	294,180,000	6.0%	7	11,690,000	1.8%
Retail	32	108,476,000	32	108,262,000	-0.2%	0	0	-0.2%
Vacant Commercial Land	9	62,547,500	11	70,003,200	11.9%	0	0	11.9%
Other	13	39,681,300	10	32,635,200	-17.8%	0	0	-17.8%
Automotive	7	28,408,000	7	30,265,000	6.5%	1	1,500,000	1.3%
Medical	7	32,692,000	7	32,177,000	-1.6%	0	0	-1.6%
Food / Entertainment	5	16,826,000	5	16,959,000	0.8%	1	50,000	0.5%
Bank	4	7,582,000	4	9,232,000	21.8%	1	1,650,000	0.0%
Hospitality	1	19,800,000	1	20,790,000	5.0%	0	0	5.0%
Industrial	1	1,591,000	1	1,591,000	0.0%	0	0	0.0%
Industrial	1	1,591,000	1	1,591,000	0.0%	0	0	0.0%
Residential	1,711	2,547,784,400	1,712	2,743,712,200	7.7%	93	30,800,600	6.5%
Single Family	925	1,784,066,200	932	1,947,483,400	9.2%	75	29,996,300	7.5%
Condominium	347	362,877,600	347	375,395,900	3.4%	4	174,200	3.4%
Townhome	265	273,739,600	265	294,670,600	7.6%	14	630,100	7.4%
Vacant Res Land	121	64,364,100	121	69,081,900	7.3%	0	0	7.3%
Duplex/Triplex	28	18,663,700	28	20,019,800	7.3%	0	0	7.3%
Other Residential	23	43,237,300	17	36,177,300	-16.3%	0	0	-16.3%
Zero Lot Line	2	835,900	2	883,300	5.7%	0	0	5.7%
Total Real Property	1,876	3,383,976,200	1,875	3,606,886,600	6.6%	105	47,215,600	5.2%

Median Prices – Counties

	2020	2021	2022	2023	2024	Change From 2023	Change From 2020
Anoka County	\$287,000	\$327,500	\$350,000	\$354,000	\$365,000	+ 3.1%	+ 27.2%
Carver County	\$363,715	\$415,750	\$460,000	\$450,000	\$474,990	+ 5.6%	+ 30.6%
Chisago County	\$280,000	\$325,000	\$355,125	\$352,000	\$365,000	+ 3.7%	+ 30.4%
Dakota County	\$312,000	\$348,950	\$375,000	\$380,000	\$390,000	+ 2.6%	+ 25.0%
Goodhue County	\$228,900	\$264,900	\$288,500	\$270,500	\$302,000	+ 11.6%	+ 31.9%
Hennepin County	\$325,000	\$350,000	\$368,000	\$373,000	\$381,000	+ 2.1%	+ 17.2%
Isanti County	\$249,900	\$288,753	\$316,000	\$322,450	\$324,900	+ 0.8%	+ 30.0%
Kanabec County	\$195,000	\$230,000	\$250,000	\$249,900	\$267,400	+ 7.0%	+ 37.1%
Le Sueur County	\$229,900	\$255,000	\$299,900	\$300,000	\$310,000	+ 3.3%	+ 34.8%
Mille Lacs County	\$210,000	\$245,000	\$260,000	\$279,450	\$281,550	+ 0.8%	+ 34.1%
Ramsey County	\$261,000	\$290,000	\$305,000	\$310,000	\$325,000	+ 4.8%	+ 24.5%
Rice County	\$261,000	\$296,950	\$305,000	\$322,000	\$334,900	+ 4.0%	+ 28.3%
Scott County	\$340,388	\$380,000	\$420,464	\$420,000	\$429,900	+ 2.4%	+ 26.3%
Sherburne County	\$285,000	\$330,000	\$355,000	\$350,000	\$369,900	+ 5.7%	+ 29.8%
Sibley County	\$168,000	\$200,000	\$220,000	\$220,000	\$247,450	+ 12.5%	+ 47.3%
St. Croix County	\$292,900	\$332,900	\$370,000	\$378,450	\$395,500	+ 4.5%	+ 35.0%
Washington County	\$349,900	\$385,350	\$420,000	\$410,000	\$426,000	+ 3.9%	+ 21.7%
Wright County	\$295,000	\$348,000	\$379,900	\$381,000	\$385,000	+ 1.0%	+ 30.5%

Median Prices – Around the Metro

	2020	2021	2022	2023	2024	Change From 2023	Change From 2020
16-County Twin Cities Region	\$305,000	\$340,000	\$363,000	\$368,000	\$380,000	+ 3.3%	+ 24.6%
13-County Twin Cities Region	\$307,498	\$340,000	\$365,000	\$370,000	\$380,000	+ 2.7%	+ 23.6%
Afton	\$540,000	\$680,000	\$635,500	\$755,000	\$680,000	- 9.9%	+ 25.9%
Albertville	\$315,623	\$320,000	\$355,000	\$350,000	\$375,000	+ 7.1%	+ 18.8%
Andover	\$364,900	\$416,821	\$437,454	\$425,000	\$439,000	+ 3.3%	+ 20.3%
Annandale	\$282,000	\$335,700	\$354,900	\$352,000	\$377,900	+ 7.4%	+ 34.0%
Anoka	\$256,103	\$300,000	\$315,000	\$332,250	\$325,000	- 2.2%	+ 26.9%
Apple Valley	\$290,000	\$325,000	\$350,000	\$360,000	\$375,000	+ 4.2%	+ 29.3%
Arden Hills	\$364,000	\$375,000	\$408,350	\$400,000	\$426,000	+ 6.5%	+ 17.0%
Arlington	\$183,000	\$207,000	\$212,000	\$202,000	\$250,000	+ 23.8%	+ 36.6%
Bayport	\$425,113	\$421,000	\$349,000	\$386,500	\$517,500	+ 33.9%	+ 21.7%
Becker	\$260,000	\$310,000	\$336,500	\$347,450	\$338,700	- 2.5%	+ 30.3%
Belle Plaine	\$277,000	\$307,750	\$335,000	\$330,000	\$350,000	+ 6.1%	+ 26.4%
Bethel	\$230,000	\$250,000	\$320,000	\$442,000	\$329,000	- 25.6%	+ 43.0%
Big Lake	\$276,500	\$320,000	\$351,000	\$339,500	\$345,000	+ 1.6%	+ 24.8%
Birchwood Village	\$347,500	\$459,000	\$450,000	\$485,000	\$525,000	+ 8.2%	+ 51.1%
Blaine	\$304,750	\$340,050	\$370,000	\$379,653	\$383,868	+ 1.1%	+ 26.0%
Bloomington	\$299,900	\$325,000	\$350,000	\$360,000	\$361,750	+ 0.5%	+ 20.6%
Bloomington – East	\$277,500	\$309,500	\$320,000	\$330,000	\$343,500	+ 4.1%	+ 23.8%
Bloomington – West	\$315,500	\$340,000	\$373,450	\$375,000	\$385,000	+ 2.7%	+ 22.0%
Brainerd MSA	\$250,000	\$282,500	\$325,000	\$339,000	\$350,000	+ 3.2%	+ 40.0%
Brooklyn Center	\$240,000	\$265,000	\$280,000	\$290,000	\$290,000	0.0%	+ 20.8%
Brooklyn Park	\$283,500	\$315,000	\$328,200	\$335,000	\$340,000	+ 1.5%	+ 19.9%
Buffalo	\$274,000	\$326,450	\$345,000	\$355,000	\$355,000	0.0%	+ 29.6%
Burnsville	\$298,799	\$335,000	\$355,000	\$356,000	\$375,000	+ 5.3%	+ 25.5%
Cambridge	\$245,000	\$285,000	\$305,000	\$306,950	\$315,000	+ 2.6%	+ 28.6%
Cannon Falls	\$274,500	\$327,000	\$340,000	\$347,000	\$340,500	- 1.9%	+ 24.0%
Carver	\$393,070	\$455,105	\$512,513	\$469,995	\$499,945	+ 6.4%	+ 27.2%
Centerville	\$212,500	\$180,000	\$323,750	\$410,000	\$367,400	- 10.4%	+ 72.9%
Champlin	\$288,000	\$335,075	\$366,000	\$368,750	\$365,000	- 1.0%	+ 26.7%
Chanhassen	\$410,000	\$504,111	\$525,000	\$510,000	\$538,500	+ 5.6%	+ 31.3%
Chaska	\$350,000	\$375,000	\$419,990	\$415,000	\$465,500	+ 12.2%	+ 33.0%
Chisago	\$333,500	\$394,950	\$452,000	\$400,000	\$399,900	- 0.0%	+ 19.9%
Circle Pines	\$237,750	\$279,500	\$286,000	\$290,000	\$330,000	+ 13.8%	+ 38.8%
Clear Lake	\$250,000	\$270,000	\$330,000	\$350,000	\$339,950	- 2.9%	+ 36.0%
Clearwater	\$248,485	\$284,900	\$302,750	\$315,000	\$325,000	+ 3.2%	+ 30.8%
Cleveland	\$208,906	\$240,000	\$242,960	\$239,900	\$254,500	+ 6.1%	- 21.8%
Coates	\$223,800	\$0	\$0	\$295,000	\$350,000	+ 18.6%	+ 56.4%
Cokato	\$182,500	\$198,050	\$239,500	\$275,000	\$295,000	+ 7.3%	+ 61.6%
Cologne	\$325,365	\$350,000	\$403,852	\$406,051	\$401,725	- 1.1%	+ 23.5%
Columbia Heights	\$241,000	\$265,000	\$290,000	\$288,080	\$294,750	+ 2.3%	+ 22.3%
Columbus	\$401,250	\$473,600	\$540,000	\$527,500	\$465,390	- 11.8%	+ 16.0%
Coon Rapids	\$256,000	\$289,000	\$309,900	\$325,000	\$325,000	0.0%	+ 27.0%
Corcoran	\$491,990	\$569,477	\$597,789	\$624,990	\$620,438	- 0.7%	+ 26.1%
Cottage Grove	\$315,000	\$355,245	\$397,995	\$392,500	\$395,000	+ 0.6%	+ 25.4%
Crystal	\$255,000	\$282,000	\$305,000	\$298,049	\$315,500	+ 5.9%	+ 23.7%

Median Prices – Around the Metro

	2020	2021	2022	2023	2024	Change From 2023	Change From 2020
Dayton	\$450,490	\$490,490	\$514,990	\$449,990	\$527,000	+ 17.1%	+ 17.0%
Deephaven	\$760,000	\$867,530	\$1,087,500	\$965,000	\$1,000,000	+ 3.6%	+ 31.6%
Delano	\$349,900	\$375,000	\$443,910	\$425,000	\$447,940	+ 5.4%	+ 28.0%
Dellwood	\$731,700	\$1,000,000	\$875,000	\$935,000	\$850,000	- 9.1%	+ 16.2%
Eagan	\$320,000	\$350,000	\$375,000	\$375,000	\$380,500	+ 1.5%	+ 18.9%
East Bethel	\$336,000	\$370,000	\$388,877	\$384,250	\$415,000	+ 8.0%	+ 23.5%
Eden Prairie	\$380,000	\$425,000	\$452,500	\$462,000	\$465,000	+ 0.6%	+ 22.4%
Edina	\$520,000	\$577,000	\$585,000	\$600,500	\$618,000	+ 2.9%	+ 18.8%
Elk River	\$314,900	\$350,000	\$377,750	\$375,000	\$386,500	+ 3.1%	+ 22.7%
Elko New Market	\$355,000	\$410,950	\$437,500	\$472,500	\$448,667	- 5.0%	+ 26.4%
Excelsior	\$794,597	\$669,500	\$700,000	\$820,000	\$840,000	+ 2.4%	+ 5.7%
Falcon Heights	\$356,000	\$366,000	\$400,000	\$404,000	\$400,000	- 1.0%	+ 12.4%
Faribault	\$215,000	\$240,000	\$260,000	\$270,000	\$296,950	+ 10.0%	+ 38.1%
Farmington	\$300,000	\$340,000	\$380,000	\$367,000	\$407,000	+ 10.9%	+ 35.7%
Forest Lake	\$305,000	\$340,000	\$365,000	\$367,500	\$384,400	+ 4.6%	+ 26.0%
Fridley	\$260,000	\$290,000	\$307,750	\$315,000	\$315,000	0.0%	+ 21.2%
Gaylord	\$140,000	\$190,000	\$210,000	\$216,500	\$222,500	+ 2.8%	+ 58.9%
Gem Lake	\$565,000	\$540,000	\$475,000	\$655,000	\$450,000	- 31.3%	- 20.4%
Golden Valley	\$369,950	\$390,000	\$425,000	\$424,000	\$424,000	0.0%	+ 14.6%
Grant	\$642,000	\$610,006	\$700,000	\$709,900	\$677,750	- 4.5%	+ 5.6%
Greenfield	\$525,575	\$475,000	\$675,000	\$620,000	\$772,500	+ 24.6%	+ 47.0%
Greenwood	\$1,002,500	\$1,325,000	\$1,095,000	\$2,061,500	\$2,972,500	+ 44.2%	+ 196.5%
Ham Lake	\$418,500	\$437,000	\$506,000	\$489,950	\$555,000	+ 13.3%	+ 32.6%
Hamburg	\$215,000	\$250,600	\$237,500	\$305,000	\$303,850	- 0.4%	+ 41.3%
Hammond	\$255,000	\$306,761	\$334,950	\$357,500	\$376,540	+ 5.3%	+ 47.7%
Hampton	\$130,000	\$130,950	\$164,222	\$400,000	\$355,000	- 11.3%	+ 173.1%
Hanover	\$358,450	\$405,923	\$429,900	\$421,411	\$451,500	+ 7.1%	+ 26.0%
Hastings	\$260,000	\$295,000	\$311,150	\$325,000	\$339,900	+ 4.6%	+ 30.7%
Hilltop	\$0	\$0	\$0	\$0	\$0	--	--
Hopkins	\$282,500	\$287,000	\$315,000	\$325,000	\$371,000	+ 14.2%	+ 31.3%
Hudson	\$360,000	\$400,500	\$440,000	\$440,000	\$474,500	+ 7.8%	+ 31.8%
Hugo	\$322,500	\$385,000	\$450,000	\$399,900	\$415,000	+ 3.8%	+ 28.7%
Hutchinson	\$200,000	\$236,250	\$262,900	\$261,750	\$268,900	+ 2.7%	+ 34.5%
Independence	\$680,000	\$775,000	\$735,000	\$950,000	\$890,000	- 6.3%	+ 30.9%
Inver Grove Heights	\$275,500	\$305,000	\$325,000	\$350,000	\$360,500	+ 3.0%	+ 30.9%
Isanti	\$250,485	\$292,000	\$330,000	\$328,200	\$329,950	+ 0.5%	+ 31.7%
Jordan	\$335,000	\$368,550	\$465,000	\$410,975	\$407,495	- 0.8%	+ 21.6%
Lake Elmo	\$498,400	\$555,108	\$635,000	\$651,887	\$670,000	+ 2.8%	+ 34.4%
Lake Minnetonka Area	\$520,000	\$630,000	\$635,000	\$652,273	\$656,678	+ 0.7%	+ 26.3%
Lake St. Croix Beach	\$250,000	\$289,950	\$320,000	\$342,500	\$325,000	- 5.1%	+ 30.0%
Lakeland	\$319,000	\$319,900	\$361,500	\$383,500	\$450,000	+ 17.3%	+ 41.1%
Lakeland Shores	\$360,000	\$1,447,500	\$589,000	\$414,250	\$0	- 100.0%	- 100.0%
Lakeville	\$398,808	\$440,000	\$485,000	\$485,000	\$494,117	+ 1.9%	+ 23.9%
Lauderdale	\$225,000	\$252,500	\$257,500	\$265,000	\$235,000	- 11.3%	+ 4.4%
Le Center	\$177,450	\$210,000	\$273,200	\$299,900	\$229,900	- 23.3%	+ 29.6%
Lexington	\$240,000	\$265,300	\$299,950	\$308,000	\$275,000	- 10.7%	+ 14.6%

Median Prices – Around the Metro

	2020	2021	2022	2023	2024	Change From 2023	Change From 2020
Lilydale	\$394,900	\$336,850	\$450,000	\$390,000	\$407,500	+ 4.5%	+ 3.2%
Lindstrom	\$294,000	\$339,000	\$365,000	\$373,000	\$372,500	- 0.1%	+ 26.7%
Lino Lakes	\$354,900	\$401,500	\$440,000	\$425,000	\$451,000	+ 6.1%	+ 27.1%
Little Canada	\$273,750	\$326,000	\$290,000	\$325,000	\$365,500	+ 12.5%	+ 33.5%
Long Lake	\$337,500	\$405,000	\$460,000	\$520,000	\$527,000	+ 1.3%	+ 56.1%
Lonsdale	\$293,291	\$317,900	\$354,900	\$352,500	\$342,500	- 2.8%	+ 16.8%
Loretto	\$376,750	\$388,750	\$355,000	\$365,900	\$410,450	+ 12.2%	+ 8.9%
Mahtomedi	\$400,000	\$427,500	\$411,000	\$480,000	\$490,000	+ 2.1%	+ 22.5%
Maple Grove	\$337,400	\$371,000	\$400,000	\$389,600	\$403,700	+ 3.6%	+ 19.7%
Maple Lake	\$255,000	\$270,500	\$297,500	\$302,500	\$309,700	+ 2.4%	+ 21.5%
Maple Plain	\$329,900	\$350,500	\$351,000	\$360,000	\$380,000	+ 5.6%	+ 15.2%
Maplewood	\$266,500	\$300,000	\$310,000	\$325,000	\$330,000	+ 1.5%	+ 23.8%
Marine on St. Croix	\$482,500	\$528,246	\$650,000	\$647,500	\$650,000	+ 0.4%	+ 34.7%
Mayer	\$289,400	\$320,000	\$352,764	\$351,500	\$376,000	+ 7.0%	+ 29.9%
Medicine Lake	\$762,500	\$762,500	\$1,514,000	\$1,387,000	\$824,950	- 40.5%	+ 8.2%
Medina	\$670,845	\$812,000	\$785,000	\$750,000	\$925,000	+ 23.3%	+ 37.9%
Mendota	\$960,000	\$1,175,000	\$299,995	\$250,000	\$1,680,000	+ 572.0%	+ 75.0%
Mendota Heights	\$410,250	\$499,450	\$488,150	\$500,000	\$521,500	+ 4.3%	+ 27.1%
Miesville	\$296,000	\$0	\$412,500	\$382,500	\$327,450	- 14.4%	+ 10.6%
Milaca	\$205,000	\$252,500	\$262,455	\$250,000	\$290,000	+ 16.0%	+ 41.5%
Minneapolis - (Citywide)	\$300,000	\$315,000	\$320,000	\$315,000	\$329,702	+ 4.7%	+ 9.9%
Minneapolis - Calhoun-Isle	\$375,000	\$420,000	\$447,500	\$360,000	\$451,000	+ 25.3%	+ 20.3%
Minneapolis - Camden	\$209,000	\$230,000	\$225,000	\$225,000	\$230,000	+ 2.2%	+ 10.0%
Minneapolis - Central	\$342,250	\$335,000	\$322,500	\$319,750	\$355,000	+ 11.0%	+ 3.7%
Minneapolis - Longfellow	\$310,000	\$325,000	\$348,350	\$330,000	\$340,000	+ 3.0%	+ 9.7%
Minneapolis - Near North	\$214,900	\$230,000	\$240,000	\$225,000	\$235,000	+ 4.4%	+ 9.4%
Minneapolis - Nokomis	\$324,900	\$340,000	\$350,000	\$350,000	\$363,000	+ 3.7%	+ 11.7%
Minneapolis - Northeast	\$291,000	\$305,000	\$330,000	\$335,000	\$340,000	+ 1.5%	+ 16.8%
Minneapolis - Phillips	\$224,750	\$233,500	\$230,000	\$220,000	\$225,000	+ 2.3%	+ 0.1%
Minneapolis - Powderhorn	\$267,500	\$283,500	\$295,000	\$288,500	\$298,500	+ 3.5%	+ 11.6%
Minneapolis - Southwest	\$432,000	\$480,000	\$500,000	\$480,000	\$500,000	+ 4.2%	+ 15.7%
Minneapolis - University	\$298,800	\$310,000	\$338,000	\$304,500	\$330,297	+ 8.5%	+ 10.5%
Minnetonka	\$399,900	\$432,000	\$462,000	\$465,000	\$492,000	+ 5.8%	+ 23.0%
Minnetonka Beach	\$1,548,797	\$1,795,000	\$3,150,000	\$2,100,000	\$2,293,872	+ 9.2%	+ 48.1%
Minnetrista	\$487,380	\$610,169	\$625,000	\$638,500	\$650,000	+ 1.8%	+ 33.4%
Montgomery	\$231,800	\$255,000	\$280,000	\$292,500	\$268,000	- 8.4%	+ 15.6%
Monticello	\$263,000	\$307,000	\$319,000	\$339,000	\$342,500	+ 1.0%	+ 30.2%
Montrose	\$245,000	\$273,000	\$298,900	\$290,000	\$315,000	+ 8.6%	+ 28.6%
Mora	\$191,250	\$230,000	\$247,450	\$230,000	\$266,400	+ 15.8%	+ 39.3%
Mound	\$300,000	\$342,500	\$349,950	\$354,000	\$378,000	+ 6.8%	+ 26.0%
Mounds View	\$268,650	\$300,000	\$328,950	\$307,000	\$339,450	+ 10.6%	+ 26.4%
New Brighton	\$306,000	\$335,000	\$356,000	\$365,000	\$380,000	+ 4.1%	+ 24.2%
New Germany	\$233,950	\$293,000	\$265,000	\$300,000	\$304,000	+ 1.3%	+ 29.9%
New Hope	\$292,250	\$320,000	\$335,000	\$330,000	\$350,000	+ 6.1%	+ 19.8%
New Prague	\$298,691	\$342,950	\$375,500	\$347,450	\$370,550	+ 6.6%	+ 24.1%
New Richmond	\$265,000	\$300,000	\$325,000	\$349,900	\$371,245	+ 6.1%	+ 40.1%

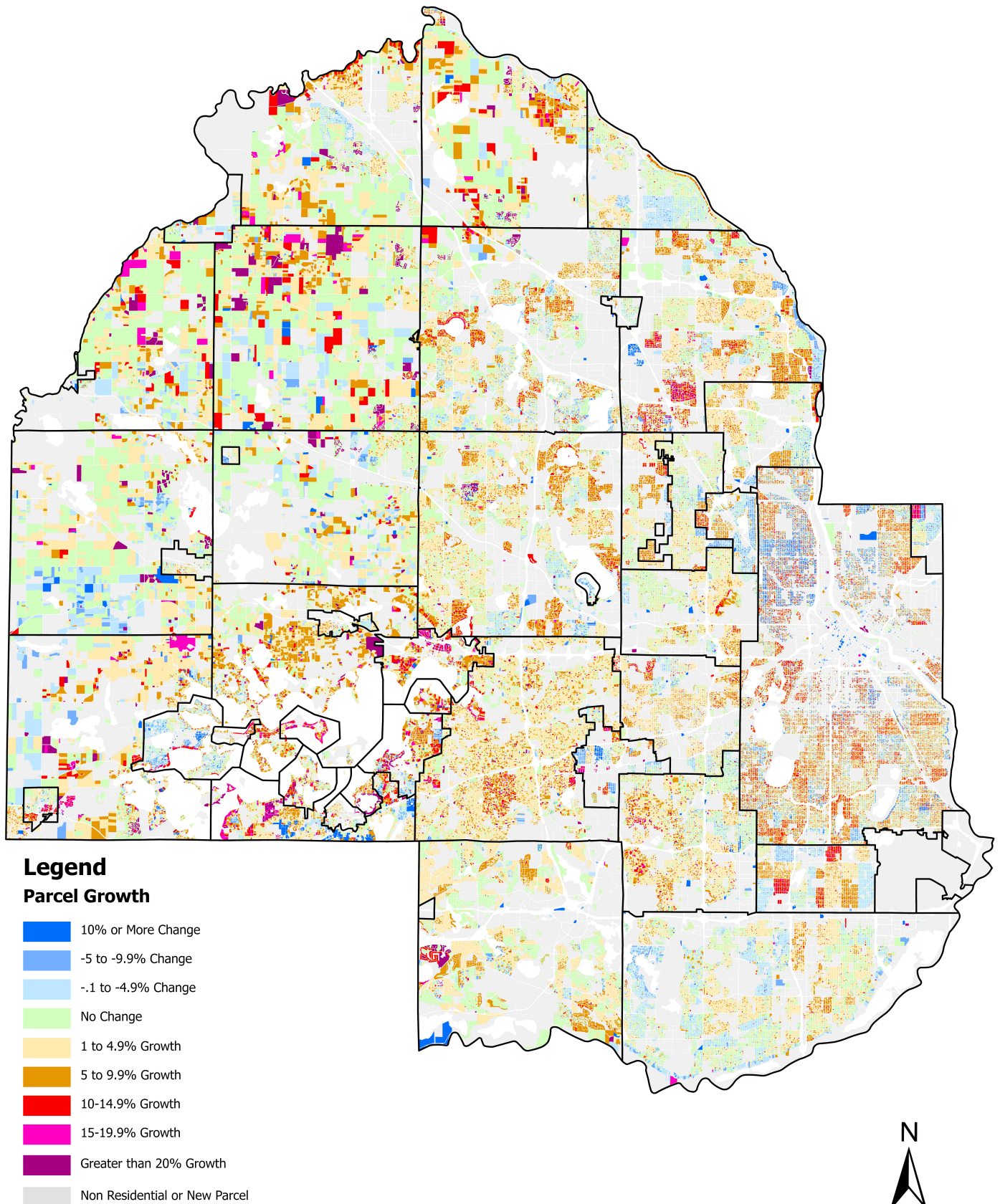
Median Prices – Around the Metro

	2020	2021	2022	2023	2024	Change From 2023	Change From 2020
New Trier	\$135,000	\$290,000	\$0	\$330,000	\$370,000	+ 12.1%	+ 174.1%
Newport	\$320,950	\$432,245	\$397,500	\$335,000	\$336,000	+ 0.3%	+ 4.7%
North Branch	\$264,400	\$298,000	\$329,900	\$331,910	\$348,375	+ 5.0%	+ 31.8%
North Oaks	\$778,500	\$840,000	\$960,000	\$844,950	\$966,688	+ 14.4%	+ 24.2%
North Saint Paul	\$257,000	\$295,000	\$322,000	\$323,500	\$317,500	- 1.9%	+ 23.5%
Northfield	\$284,000	\$324,900	\$335,000	\$350,000	\$365,000	+ 4.3%	+ 28.5%
Norwood Young America	\$230,000	\$270,000	\$270,000	\$306,000	\$295,000	- 3.6%	+ 28.3%
Nowthen	\$391,500	\$433,000	\$475,000	\$559,000	\$600,000	+ 7.3%	+ 53.3%
Oak Grove	\$373,000	\$453,000	\$490,000	\$451,500	\$489,450	+ 8.4%	+ 31.2%
Oak Park Heights	\$275,550	\$310,000	\$353,124	\$358,000	\$339,900	- 5.1%	+ 23.4%
Oakdale	\$255,000	\$295,500	\$320,000	\$344,000	\$338,000	- 1.7%	+ 32.5%
Onamia	\$191,500	\$210,000	\$240,000	\$172,750	\$299,950	+ 73.6%	+ 56.6%
Orono	\$755,000	\$950,000	\$1,112,500	\$1,015,000	\$1,139,138	+ 12.2%	+ 50.9%
Osseo	\$257,900	\$299,000	\$295,000	\$311,000	\$324,900	+ 4.5%	+ 26.0%
Otsego	\$346,550	\$388,430	\$440,000	\$421,260	\$408,255	- 3.1%	+ 17.8%
Pine City	\$206,500	\$221,000	\$275,000	\$283,500	\$276,450	- 2.5%	+ 33.9%
Pine Springs	\$465,000	\$627,500	\$670,000	\$629,900	\$0	- 100.0%	- 100.0%
Plymouth	\$392,000	\$440,000	\$466,500	\$483,750	\$500,500	+ 3.5%	+ 27.7%
Princeton	\$259,900	\$309,950	\$324,900	\$325,000	\$337,500	+ 3.8%	+ 29.9%
Prior Lake	\$400,000	\$450,000	\$494,900	\$475,000	\$495,000	+ 4.2%	+ 23.8%
Ramsey	\$301,496	\$343,000	\$370,950	\$368,950	\$392,425	+ 6.4%	+ 30.2%
Randolph	\$325,000	\$360,000	\$475,000	\$438,700	\$388,000	- 11.6%	+ 19.4%
Red Wing	\$215,000	\$250,000	\$268,488	\$250,000	\$290,000	+ 16.0%	+ 34.9%
Richfield	\$290,000	\$325,000	\$335,000	\$336,200	\$353,950	+ 5.3%	+ 22.1%
River Falls	\$290,000	\$325,000	\$335,000	\$372,565	\$400,000	+ 7.4%	+ 37.9%
Robbinsdale	\$264,200	\$280,000	\$307,500	\$317,000	\$310,000	- 2.2%	+ 17.3%
Rockford	\$272,950	\$325,321	\$359,950	\$370,000	\$347,500	- 6.1%	+ 27.3%
Rogers	\$364,500	\$430,000	\$459,948	\$430,440	\$426,495	- 0.9%	+ 17.0%
Rosemount	\$340,000	\$375,300	\$433,950	\$412,000	\$425,750	+ 3.3%	+ 25.2%
Roseville	\$290,000	\$331,500	\$330,000	\$340,000	\$350,000	+ 2.9%	+ 20.7%
Rush City	\$229,000	\$272,685	\$287,500	\$300,000	\$309,900	+ 3.3%	+ 35.3%
Saint Anthony	\$330,000	\$361,089	\$370,000	\$380,000	\$335,000	- 11.8%	+ 1.5%
Saint Bonifacius	\$299,450	\$335,000	\$351,500	\$336,500	\$369,900	+ 9.9%	+ 23.5%
Saint Cloud MSA	\$214,500	\$238,000	\$264,000	\$270,000	\$285,000	+ 5.6%	+ 32.9%
Saint Francis	\$255,000	\$301,000	\$330,000	\$340,000	\$357,950	+ 5.3%	+ 40.4%
Saint Louis Park	\$327,750	\$340,000	\$360,000	\$375,000	\$375,000	0.0%	+ 14.4%
Saint Mary's Point	\$502,000	\$380,000	\$600,000	\$380,000	\$829,125	+ 118.2%	+ 65.2%
Saint Michael	\$348,200	\$408,500	\$434,620	\$433,652	\$449,900	+ 3.7%	+ 29.2%
Saint Paul	\$240,000	\$264,000	\$275,000	\$280,000	\$292,000	+ 4.3%	+ 21.7%
Saint Paul - Battle Creek / Highwood	\$232,000	\$255,000	\$280,000	\$285,000	\$289,900	+ 1.7%	+ 25.0%
Saint Paul - Como Park	\$274,900	\$290,000	\$317,000	\$321,250	\$321,750	+ 0.2%	+ 17.0%
Saint Paul - Dayton's Bluff	\$200,000	\$220,000	\$235,000	\$249,746	\$234,000	- 6.3%	+ 17.0%
Saint Paul - Downtown	\$210,000	\$191,500	\$188,500	\$200,000	\$179,500	- 10.3%	- 14.5%
Saint Paul - Greater East Side	\$215,000	\$240,000	\$250,000	\$255,000	\$263,000	+ 3.1%	+ 22.3%
Saint Paul - Hamline-Midway	\$250,000	\$275,000	\$285,000	\$277,500	\$280,000	+ 0.9%	+ 12.0%
Saint Paul - Highland Park	\$371,500	\$398,000	\$407,500	\$465,000	\$452,500	- 2.7%	+ 21.8%

Median Prices – Around the Metro

	2020	2021	2022	2023	2024	Change From 2023	Change From 2020
Saint Paul - Merriam Park / Lexington-Hamline	\$350,000	\$368,200	\$399,900	\$390,000	\$400,500	+ 2.7%	+ 14.4%
Saint Paul - Macalester-Groveland	\$362,950	\$401,000	\$422,000	\$407,500	\$431,000	+ 5.8%	+ 18.7%
Saint Paul - North End	\$190,000	\$212,250	\$219,188	\$206,000	\$237,500	+ 15.3%	+ 25.0%
Saint Paul - Payne-Phalen	\$211,007	\$230,000	\$230,500	\$240,000	\$240,000	0.0%	+ 13.7%
Saint Paul - St. Anthony Park	\$320,000	\$325,000	\$368,000	\$290,000	\$328,500	+ 13.3%	+ 2.7%
Saint Paul - Summit Hill	\$418,750	\$432,000	\$455,000	\$518,250	\$516,250	- 0.4%	+ 23.3%
Saint Paul - Summit-University	\$290,000	\$280,000	\$300,500	\$280,000	\$300,000	+ 7.1%	+ 3.4%
Saint Paul - Thomas-Dale (Frogtown)	\$196,908	\$217,000	\$215,000	\$240,000	\$226,000	- 5.8%	+ 14.8%
Saint Paul - West Seventh	\$249,850	\$285,000	\$285,000	\$280,000	\$304,999	+ 8.9%	+ 22.1%
Saint Paul - West Side	\$224,500	\$250,000	\$257,000	\$250,000	\$265,700	+ 6.3%	+ 18.4%
Saint Paul Park	\$250,000	\$278,000	\$296,000	\$318,000	\$294,000	- 7.5%	+ 17.6%
Savage	\$349,900	\$390,000	\$421,000	\$415,000	\$425,000	+ 2.4%	+ 21.5%
Scandia	\$398,000	\$550,000	\$550,000	\$575,500	\$515,000	- 10.5%	+ 29.4%
Shakopee	\$305,000	\$340,257	\$400,000	\$385,000	\$400,000	+ 3.9%	+ 31.1%
Shoreview	\$306,000	\$349,775	\$360,000	\$360,000	\$405,000	+ 12.5%	+ 32.4%
Shorewood	\$560,000	\$779,750	\$762,500	\$830,000	\$725,000	- 12.7%	+ 29.5%
Somerset	\$260,000	\$300,000	\$372,925	\$385,500	\$385,000	- 0.1%	+ 48.1%
South Haven	\$270,000	\$299,950	\$319,938	\$369,900	\$495,000	+ 33.8%	+ 83.3%
South Saint Paul	\$241,900	\$268,000	\$278,000	\$285,000	\$290,750	+ 2.0%	+ 20.2%
Spring Lake Park	\$252,000	\$280,000	\$296,125	\$304,900	\$310,000	+ 1.7%	+ 23.0%
Spring Park	\$377,500	\$635,000	\$775,000	\$450,000	\$692,500	+ 53.9%	+ 83.4%
Stacy	\$310,000	\$360,000	\$400,000	\$389,000	\$400,000	+ 2.8%	+ 29.0%
Stillwater	\$380,000	\$456,000	\$505,000	\$416,000	\$462,500	+ 11.2%	+ 21.7%
Sunfish Lake	\$1,212,500	\$1,700,000	\$1,603,750	\$1,565,000	\$1,420,000	- 9.3%	+ 17.1%
Tonka Bay	\$910,350	\$1,050,000	\$926,000	\$1,841,311	\$1,900,000	+ 3.2%	+ 108.7%
Vadnais Heights	\$299,900	\$300,000	\$360,000	\$350,000	\$350,750	+ 0.2%	+ 17.0%
Vermillion	\$245,100	\$0	\$306,000	\$350,000	\$355,000	+ 1.4%	+ 44.8%
Victoria	\$481,280	\$527,500	\$619,950	\$600,000	\$600,400	+ 0.1%	+ 24.8%
Waconia	\$330,000	\$415,000	\$465,000	\$459,990	\$464,990	+ 1.1%	+ 40.9%
Watertown	\$290,632	\$315,000	\$366,450	\$331,000	\$367,500	+ 11.0%	+ 26.4%
Waterville	\$201,500	\$220,000	\$232,500	\$259,500	\$285,000	+ 9.8%	+ 41.4%
Wayzata	\$887,500	\$900,000	\$1,175,000	\$1,175,000	\$1,092,500	- 7.0%	+ 23.1%
West Saint Paul	\$247,250	\$280,000	\$297,500	\$307,000	\$325,000	+ 5.9%	+ 31.4%
White Bear Lake	\$282,400	\$315,000	\$331,250	\$340,000	\$350,000	+ 2.9%	+ 23.9%
Willernie	\$255,000	\$244,967	\$290,000	\$280,000	\$358,000	+ 27.9%	+ 40.4%
Winthrop	\$140,250	\$158,950	\$162,240	\$169,000	\$190,500	+ 12.7%	+ 35.8%
Woodbury	\$378,878	\$410,000	\$450,000	\$455,000	\$470,000	+ 3.3%	+ 24.1%
Woodland	\$1,052,500	\$1,301,250	\$850,000	\$1,550,000	\$1,010,000	- 34.8%	- 4.0%
Wyoming	\$311,000	\$354,500	\$404,000	\$401,000	\$390,500	- 2.6%	+ 25.6%
Zimmerman	\$286,000	\$324,840	\$360,000	\$350,000	\$350,000	0.0%	+ 22.4%
Zumbrota	\$238,500	\$273,000	\$300,000	\$275,500	\$312,950	+ 13.6%	+ 31.2%

Hennepin County Property Growth, 2025 Assessment



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:
 - Fact Sheet 1, *Understanding Property Taxes*; and
 - 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.



378 RIDGEVIEW DR E

06-117-22-21-0015

2025 ESTIMATED MARKET VALUE:

\$369,300

SALE DATE : November 4, 2023

NET SALE PRICE : \$357,550

ANNUAL MCAP ADJ : 6.563

MCAP SALE PRICE : \$385,100

SALE DATE: November 30, 2012

SALE PRICE: \$217,905

BUILDING CHARACTERISTICS

STORIES : 1 Story

AGE : 1951

GROUND FL SF : 1,515

TOTAL ABOVE GRADE SF : 1,515

BASEMENT SF : 1,215

BASEMENT % FIN : 40%

WALKOUT : No

CENTRAL AC : Yes

FIREPLACES : 0

DELUXE BATHS : 0

FULL BATHS : 1

3/4 BATHS : 0

HALF BATHS : 1

BEDROOMS : 3

PORCHES / DECKS

ENCLOSED PORCH SF : 0

SCREENED PORCH SF : 0

OPEN PORCH SF : 0

DECK SF : 0

GARAGES

GARAGE 1 SF : 260

GARAGE 1 TYPE : Tuck Under Garage

GARAGE 2 SF : 0

GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 12,632

LOT ACRES : 0.29

LAKE :

EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



645 HARMONY CIR

31-118-22-44-0037

2025 ESTIMATED MARKET VALUE:

\$642,300

SALE DATE : July 31, 2024

SALE DATE:

NET SALE PRICE : \$625,000

SALE PRICE:

ANNUAL MCAP ADJ : 6.563

MCAP SALE PRICE : \$645,200

BUILDING CHARACTERISTICS

STORIES : 1 Story

CENTRAL AC : Yes

AGE : 1952

FIREPLACES : 1

GROUND FL SF : 2,080

DELUXE BATHS : 0

TOTAL ABOVE GRADE SF : 2,080

FULL BATHS : 1

BASEMENT SF : 2,064

3/4 BATHS : 2

BASEMENT % FIN : 80%

HALF BATHS : 0

WALKOUT : Yes

BEDROOMS : 5

PORCHES / DECKS

ENCLOSED PORCH SF : 0

SCREENED PORCH SF : 0

OPEN PORCH SF : 259

DECK SF : 659

GARAGES

GARAGE 1 SF : 552

GARAGE 1 TYPE : Attached Garage

GARAGE 2 SF : 0

GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 35,719

LAKE :

LOT ACRES : 0.82

EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



301 RIDGEVIEW DR E

31-118-22-34-0028

2025 ESTIMATED MARKET VALUE:

\$767,800

SALE DATE : November 22, 2023

NET SALE PRICE : \$683,500

ANNUAL MCAP ADJ : 6.563

MCAP SALE PRICE : \$736,100

SALE DATE: August 27, 2020

SALE PRICE: \$537,000

BUILDING CHARACTERISTICS

STORIES : 1 Story

AGE : 1957

GROUND FL SF : 1,923

TOTAL ABOVE GRADE SF : 1,923

BASEMENT SF : 1,045

BASEMENT % FIN : 40%

WALKOUT : No

CENTRAL AC : Yes

FIREPLACES : 0

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 : 0

DECK SF : 0

GARAGES

GARAGE 1 SF : 491

GARAGE 1 TYPE : Attached Garage

GARAGE 2 SF : 0

GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 13,939

LOT ACRES : 0.32

LAKE :

EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS

\$64,500 improvement after the sale



614 BEAVER DAM ST E

06-117-22-12-0046

2025 ESTIMATED MARKET VALUE:

\$733,800

SALE DATE : June 10, 2024

NET SALE PRICE : \$715,000

ANNUAL MCAP ADJ : 6.563

MCAP SALE PRICE : \$742,000

SALE DATE: July 25, 2022

SALE PRICE: \$415,000

BUILDING CHARACTERISTICS

STORIES : 1 Story

AGE : 1948

GROUND FL SF : 1,787

TOTAL ABOVE GRADE SF : 1,787

BASEMENT SF : 1,214

BASEMENT % FIN : 40%

WALKOUT : Yes

CENTRAL AC : Yes

FIREPLACES : 0

DELUXE BATHS : 0

FULL BATHS : 1

3/4 BATHS : 2

HALF BATHS : 0

BEDROOMS : 4

PORCHES / DECKS

ENCLOSED PORCH SF : 0

SCREENED PORCH SF : 0

OPEN PORCH SF : 0

DECK SF : 328

GARAGES

GARAGE 1 SF : 466

GARAGE 1 TYPE : Tuck Under Garage

GARAGE 2 SF : 0

GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 10,890

LOT ACRES : 0.25

LAKE :

EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



480 FAR HILL CT

31-118-22-43-0036

2025 ESTIMATED MARKET VALUE:

\$1,081,500

SALE DATE : May 29, 2024

SALE DATE:

NET SALE PRICE : \$1,085,000

SALE PRICE:

ANNUAL MCAP ADJ : 6.563

MCAP SALE PRICE : \$1,132,000

BUILDING CHARACTERISTICS

STORIES : 1 Story

CENTRAL AC : Yes

AGE : 1980

FIREPLACES : 1

GROUND FL SF : 2,062

DELUXE BATHS : 1

TOTAL ABOVE GRADE SF : 2,062

FULL BATHS : 1

BASEMENT SF : 2,032

3/4 BATHS : 0

BASEMENT % FIN : 70%

HALF BATHS : 1

WALKOUT : Yes

BEDROOMS : 3

PORCHES / DECKS

ENCLOSED PORCH SF : 224

SCREENED PORCH SF : 0

OPEN PORCH SF : 0

DECK SF : 144

GARAGES

GARAGE 1 SF : 888

GARAGE 1 TYPE : Attached Garage

GARAGE 2 SF : 308

GARAGE 2 TYPE : Attached Garage

LOT CHARACTERISTICS

LOT SF : 31,363

LAKE :

LOT ACRES : 0.72

EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



146 RIDGEVIEW DR E

31-118-22-33-0038

2025 ESTIMATED MARKET VALUE:

\$831,600

SALE DATE : February 27, 2024

NET SALE PRICE : \$1,100,000

ANNUAL MCAP ADJ : 6.563

MCAP SALE PRICE : \$1,166,000

SALE DATE: October 29, 2018

SALE PRICE: \$400,000

BUILDING CHARACTERISTICS

STORIES : 1 Story

AGE : 1956

GROUND FL SF : 1,431

TOTAL ABOVE GRADE SF : 1,431

BASEMENT SF : 1,431

BASEMENT % FIN : 50%

WALKOUT : Yes

CENTRAL AC : Yes

FIREPLACES : 0

DELUXE BATHS : 1

FULL BATHS : 0

3/4 BATHS : 2

HALF BATHS : 0

BEDROOMS : 2

PORCHES / DECKS

ENCLOSED PORCH SF : 0

SCREENED PORCH SF : 0

OPEN PORCH SF : 0

DECK SF : 300

GARAGES

GARAGE 1 SF : 520

GARAGE 1 TYPE : Tuck Under Garage

GARAGE 2 SF : 0

GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 30,492

LOT ACRES : 0.70

LAKE :

EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



1430 LASALLE ST

05-117-22-33-0008

2025 ESTIMATED MARKET VALUE:

\$1,581,300

SALE DATE : February 26, 2024

NET SALE PRICE : \$1,491,150

ANNUAL MCAP ADJ : 6.563

MCAP SALE PRICE : \$1,580,600

SALE DATE: January 28, 2020

SALE PRICE: \$920,000

BUILDING CHARACTERISTICS

STORIES : 1 Story

AGE : 1947

GROUND FL SF : 2,200

TOTAL ABOVE GRADE SF : 2,200

BASEMENT SF : 1,376

BASEMENT % FIN : 70%

WALKOUT : Yes

CENTRAL AC : Yes

FIREPLACES : 1

DELUXE BATHS : 1

FULL BATHS : 0

3/4 BATHS : 1

HALF BATHS : 1

BEDROOMS : 3

PORCHES / DECKS

ENCLOSED PORCH SF : 0

SCREENED PORCH SF : 0

OPEN PORCH SF : 124

DECK SF : 551

GARAGES

GARAGE 1 SF : 799

GARAGE 1 TYPE : Tuck Under Garage

GARAGE 2 SF : 0

GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 62,291

LOT ACRES : 1.43

LAKE :

EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



353 PARK ST E

06-117-22-21-0042

2025 ESTIMATED MARKET VALUE: \$1,110,300

SALE DATE : April 18, 2024
NET SALE PRICE : \$1,240,000
ANNUAL MCAP ADJ : 6.563
MCAP SALE PRICE : \$1,300,500

SALE DATE: May 9, 2011
SALE PRICE: \$218,790

BUILDING CHARACTERISTICS

STORIES : 1 1/2 Story
AGE : 1946
GROUND FL SF : 1,168
TOTAL ABOVE GRADE SF : 1,680
BASEMENT SF : 1,144
BASEMENT % FIN : 30%
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 : 272

GARAGES

GARAGE 1 SF : 736
GARAGE 1 TYPE : Detached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 10,019
LOT ACRES : 0.23

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



316 HAMPTON ST S

05-117-22-33-0044

2025 ESTIMATED MARKET VALUE:

\$950,300

SALE DATE : April 19, 2024

NET SALE PRICE : \$975,000

ANNUAL MCAP ADJ : 6.563

MCAP SALE PRICE : \$1,022,600

SALE DATE: August 10, 2021

SALE PRICE: \$810,000

BUILDING CHARACTERISTICS

STORIES : 1 3/4 Story

AGE : 1915

GROUND FL SF : 1,016

TOTAL ABOVE GRADE SF : 1,520

BASEMENT SF : 952

BASEMENT % FIN : 80%

WALKOUT : Yes

CENTRAL AC : Yes

FIREPLACES : 0

DELUXE BATHS : 0

FULL BATHS : 1

3/4 BATHS : 2

HALF BATHS : 0

BEDROOMS : 2

PORCHES / DECKS

ENCLOSED PORCH SF : 0

SCREENED PORCH SF : 0

OPEN PORCH SF : 0

DECK SF : 280

GARAGES

GARAGE 1 SF : 624

GARAGE 1 TYPE : Detached Garage

GARAGE 2 SF : 0

GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 9,148

LOT ACRES : 0.21

LAKE :

EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



115 CHICAGO AVE

06-117-22-13-0045

2025 ESTIMATED MARKET VALUE: \$1,718,900

SALE DATE : May 24, 2024
NET SALE PRICE : \$1,725,000
ANNUAL MCAP ADJ : 6.563
MCAP SALE PRICE : \$1,799,700

SALE DATE: September 16, 2019
SALE PRICE: \$1,300,000

BUILDING CHARACTERISTICS

STORIES : 1 3/4 Story
AGE : 2014
GROUND FL SF : 1,477
TOTAL ABOVE GRADE SF : 1,916
BASEMENT SF : 1,450
BASEMENT % FIN : 80%
WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 175
DECK SF : 0

GARAGES

GARAGE 1 SF : 552
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 10,454
LOT ACRES : 0.24

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



335 PEAVEY RD

01-117-23-42-0002

2025 ESTIMATED MARKET VALUE: \$2,895,300

SALE DATE : March 15, 2024
NET SALE PRICE : \$2,875,000
ANNUAL MCAP ADJ : 6.563
MCAP SALE PRICE : \$3,031,400

SALE DATE: June 23, 2006
SALE PRICE: \$1,598,000

BUILDING CHARACTERISTICS

STORIES : 1 3/4 Story
AGE : 1974
GROUND FL SF : 2,945
TOTAL ABOVE GRADE SF : 4,637
BASEMENT SF : 2,508
BASEMENT % FIN : 50%
WALKOUT : No

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

PORCHES / DECKS

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

GARAGES

GARAGE 1 SF : 908
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 52,272
LOT ACRES : 1.20

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



167 BIRCH LA W

01-117-23-11-0019

2025 ESTIMATED MARKET VALUE: \$3,072,800

SALE DATE : April 9, 2024
NET SALE PRICE : \$3,800,000
ANNUAL MCAP ADJ : 6.563
MCAP SALE PRICE : \$3,985,500

SALE DATE: September 13, 2013
SALE PRICE: \$746,375

BUILDING CHARACTERISTICS

STORIES : 1 3/4 Story
AGE : 1951
GROUND FL SF : 2,363
TOTAL ABOVE GRADE SF : 4,184
BASEMENT SF : 1,188
BASEMENT % FIN : 70%
WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 165
OPEN PORCH SF : 122
DECK SF : 0

GARAGES

GARAGE 1 SF : 962
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 21,780
LOT ACRES : 0.50

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



515 SHADYWAY RD

06-117-22-11-0017

2025 ESTIMATED MARKET VALUE:

\$563,100

SALE DATE : July 31, 2024

NET SALE PRICE : \$571,000

ANNUAL MCAP ADJ : 6.563

MCAP SALE PRICE : \$589,400

SALE DATE: November 2, 2020

SALE PRICE: \$437,500

BUILDING CHARACTERISTICS

STORIES : 2 Story

AGE : 1958

GROUND FL SF : 1,080

TOTAL ABOVE GRADE SF : 1,880

BASEMENT SF : 800

BASEMENT % FIN : 50%

WALKOUT : No

CENTRAL AC : Yes

FIREPLACES : 0

DELUXE BATHS : 0

FULL BATHS : 2

3/4 BATHS : 0

HALF BATHS : 1

BEDROOMS : 3

PORCHES / DECKS

ENCLOSED PORCH SF : 0

SCREENED PORCH SF : 0

OPEN PORCH SF : 128

DECK SF : 168

GARAGES

GARAGE 1 SF : 428

GARAGE 1 TYPE : Attached Garage

GARAGE 2 SF : 0

GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 15,246

LOT ACRES : 0.35

LAKE :

EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS

**181 HUNTERS GLEN RD****05-117-22-11-0061****2025 ESTIMATED MARKET VALUE:****\$866,200****SALE DATE :** June 18, 2024**NET SALE PRICE :** \$874,000**ANNUAL MCAP ADJ :** 6.563**MCAP SALE PRICE :** \$907,000**SALE DATE:****SALE PRICE:****BUILDING CHARACTERISTICS****STORIES :** 2 Story**AGE :** 1984**GROUND FL SF :** 2,015**TOTAL ABOVE GRADE SF :** 2,758**BASEMENT SF :** 1,823**BASEMENT % FIN :** 40%**WALKOUT :** No**CENTRAL AC :** Yes**# FIREPLACES :** 0**# DELUXE BATHS :** 0**# 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 :** 21**DECK SF :** 0**GARAGES****GARAGE 1 SF :** 764**GARAGE 1 TYPE :** Attached Garage**GARAGE 2 SF :** 0**GARAGE 2 TYPE :****LOT CHARACTERISTICS****LOT SF :** 27,443**LOT ACRES :** 0.63**LAKE :****EFFECTIVE LAKE FRONT FT :** 0**APPRAISER COMMENTS**



1029 GARDNER ST E

06-117-22-11-0024

2025 ESTIMATED MARKET VALUE:

\$929,600

SALE DATE : June 12, 2024

SALE DATE:

NET SALE PRICE : \$915,000

SALE PRICE:

ANNUAL MCAP ADJ : 6.563

MCAP SALE PRICE : \$949,600

BUILDING CHARACTERISTICS

STORIES : 2 Story

CENTRAL AC : Yes

AGE : 2022

FIREPLACES : 0

GROUND FL SF : 2,060

DELUXE BATHS : 1

TOTAL ABOVE GRADE SF : 2,513

FULL BATHS : 2

BASEMENT SF : 0

3/4 BATHS : 0

BASEMENT % FIN : 0%

HALF BATHS : 1

WALKOUT : No

BEDROOMS : 3

PORCHES / DECKS

ENCLOSED PORCH SF : 0

SCREENED PORCH SF : 0

OPEN PORCH SF : 0

DECK SF : 0

GARAGES

GARAGE 1 SF : 484

GARAGE 1 TYPE : Attached Garage

GARAGE 2 SF : 0

GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 9,148

LAKE :

LOT ACRES : 0.21

EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



261 RIDGEVIEW DR E

31-118-22-33-0054

2025 ESTIMATED MARKET VALUE:

\$1,601,800

SALE DATE : August 2, 2024

NET SALE PRICE : \$1,675,000

ANNUAL MCAP ADJ : 6.563

MCAP SALE PRICE : \$1,720,000

SALE DATE: January 8, 2013

SALE PRICE: \$817,500

BUILDING CHARACTERISTICS

STORIES : 2 Story

AGE : 1959

GROUND FL SF : 2,184

TOTAL ABOVE GRADE SF : 4,208

BASEMENT SF : 2,184

BASEMENT % FIN : 80%

WALKOUT : No

CENTRAL AC : Yes

FIREPLACES : 1

DELUXE BATHS : 1

FULL BATHS : 2

3/4 BATHS : 2

HALF BATHS : 1

BEDROOMS : 6

PORCHES / DECKS

ENCLOSED PORCH SF : 144

SCREENED PORCH SF : 0

OPEN PORCH SF : 80

DECK SF : 112

GARAGES

GARAGE 1 SF : 676

GARAGE 1 TYPE : Attached Garage

GARAGE 2 SF : 0

GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 14,810

LOT ACRES : 0.34

LAKE :

EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS

\$12,900 improvement after the sale



619 GARDNER ST E

06-117-22-12-0033

2025 ESTIMATED MARKET VALUE:

\$1,786,000

SALE DATE : August 1, 2024

NET SALE PRICE : \$1,675,000

ANNUAL MCAP ADJ : 6.563

MCAP SALE PRICE : \$1,720,000

SALE DATE: July 1, 2014

SALE PRICE: \$950,000

BUILDING CHARACTERISTICS

STORIES : 2 Story

AGE : 2012

GROUND FL SF : 1,588

TOTAL ABOVE GRADE SF : 3,485

BASEMENT SF : 1,588

BASEMENT % FIN : 80%

WALKOUT : No

CENTRAL AC : Yes

FIREPLACES : 0

DELUXE BATHS : 1

FULL BATHS : 1

3/4 BATHS : 2

HALF BATHS : 1

BEDROOMS : 5

PORCHES / DECKS

ENCLOSED PORCH SF : 0

SCREENED PORCH SF : 0

OPEN PORCH SF : 177

DECK SF : 261

GARAGES

GARAGE 1 SF : 713

GARAGE 1 TYPE : Attached Garage

GARAGE 2 SF : 0

GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 10,890

LOT ACRES : 0.25

LAKE :

EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS

\$117,300 improvement after the sale



117 WALKER AVE N

06-117-22-24-0073

2025 ESTIMATED MARKET VALUE: \$1,616,500

SALE DATE : August 21, 2024
NET SALE PRICE : \$1,775,000
ANNUAL MCAP ADJ : 6.563
MCAP SALE PRICE : \$1,822,600

SALE DATE: May 9, 2014
SALE PRICE: \$301,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2018
GROUND FL SF : 1,237
TOTAL ABOVE GRADE SF : 2,994
BASEMENT SF : 1,237
BASEMENT % FIN : 80%
WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 147
DECK SF : 0

GARAGES

GARAGE 1 SF : 542
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 7,405
LOT ACRES : 0.17

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



360 GARDNER ST E

06-117-22-21-0066

2025 ESTIMATED MARKET VALUE: \$1,761,500

SALE DATE : May 9, 2024
NET SALE PRICE : \$1,775,000
ANNUAL MCAP ADJ : 6.563
MCAP SALE PRICE : \$1,851,800

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2018
GROUND FL SF : 1,580
TOTAL ABOVE GRADE SF : 2,750
BASEMENT SF : 1,580
BASEMENT % FIN : 90%
WALKOUT : No

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

PORCHES / DECKS

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

GARAGES

GARAGE 1 SF : 768
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 16,553
LOT ACRES : 0.38

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



333 WISE AVE

06-117-22-41-0062

2025 ESTIMATED MARKET VALUE:

\$2,201,700

SALE DATE : May 15, 2024

NET SALE PRICE : \$2,300,000

ANNUAL MCAP ADJ : 6.563

MCAP SALE PRICE : \$2,399,600

SALE DATE: December 5, 2014

SALE PRICE: \$680,000

BUILDING CHARACTERISTICS

STORIES : 2 Story

AGE : 1925

GROUND FL SF : 1,772

TOTAL ABOVE GRADE SF : 3,298

BASEMENT SF : 1,387

BASEMENT % FIN : 0%

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 : 38

SCREENED PORCH SF : 0

OPEN PORCH SF : 0

DECK SF : 335

GARAGES

GARAGE 1 SF : 682

GARAGE 1 TYPE : Attached Garage

GARAGE 2 SF : 0

GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 15,246

LOT ACRES : 0.35

LAKE :

EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



321 WISE AVE

06-117-22-41-0075

2025 ESTIMATED MARKET VALUE: \$2,385,500

SALE DATE : October 6, 2023
NET SALE PRICE : \$2,509,500
ANNUAL MCAP ADJ : 6.563
MCAP SALE PRICE : \$2,717,000

SALE DATE: August 15, 2017
SALE PRICE: \$425,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2018
GROUND FL SF : 1,617
TOTAL ABOVE GRADE SF : 3,067
BASEMENT SF : 1,653
BASEMENT % FIN : 60%
WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 289
OPEN PORCH SF : 196
DECK SF : 48

GARAGES

GARAGE 1 SF : 540
GARAGE 1 TYPE : Tuck Under Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 9,148
LOT ACRES : 0.21

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



330 WISE AVE S

06-117-22-41-0114

2025 ESTIMATED MARKET VALUE:

\$2,909,700

SALE DATE : August 30, 2024

SALE DATE:

NET SALE PRICE : \$3,040,000

SALE PRICE:

ANNUAL MCAP ADJ : 6.563

MCAP SALE PRICE : \$3,121,600

BUILDING CHARACTERISTICS

STORIES : 2 Story

CENTRAL AC : Yes

AGE : 2016

FIREPLACES : 0

GROUND FL SF : 2,448

DELUXE BATHS : 0

TOTAL ABOVE GRADE SF : 3,504

FULL BATHS : 0

BASEMENT SF : 1,958

3/4 BATHS : 3

BASEMENT % FIN : 90%

HALF BATHS : 1

WALKOUT : No

BEDROOMS : 4

PORCHES / DECKS

ENCLOSED PORCH SF : 0

SCREENED PORCH SF : 156

OPEN PORCH SF : 72

DECK SF : 0

GARAGES

GARAGE 1 SF : 699

GARAGE 1 TYPE : Attached Garage

GARAGE 2 SF : 0

GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 10,019

LAKE :

LOT ACRES : 0.23

EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



150 HUNTERS GLEN RD

05-117-22-12-0023

2025 ESTIMATED MARKET VALUE: \$1,426,800

SALE DATE : August 26, 2024
NET SALE PRICE : \$1,417,500
ANNUAL MCAP ADJ : 6.691
MCAP SALE PRICE : \$1,456,300

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1986
GROUND FL SF : 3,979
TOTAL ABOVE GRADE SF : 3,979
BASEMENT SF : 0
BASEMENT % FIN : 0%
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 : 0
OPEN PORCH SF : 102
DECK SF : 347

GARAGES

GARAGE 1 SF : 936
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 47,480
LOT ACRES : 1.09

LAKE : Gleason
EFFECTIVE LAKE FRONT FT : 140

APPRAISER COMMENTS



405 BUSHAWAY RD

05-117-22-33-0005

2025 ESTIMATED MARKET VALUE: \$9,130,400

SALE DATE : December 11, 2023
NET SALE PRICE : \$9,000,000
ANNUAL MCAP ADJ : 5.743
MCAP SALE PRICE : \$9,561,200

SALE DATE: February 8, 2018
SALE PRICE: \$3,200,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 2018
GROUND FL SF : 3,672
TOTAL ABOVE GRADE SF : 3,672
BASEMENT SF : 4,280
BASEMENT % FIN : 80%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 800
OPEN PORCH SF : 844
DECK SF : 0

GARAGES

GARAGE 1 SF : 1,235
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 49,658
LOT ACRES : 1.14

LAKE : Minnetonka
EFFECTIVE LAKE FRONT FT : 125

APPRAISER COMMENTS

Contract price was \$10,000,000, but that included \$1,000,000 of personal property



1132 HOLLYBROOK DR

05-117-22-22-0063

2025 ESTIMATED MARKET VALUE:

\$541,500

SALE DATE : June 3, 2024

NET SALE PRICE : \$560,000

ANNUAL MCAP ADJ : 6.563

MCAP SALE PRICE : \$581,200

SALE DATE: June 23, 2014

SALE PRICE: \$345,000

BUILDING CHARACTERISTICS

STORIES : 1 Story

AGE : 1985

GROUND FL SF : 1,452

TOTAL ABOVE GRADE SF : 1,452

BASEMENT SF : 1,452

BASEMENT % FIN : 90%

WALKOUT : Yes

CENTRAL AC : Yes

FIREPLACES : 1

DELUXE BATHS : 0

FULL BATHS : 2

3/4 BATHS : 1

HALF BATHS : 0

BEDROOMS : 3

PORCHES / DECKS

ENCLOSED PORCH SF : 0

SCREENED PORCH SF : 0

OPEN PORCH SF : 36

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 : 0.09

LAKE :

EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



520 WAYCLIFFE

05-117-22-21-0009

2025 ESTIMATED MARKET VALUE: \$1,106,500

SALE DATE : December 1, 2023
NET SALE PRICE : \$1,045,000
ANNUAL MCAP ADJ : 6.563
MCAP SALE PRICE : \$1,119,500

SALE DATE: December 5, 2001
SALE PRICE: \$795,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1995
GROUND FL SF : 1,955
TOTAL ABOVE GRADE SF : 1,955
BASEMENT SF : 1,890
BASEMENT % FIN : 70%
WALKOUT : Yes

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

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 6,098
LOT ACRES : 0.14

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



530 WAYCLIFFE NORTH

05-117-22-21-0010

2025 ESTIMATED MARKET VALUE: \$1,151,100

SALE DATE : August 27, 2024
NET SALE PRICE : \$1,221,500
ANNUAL MCAP ADJ : 6.563
MCAP SALE PRICE : \$1,254,300

SALE DATE: November 7, 2023
SALE PRICE: \$1,050,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1994
GROUND FL SF : 1,943
TOTAL ABOVE GRADE SF : 1,943
BASEMENT SF : 1,886
BASEMENT % FIN : 70%
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 : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 104

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 6,534
LOT ACRES : 0.15

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



1501 HOLLYBROOK RD

05-117-22-24-0037

2025 ESTIMATED MARKET VALUE:

\$718,300

SALE DATE : June 25, 2024

NET SALE PRICE : \$724,900

ANNUAL MCAP ADJ : 6.563

MCAP SALE PRICE : \$752,300

SALE DATE: October 29, 2021

SALE PRICE: \$610,000

BUILDING CHARACTERISTICS

STORIES : 1 3/4 Story

AGE : 1994

GROUND FL SF : 1,370

TOTAL ABOVE GRADE SF : 2,172

BASEMENT SF : 0

BASEMENT % FIN : 0%

WALKOUT : No

CENTRAL AC : Yes

FIREPLACES : 0

DELUXE BATHS : 1

FULL BATHS : 1

3/4 BATHS : 0

HALF BATHS : 1

BEDROOMS : 3

PORCHES / DECKS

ENCLOSED PORCH SF : 0

SCREENED PORCH SF : 0

OPEN PORCH SF : 60

DECK SF : 0

GARAGES

GARAGE 1 SF : 400

GARAGE 1 TYPE : Attached Garage

GARAGE 2 SF : 0

GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 1,742

LOT ACRES : 0.04

LAKE :

EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



1108 HOLLYBROOK DR

05-117-22-22-0012

2025 ESTIMATED MARKET VALUE:

\$531,000

SALE DATE : February 8, 2024

SALE DATE:

NET SALE PRICE : \$501,000

SALE PRICE:

ANNUAL MCAP ADJ : 6.563

MCAP SALE PRICE : \$531,100

BUILDING CHARACTERISTICS

STORIES : 2 Story

CENTRAL AC : Yes

AGE : 1988

FIREPLACES : 1

GROUND FL SF : 1,295

DELUXE BATHS : 1

TOTAL ABOVE GRADE SF : 2,155

FULL BATHS : 1

BASEMENT SF : 1,078

3/4 BATHS : 1

BASEMENT % FIN : 80%

HALF BATHS : 1

WALKOUT : No

BEDROOMS : 3

PORCHES / DECKS

ENCLOSED PORCH SF : 0

SCREENED PORCH SF : 0

OPEN PORCH SF : 54

DECK SF : 48

GARAGES

GARAGE 1 SF : 484

GARAGE 1 TYPE : Attached Garage

GARAGE 2 SF : 0

GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 3,920

LAKE :

LOT ACRES : 0.09

EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



1148 HOLLYBROOK DR

05-117-22-22-0055

2025 ESTIMATED MARKET VALUE:

\$527,900

SALE DATE : September 30, 2024

SALE DATE:

NET SALE PRICE : \$540,000

SALE PRICE:

ANNUAL MCAP ADJ : 6.563

MCAP SALE PRICE : \$551,600

BUILDING CHARACTERISTICS

STORIES : 2 Story

CENTRAL AC : Yes

AGE : 1984

FIREPLACES : 1

GROUND FL SF : 1,154

DELUXE BATHS : 1

TOTAL ABOVE GRADE SF : 1,890

FULL BATHS : 1

BASEMENT SF : 1,154

3/4 BATHS : 0

BASEMENT % FIN : 70%

HALF BATHS : 1

WALKOUT : Yes

BEDROOMS : 2

PORCHES / DECKS

ENCLOSED PORCH SF : 0

SCREENED PORCH SF : 0

OPEN PORCH SF : 0

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

LAKE :

LOT ACRES : 0.08

EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



1152 HOLLYBROOK DR

05-117-22-22-0053

2025 ESTIMATED MARKET VALUE:

\$597,800

SALE DATE : May 1, 2024

NET SALE PRICE : \$617,000

ANNUAL MCAP ADJ : 6.563

MCAP SALE PRICE : \$643,700

SALE DATE: October 8, 2012

SALE PRICE: \$368,640

BUILDING CHARACTERISTICS

STORIES : 2 Story

AGE : 1984

GROUND FL SF : 1,128

TOTAL ABOVE GRADE SF : 2,003

BASEMENT SF : 1,093

BASEMENT % FIN : 80%

WALKOUT : Yes

CENTRAL AC : Yes

FIREPLACES : 1

DELUXE BATHS : 0

FULL BATHS : 0

3/4 BATHS : 3

HALF BATHS : 1

BEDROOMS : 3

PORCHES / DECKS

ENCLOSED PORCH SF : 0

SCREENED PORCH SF : 0

OPEN PORCH SF : 54

DECK SF : 204

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 : 0.09

LAKE :

EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



135 EDGEWOOD CT

06-117-22-23-0338

2025 ESTIMATED MARKET VALUE:

\$762,800

SALE DATE : May 10, 2024

NET SALE PRICE : \$795,000

ANNUAL MCAP ADJ : 6.563

MCAP SALE PRICE : \$829,400

SALE DATE: September 29, 2016

SALE PRICE: \$480,000

BUILDING CHARACTERISTICS

STORIES : 2 Story

AGE : 1990

GROUND FL SF : 917

TOTAL ABOVE GRADE SF : 1,692

BASEMENT SF : 884

BASEMENT % FIN : 30%

WALKOUT : No

CENTRAL AC : Yes

FIREPLACES : 0

DELUXE BATHS : 1

FULL BATHS : 1

3/4 BATHS : 0

HALF BATHS : 1

BEDROOMS : 3

PORCHES / DECKS

ENCLOSED PORCH SF : 0

SCREENED PORCH SF : 130

OPEN PORCH SF : 0

DECK SF : 104

GARAGES

GARAGE 1 SF : 399

GARAGE 1 TYPE : Tuck Under Garage

GARAGE 2 SF : 0

GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 871

LOT ACRES : 0.02

LAKE :

EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



207 WALKER AVE S

06-117-22-24-0151

2025 ESTIMATED MARKET VALUE:

\$2,749,600

SALE DATE : May 29, 2024

NET SALE PRICE : \$2,760,000

ANNUAL MCAP ADJ : 6.563

MCAP SALE PRICE : \$2,879,500

SALE DATE: March 11, 2022

SALE PRICE: \$2,095,969

BUILDING CHARACTERISTICS

STORIES : 2 Story

AGE : 2021

GROUND FL SF : 1,755

TOTAL ABOVE GRADE SF : 3,375

BASEMENT SF : 1,680

BASEMENT % FIN : 40%

WALKOUT : No

CENTRAL AC : Yes

FIREPLACES : 0

DELUXE BATHS : 0

FULL BATHS : 2

3/4 BATHS : 2

HALF BATHS : 1

BEDROOMS : 3

PORCHES / DECKS

ENCLOSED PORCH SF : 0

SCREENED PORCH SF : 0

OPEN PORCH SF : 240

DECK SF : 0

GARAGES

GARAGE 1 SF : 1,068

GARAGE 1 TYPE : Tuck Under Garage

GARAGE 2 SF : 0

GARAGE 2 TYPE :

LOT CHARACTERISTICS

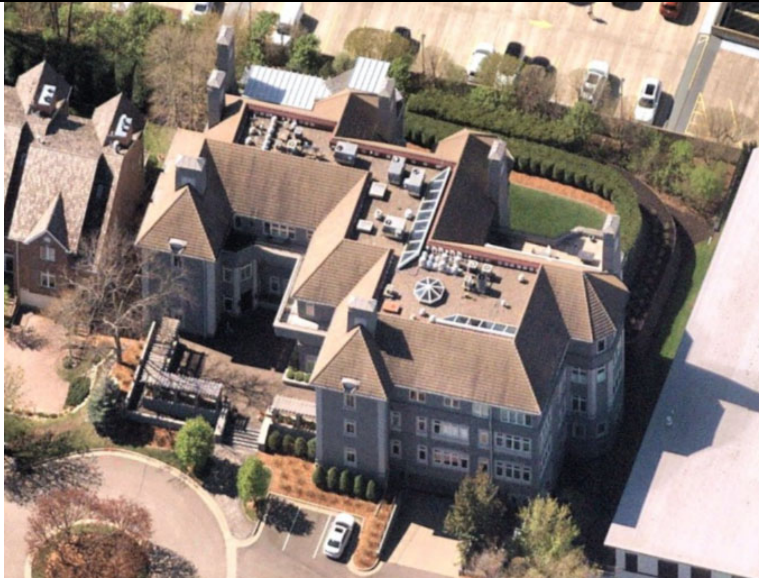
LOT SF : 3,049

LOT ACRES : 0.07

LAKE :

EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



630 INDIAN MOUND UNIT 2A

06-117-22-31-0098

2025 ESTIMATED MARKET VALUE:

\$3,677,200

SALE DATE : September 12, 2024

NET SALE PRICE : \$3,999,900

ANNUAL MCAP ADJ : 6.563

MCAP SALE PRICE : \$4,085,600

SALE DATE: June 15, 2004

SALE PRICE: \$1,871,000

BUILDING CHARACTERISTICS

STORIES : 1 Story

AGE : 1990

GROUND FL SF : 3,079

TOTAL ABOVE GRADE SF : 3,079

BASEMENT SF : 0

BASEMENT % FIN : 0%

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 : 0

OPEN PORCH SF : 0

DECK SF : 240

GARAGES

GARAGE 1 SF : 720

GARAGE 1 TYPE : Tuck Under Garage

GARAGE 2 SF : 0

GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 0

LOT ACRES : 0.00

LAKE :

EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS

**415 INDIAN MOUND E ~102****06-117-22-24-0118****2025 ESTIMATED MARKET VALUE:****\$1,056,900****SALE DATE :** November 20, 2024**NET SALE PRICE :** \$1,100,000**ANNUAL MCAP ADJ :** 6.563**MCAP SALE PRICE :** \$1,112,03**SALE DATE:** April 1, 2024**SALE PRICE:** \$1,100,000**BUILDING CHARACTERISTICS****STORIES :** 1 Story**AGE :** 2013**GROUND FL SF :** 1,777**TOTAL ABOVE GRADE SF :** 1,777**BASEMENT SF :** 0**BASEMENT % FIN :** 0%**WALKOUT :** No**CENTRAL AC :** Yes**# FIREPLACES :** 0**# DELUXE BATHS :** 0**# FULL BATHS :** 0**# 3/4 BATHS :** 2**# HALF BATHS :** 0**# BEDROOMS :** 2**PORCHES / DECKS****ENCLOSED PORCH SF :** 144**SCREENED PORCH SF :** 0**OPEN PORCH SF :** 105**DECK SF :** 0**GARAGES****GARAGE 1 SF :** 440**GARAGE 1 TYPE :** Attached Garage**GARAGE 2 SF :** 0**GARAGE 2 TYPE :****LOT CHARACTERISTICS****LOT SF :** 0**LOT ACRES :** 0.00**LAKE :****EFFECTIVE LAKE FRONT FT :** 0**APPRAISER COMMENTS**



415 INDIAN MOUND E 103

06-117-22-24-0119

2025 ESTIMATED MARKET VALUE: \$1,120,300

SALE DATE : August 30, 2024
NET SALE PRICE : \$1,100,000
ANNUAL MCAP ADJ : 6.563
MCAP SALE PRICE : \$1,129,500

SALE DATE: September 15, 2021
SALE PRICE: \$999,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 2013
GROUND FL SF : 2,024
TOTAL ABOVE GRADE SF : 2,024
BASEMENT SF : 0
BASEMENT % FIN : 0%
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 : 99
DECK SF : 0

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 0
LOT ACRES : 0.00

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



215 BARRY AVE S ~207

06-117-22-23-0063

2025 ESTIMATED MARKET VALUE:

\$240,700

SALE DATE : January 11, 2024

NET SALE PRICE : \$205,000

ANNUAL MCAP ADJ : 6.563

MCAP SALE PRICE : \$218,500

SALE DATE: June 14, 2007

SALE PRICE: \$144,200

BUILDING CHARACTERISTICS

STORIES : 1 Story

AGE : 1970

GROUND FL SF : 724

TOTAL ABOVE GRADE SF : 724

BASEMENT SF : 0

BASEMENT % FIN : 0%

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 : 0.00

LAKE :

EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS

\$25,600 improvement after the sale



215 BARRY AVE S ~112

06-117-22-23-0046

2025 ESTIMATED MARKET VALUE:

\$223,700

SALE DATE : February 23, 2024

NET SALE PRICE : \$211,000

ANNUAL MCAP ADJ : 6.563

MCAP SALE PRICE : \$223,700

SALE DATE: September 1, 2002

SALE PRICE: \$127,500

BUILDING CHARACTERISTICS

STORIES : 1 Story

AGE : 1970

GROUND FL SF : 724

TOTAL ABOVE GRADE SF : 724

BASEMENT SF : 0

BASEMENT % FIN : 0%

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 : 0.00

LAKE :

EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



215 BARRY AVE S ~211

06-117-22-23-0067

2025 ESTIMATED MARKET VALUE:

\$211,500

SALE DATE : May 30, 2024

NET SALE PRICE : \$223,000

ANNUAL MCAP ADJ : 6.563

MCAP SALE PRICE : \$232,700

SALE DATE: June 1, 2010

SALE PRICE: \$83,500

BUILDING CHARACTERISTICS

STORIES : 1 Story

AGE : 1970

GROUND FL SF : 724

TOTAL ABOVE GRADE SF : 724

BASEMENT SF : 0

BASEMENT % FIN : 0%

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 : 0.00

LAKE :

EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



205 BARRY AVE S ~311

06-117-22-23-0161

2025 ESTIMATED MARKET VALUE:

\$248,200

SALE DATE : January 31, 2024

NET SALE PRICE : \$243,000

ANNUAL MCAP ADJ : 6.563

MCAP SALE PRICE : \$258,900

SALE DATE: May 15, 2020

SALE PRICE: \$145,000

BUILDING CHARACTERISTICS

STORIES : 1 Story

AGE : 1970

GROUND FL SF : 724

TOTAL ABOVE GRADE SF : 724

BASEMENT SF : 0

BASEMENT % FIN : 0%

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 : 0.00

LAKE :

EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



205 BARRY AVE S ~217

06-117-22-23-0143

2025 ESTIMATED MARKET VALUE:

\$280,800

SALE DATE : August 5, 2024

NET SALE PRICE : \$269,000

ANNUAL MCAP ADJ : 6.563

MCAP SALE PRICE : \$276,200

SALE DATE: September 14, 2021

SALE PRICE: \$259,250

BUILDING CHARACTERISTICS

STORIES : 1 Story

AGE : 1970

GROUND FL SF : 990

TOTAL ABOVE GRADE SF : 990

BASEMENT SF : 0

BASEMENT % FIN : 0%

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 : 0.00

LAKE :

EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



215 BARRY AVE S ~108

06-117-22-23-0042

2025 ESTIMATED MARKET VALUE:

\$263,500

SALE DATE : October 10, 2023

NET SALE PRICE : \$258,000

ANNUAL MCAP ADJ : 6.563

MCAP SALE PRICE : \$279,300

SALE DATE: July 30, 2014

SALE PRICE: \$113,000

BUILDING CHARACTERISTICS

STORIES : 1 Story

AGE : 1970

GROUND FL SF : 990

TOTAL ABOVE GRADE SF : 990

BASEMENT SF : 0

BASEMENT % FIN : 0%

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 : 0.00

LAKE :

EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



205 BARRY AVE S ~220

06-117-22-23-0146

2025 ESTIMATED MARKET VALUE:

\$280,800

SALE DATE : January 30, 2024

SALE DATE:

NET SALE PRICE : \$270,000

SALE PRICE:

ANNUAL MCAP ADJ : 6.563

MCAP SALE PRICE : \$287,700

BUILDING CHARACTERISTICS

STORIES : 1 Story

CENTRAL AC : No

AGE : 1970

FIREPLACES : 0

GROUND FL SF : 990

DELUXE BATHS : 0

TOTAL ABOVE GRADE SF : 990

FULL BATHS : 1

BASEMENT SF : 0

3/4 BATHS : 0

BASEMENT % FIN : 0%

HALF BATHS : 1

WALKOUT : No

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

LAKE :

LOT ACRES : 0.00

EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



205 BARRY AVE S ~302

06-117-22-23-0152

2025 ESTIMATED MARKET VALUE:

\$280,800

SALE DATE : November 2, 2023

NET SALE PRICE : \$295,000

ANNUAL MCAP ADJ : 6.563

MCAP SALE PRICE : \$317,700

SALE DATE: May 27, 2022

SALE PRICE: \$248,500

BUILDING CHARACTERISTICS

STORIES : 1 Story

AGE : 1970

GROUND FL SF : 876

TOTAL ABOVE GRADE SF : 876

BASEMENT SF : 0

BASEMENT % FIN : 0%

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 : 0.00

LAKE :

EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



215 BARRY AVE S ~201

06-117-22-23-0057

2025 ESTIMATED MARKET VALUE:

\$292,400

SALE DATE : March 7, 2024

NET SALE PRICE : \$325,000

ANNUAL MCAP ADJ : 6.563

MCAP SALE PRICE : \$342,700

SALE DATE: June 29, 2016

SALE PRICE: \$225,000

BUILDING CHARACTERISTICS

STORIES : 1 Story

AGE : 1970

GROUND FL SF : 876

TOTAL ABOVE GRADE SF : 876

BASEMENT SF : 0

BASEMENT % FIN : 0%

WALKOUT : No

CENTRAL AC : No

FIREPLACES : 0

DELUXE BATHS : 0

FULL BATHS : 1

3/4 BATHS : 1

HALF BATHS : 0

BEDROOMS : 2

PORCHES / DECKS

ENCLOSED PORCH SF : 0

SCREENED PORCH SF : 0

OPEN PORCH SF : 60

DECK SF : 0

GARAGES

GARAGE 1 SF : 200

GARAGE 1 TYPE : Attached Garage

GARAGE 2 SF : 0

GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 0

LOT ACRES : 0.00

LAKE :

EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



205 BARRY AVE S ~221

06-117-22-23-0147

2025 ESTIMATED MARKET VALUE:

\$318,600

SALE DATE : March 21, 2024

NET SALE PRICE : \$330,000

ANNUAL MCAP ADJ : 6.563

MCAP SALE PRICE : \$348,000

SALE DATE: July 8, 2016

SALE PRICE: \$225,100

BUILDING CHARACTERISTICS

STORIES : 1 Story

AGE : 1970

GROUND FL SF : 990

TOTAL ABOVE GRADE SF : 990

BASEMENT SF : 0

BASEMENT % FIN : 0%

WALKOUT : No

CENTRAL AC : No

FIREPLACES : 0

DELUXE BATHS : 0

FULL BATHS : 1

3/4 BATHS : 1

HALF BATHS : 0

BEDROOMS : 2

PORCHES / DECKS

ENCLOSED PORCH SF : 0

SCREENED PORCH SF : 0

OPEN PORCH SF : 60

DECK SF : 0

GARAGES

GARAGE 1 SF : 200

GARAGE 1 TYPE : Attached Garage

GARAGE 2 SF : 0

GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 0

LOT ACRES : 0.00

LAKE :

EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



875 LAKE ST UNIT 320

06-117-22-41-0155

2025 ESTIMATED MARKET VALUE:

\$726,300

SALE DATE : August 20, 2024

NET SALE PRICE : \$650,000

ANNUAL MCAP ADJ : 6.563

MCAP SALE PRICE : \$667,400

SALE DATE: March 13, 2023

SALE PRICE: \$800,000

BUILDING CHARACTERISTICS

STORIES : 1 Story

AGE : 2015

GROUND FL SF : 1,090

TOTAL ABOVE GRADE SF : 1,090

BASEMENT SF : 0

BASEMENT % FIN : 0%

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 : 0.00

LAKE :

EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



875 LAKE ST UNIT 209

06-117-22-41-0124

2025 ESTIMATED MARKET VALUE:

\$832,200

SALE DATE : October 30, 2023

NET SALE PRICE : \$840,000

ANNUAL MCAP ADJ : 6.563

MCAP SALE PRICE : \$909,500

SALE DATE: June 25, 2019

SALE PRICE: \$700,000

BUILDING CHARACTERISTICS

STORIES : 1 Story

AGE : 2015

GROUND FL SF : 1,220

TOTAL ABOVE GRADE SF : 1,220

BASEMENT SF : 0

BASEMENT % FIN : 0%

WALKOUT : No

CENTRAL AC : Yes

FIREPLACES : 0

DELUXE BATHS : 0

FULL BATHS : 0

3/4 BATHS : 1

HALF BATHS : 1

BEDROOMS : 1

PORCHES / DECKS

ENCLOSED PORCH SF : 0

SCREENED PORCH SF : 0

OPEN PORCH SF : 0

DECK SF : 90

GARAGES

GARAGE 1 SF : 480

GARAGE 1 TYPE : Detached Garage

GARAGE 2 SF : 0

GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 0

LOT ACRES : 0.00

LAKE :

EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



875 LAKE ST N ~211

06-117-22-41-0126

2025 ESTIMATED MARKET VALUE:

\$1,061,400

SALE DATE : January 4, 2024

NET SALE PRICE : \$970,000

ANNUAL MCAP ADJ : 6.563

MCAP SALE PRICE : \$1,033,700

SALE DATE: April 16, 2021

SALE PRICE: \$780,000

BUILDING CHARACTERISTICS

STORIES : 1 Story

AGE : 2014

GROUND FL SF : 1,250

TOTAL ABOVE GRADE SF : 1,250

BASEMENT SF : 0

BASEMENT % FIN : 0%

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 : 0.00

LAKE :

EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



875 LAKE ST UNIT 321

06-117-22-41-0156

2025 ESTIMATED MARKET VALUE:

\$1,803,600

SALE DATE : April 24, 2024

NET SALE PRICE : \$1,800,000

ANNUAL MCAP ADJ : 6.563

MCAP SALE PRICE : \$1,887,900

SALE DATE:

SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 1 Story

AGE : 2015

GROUND FL SF : 1,810

TOTAL ABOVE GRADE SF : 1,810

BASEMENT SF : 0

BASEMENT % FIN : 0%

WALKOUT : No

CENTRAL AC : Yes

FIREPLACES : 0

DELUXE BATHS : 0

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 : 190

GARAGES

GARAGE 1 SF : 480

GARAGE 1 TYPE : Detached Garage

GARAGE 2 SF : 0

GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 0

LOT ACRES : 0.00

LAKE :

EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



875 LAKE ST N ~416

06-117-22-41-0172

2025 ESTIMATED MARKET VALUE:

\$1,571,700

SALE DATE : November 28, 2023

SALE DATE:

NET SALE PRICE : \$1,655,000

SALE PRICE:

ANNUAL MCAP ADJ : 6.563

MCAP SALE PRICE : \$1,782,400

BUILDING CHARACTERISTICS

STORIES : 1 Story

CENTRAL AC : Yes

AGE : 2015

FIREPLACES : 0

GROUND FL SF : 1,800

DELUXE BATHS : 0

TOTAL ABOVE GRADE SF : 1,800

FULL BATHS : 1

BASEMENT SF : 0

3/4 BATHS : 1

BASEMENT % FIN : 0%

HALF BATHS : 1

WALKOUT : No

BEDROOMS : 2

PORCHES / DECKS

ENCLOSED PORCH SF : 0

SCREENED PORCH SF : 0

OPEN PORCH SF : 0

DECK SF : 80

GARAGES

GARAGE 1 SF : 480

GARAGE 1 TYPE : Detached Garage

GARAGE 2 SF : 0

GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 0

LAKE :

LOT ACRES : 0.00

EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



875 LAKE ST N ~301

06-117-22-41-0136

2025 ESTIMATED MARKET VALUE:

\$1,515,200

SALE DATE : October 2, 2023

SALE DATE:

NET SALE PRICE : \$1,538,000

SALE PRICE:

ANNUAL MCAP ADJ : 6.563

MCAP SALE PRICE : \$1,665,200

BUILDING CHARACTERISTICS

STORIES : 1 Story

CENTRAL AC : Yes

AGE : 2015

FIREPLACES : 0

GROUND FL SF : 1,800

DELUXE BATHS : 1

TOTAL ABOVE GRADE SF : 1,800

FULL BATHS : 1

BASEMENT SF : 0

3/4 BATHS : 0

BASEMENT % FIN : 0%

HALF BATHS : 1

WALKOUT : No

BEDROOMS : 2

PORCHES / DECKS

ENCLOSED PORCH SF : 0

SCREENED PORCH SF : 0

OPEN PORCH SF : 0

DECK SF : 150

GARAGES

GARAGE 1 SF : 480

GARAGE 1 TYPE : Detached Garage

GARAGE 2 SF : 0

GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 0

LAKE :

LOT ACRES : 0.00

EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



875 LAKE ST N ~213

06-117-22-41-0128

2025 ESTIMATED MARKET VALUE:

\$1,941,800

SALE DATE : July 29, 2024

NET SALE PRICE : \$1,930,000

ANNUAL MCAP ADJ : 6.563

MCAP SALE PRICE : \$1,992,300

SALE DATE: September 10, 2020

SALE PRICE: \$1,600,000

BUILDING CHARACTERISTICS

STORIES : 1 Story

AGE : 2014

GROUND FL SF : 2,250

TOTAL ABOVE GRADE SF : 2,250

BASEMENT SF : 0

BASEMENT % FIN : 0%

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 : 190

GARAGES

GARAGE 1 SF : 480

GARAGE 1 TYPE : Detached Garage

GARAGE 2 SF : 0

GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 0

LOT ACRES : 0.00

LAKE :

EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



875 LAKE ST N ~310

06-117-22-41-0145

2025 ESTIMATED MARKET VALUE:

\$2,101,200

SALE DATE : October 18, 2023

NET SALE PRICE : \$2,150,000

ANNUAL MCAP ADJ : 6.563

MCAP SALE PRICE : \$2,327,800

SALE DATE: October 29, 2019

SALE PRICE: \$1,240,000

BUILDING CHARACTERISTICS

STORIES : 1 Story

AGE : 2014

GROUND FL SF : 2,170

TOTAL ABOVE GRADE SF : 2,170

BASEMENT SF : 0

BASEMENT % FIN : 0%

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 : 153

GARAGES

GARAGE 1 SF : 480

GARAGE 1 TYPE : Detached Garage

GARAGE 2 SF : 0

GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 0

LOT ACRES : 0.00

LAKE :

EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



935 LAKE ST E #204

06-117-22-41-0198

2025 ESTIMATED MARKET VALUE: \$1,262,400

SALE DATE : July 24, 2024
NET SALE PRICE : \$1,250,000
ANNUAL MCAP ADJ : 6.563
MCAP SALE PRICE : \$1,290,400

SALE DATE: November 18, 2020
SALE PRICE: \$860,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 2016
GROUND FL SF : 1,213
TOTAL ABOVE GRADE SF : 1,213
BASEMENT SF : 0
BASEMENT % FIN : 0%
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 : 112

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 0
LOT ACRES : 0.00

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



935 LAKE ST E #208

06-117-22-41-0202

2025 ESTIMATED MARKET VALUE:

\$1,318,900

SALE DATE : October 26, 2023

NET SALE PRICE : \$1,275,000

ANNUAL MCAP ADJ : 6.563

MCAP SALE PRICE : \$1,380,400

SALE DATE: November 25, 2020

SALE PRICE: \$942,500

BUILDING CHARACTERISTICS

STORIES : 1 Story

AGE : 2016

GROUND FL SF : 1,341

TOTAL ABOVE GRADE SF : 1,341

BASEMENT SF : 0

BASEMENT % FIN : 0%

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 : 360

GARAGES

GARAGE 1 SF : 480

GARAGE 1 TYPE : Detached Garage

GARAGE 2 SF : 0

GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 0

LOT ACRES : 0.00

LAKE :

EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



935 LAKE ST E #302

06-117-22-41-0207

2025 ESTIMATED MARKET VALUE: \$1,974,100

SALE DATE : June 14, 2024
NET SALE PRICE : \$1,995,000
ANNUAL MCAP ADJ : 6.563
MCAP SALE PRICE : \$2,070,400

SALE DATE: November 27, 2018
SALE PRICE: \$1,400,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 2016
GROUND FL SF : 1,983
TOTAL ABOVE GRADE SF : 1,983
BASEMENT SF : 0
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 : 112

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 0
LOT ACRES : 0.00

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



540 INDIAN MOUND E ~1-B

06-117-22-31-0068

2025 ESTIMATED MARKET VALUE:

\$1,329,100

SALE DATE : November 14, 2023

NET SALE PRICE : \$1,350,000

ANNUAL MCAP ADJ : 6.563

MCAP SALE PRICE : \$1,453,900

SALE DATE: June 29, 2022

SALE PRICE: \$1,250,000

BUILDING CHARACTERISTICS

STORIES : 1 Story

AGE : 1979

GROUND FL SF : 1,300

TOTAL ABOVE GRADE SF : 1,300

BASEMENT SF : 0

BASEMENT % FIN : 0%

WALKOUT : No

CENTRAL AC : Yes

FIREPLACES : 0

DELUXE BATHS : 0

FULL BATHS : 0

3/4 BATHS : 2

HALF BATHS : 0

BEDROOMS : 2

PORCHES / DECKS

ENCLOSED PORCH SF : 0

SCREENED PORCH SF : 144

OPEN PORCH SF : 0

DECK SF : 0

GARAGES

GARAGE 1 SF : 240

GARAGE 1 TYPE : Attached Garage

GARAGE 2 SF : 0

GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 0

LOT ACRES : 0.00

LAKE :

EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



275 LAKE ST E #302

06-117-22-32-0048

2025 ESTIMATED MARKET VALUE:

\$3,501,600

SALE DATE : September 18, 2024

NET SALE PRICE : \$3,590,000

ANNUAL MCAP ADJ : 6.563

MCAP SALE PRICE : \$3,666,900

SALE DATE: April 27, 2020

SALE PRICE: \$2,972,844

BUILDING CHARACTERISTICS

STORIES : 1 Story

AGE : 2018

GROUND FL SF : 3,099

TOTAL ABOVE GRADE SF : 3,099

BASEMENT SF : 0

BASEMENT % FIN : 0%

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 : 537

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 : 0.00

LAKE :

EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS

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:
 - Fact Sheet 1, *Understanding Property Taxes*; and
 - 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 →

Presenting your case

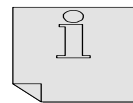
Remember, how you present your case may affect the outcome of your appeal – you want to be sure you get your point across as effectively as possible.

- Make a list of key points you may wish to present.
- The board has never seen your property. Describe your property so they will understand your arguments more fully. Photos can be helpful to support your argument.
- Keep your presentation brief and factual.
- Be prepared to discuss your case with the board or answer any questions that the board may have.



Other helpful information

Please keep in mind that taxes are not the issue. To strengthen your appeal, you should present evidence about your property's value or classification, not how much you are paying in taxes.



This fact sheet is not meant to give you legal advice. It is intended to be a helpful tool with general information for presenting your property tax appeal at your Local and County Boards of Appeal and Equalization.

Written appeals

You may also appeal your value or classification by submitting a letter of appeal to the board instead of appearing in person.

You will want to do your research and explain your appeal in writing. Your letter should state the facts and include supporting documentation. You may want to include your daytime phone number so you can be reached in case the board has any questions.

