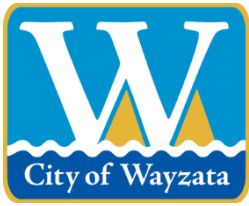


**Wayzata City Council Workshop Meeting Agenda
Wayzata City Hall Community Room, 600 Rice Street
TUESDAY, MARCH 10, 2026**

WORKSHOP TOPICS FOR DISCUSSION:

1. Local Board Pre-Workshop with Hennepin Co Assessors (5:45-6:30 p.m.)
2. Discussion of Future Agenda Topics (6:30-6:40 p.m.)



City Council Workshop City Council Agenda Report

MEETING DATE: March 10, 2026	WORKSHOP AGENDA ITEM: 1
TITLE: Local Board Pre-Workshop with Hennepin Co Assessors (5:45-6:30 p.m.)	
PREPARED BY: Kathy Leervig, City Clerk	
REVIEWED BY: Aurora Yager, City Manager	

DISCUSSION OBJECTIVE:

To receive an update and ask questions about the 2026 property valuations and process in preparation for the Local Board of Appeal and Equalization hearing.

2024-2026 STRATEGIC PLAN PRIORITIES RELEVANCE:

Not Applicable.

BACKGROUND:

Josh Hoogland, County Assessor, Michael Smerdon, Appraiser, and Josh Whitney, Appraiser, from Hennepin County, will be in attendance to provide a summary of the 2026 property assessments in preparation for this year's Local Board of Appeal and Equalization hearing scheduled for April 7th. Attached is the book of sales report that will be discussed. For additional background information, an overview of the County's role in the valuation process is also attached.

County staff will provide specific examples of this year's valuations, highlight the process, and provide additional background on the market and regional dynamics.

ATTACHMENTS:

1. Assessing Presentation
2. Final Wayzata 2026 Sales Book

Hennepin County

Assessing

Joshua Hoogland,
Hennepin County Assessor

February 2026



County Assessor

- Our mission is to ensure an accurate and timely estimate of a property's market value, determine property use, and apply eligible benefits for property owners.



Assessment process



- **Sales review and ratio study period:**
October 1, 2024 – September 30, 2025
- **Assessment date:** January 2, 2026
- **Value Notice mailing:** March 2026
- **Local appeal process:** April/May 2026
- **County appeal process:** June 2026
- **Truth in Taxation:** November 2026
- **Tax Statement mailing:** March 2027
- **Taxes due:** May 2027 & October 2027



- **Data review and collection:** Summer/fall, 20% of properties inspected each year, new construction.
- **Statistical equity measures:** Fall/winter, Sales ratio analysis, role of county assessor, final review by Minnesota Department of Revenue.

Assessment Process

Value notices are mailed to all properties in the county throughout March and April.



Hennepin County
Assessor's Office
300 S. Sixth Street, MC 213
Minneapolis, MN 55487-0213
612-348-3046 hennepin.us

Property ID number: 23-117-22 41 0186

Property tax statements schedule

2025

Valuation notice

2025 values for taxes payable in 2026

TAXPAYER(S):
THOMAS RAYMOND
ABBEY RAYMOND
30 18TH AVE N
HOPKINS MN 55343-7455

Owner:
T RAYMOND & A RAYMOND
Property address:
30 18TH AVE N
Property description:
BLK 015 WEST MINNEAPOLIS 3RD DIV
LOT 6 AND THE S 1/2 OF LOT 5

Step 1 Value & classification

Class: RESIDENTIAL
Estimated Market Value: \$ 340,700
Homestead Exclusion: \$ 15,887
Taxable Market Value: \$ 324,813

Now is the time to question or appeal your classification or valuation.
It will be too late when proposed taxes are sent this fall.

Step 2 Proposed levies & taxes
Coming November 2025.

This will be the time to provide feedback on proposed levies.

Step 3 Property tax statement
Coming March 2026, due May 15, 2026 and October 15, 2026

Your Property's Classification(s) and Values

	Taxes payable in year:	
	2025 (2024 Assessment)	2026 (2025 Assessment)
<i>The assessor has determined your property's classification(s) to be:</i>		
	RESIDENTIAL	RESIDENTIAL
	HOMESTEAD	HOMESTEAD
<small>For homestead questions, call 612-348-3046 or email ao.admin@hennepin.us</small>		
<input type="checkbox"/> If this box is checked, your classification has changed from last year's assessment		
<small>The assessor has estimated your property's market value to be:</small>		
Estimated Market Value (EMV)	\$ 362,400	\$ 340,700
<small>Several factors can reduce the amount that is subject to tax:</small>		
Green Acres Value Deferral	\$ 0	\$ 0
Rural Preserve Value Deferral	\$ 0	\$ 0
Open Space Deferral	\$ 0	\$ 0
Platted Vacant Land Deferral	\$ 0	\$ 0
Exclusion for Veterans With Disabilities	\$ 0	\$ 0
Mold Damage Exclusion	\$ 0	\$ 0
Homestead Market Value Exclusion	\$ 13,934	\$ 15,887
Taxable Market Value (TMV)	\$ 348,466	\$ 324,813
<small>The following values (if any) are reflected in your estimated and taxable market values:</small>		
New Improvement Value	\$ 0	\$ 0

The classification(s) of your property affect the rate at which your value is taxed.

Questions or appeal — Start with your assessor

If the property information is not correct, you disagree with the values, or you have other questions about this notice, call your assessor.
City Of Hopkins
300 South Sixth Street
Minneapolis, MN 55487-0213
612-348-3046

Open Book Meeting
In-Person meetings will be held in five locations.
Please see the enclosed insert for more information.

Hennepin County Board of Appeal and Equalization Meeting
Monday, June 16, 2025
Appointments are recommended.
Call 612-348-7050 by May 21, 2025.
Hennepin County Government Center
300 S. 6th St., Minneapolis, MN 55487

Assessment Process

Definition of Market Value - [§272.03, Subd. 8](#)

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

[Definition in 1905](#): "True and full value" shall mean the usual selling price at the place where the property to which the term is applied shall be at the time of assessment; being the price which could be obtained therefor at private sale, and not at forced or auction sale.

Estimated Market Value (EMV)

This is the value determined by the assessor

Taxable Market Value (TMV)

This is the value that is the basis for taxes

$$(EMV - \text{exclusions or deferrals}) = TMV * \text{Classification Rate} = \text{Net Tax Capacity}$$

[Net Tax Capacity](#): "Net tax capacity" means the product of the appropriate classification rates in this section and taxable market values.

Classifications

Five major classifications

Residential – 3 units or less

Agricultural

Commercial, industrial, utilities

Apartment – 4 or more units

Unmined Iron Ore and all others



Programs

Exclusions

Exemptions

Deferrals

Special Classifications



Appeals



Local board of appeal and equalization



Open book alternative



County board of appeal and equalization



Minnesota tax court

Open book meeting

Greater accessibility

More flexibility and less formality

No procedural hurdles

How to appeal your value and classification

If the property information on your valuation notice is not correct, you disagree with the values, or have other questions about this notice, you may appeal.

Start with your assessor

Often issues can be resolved by reaching out directly to your assessor. Their number is listed on the valuation notice.

Do you still have concerns? Attend a local meeting

If your issues weren't resolved by talking to your assessor, you can either attend a local board of appeal and equalization meeting or continue having an "open book" conversation with assessing staff. Each city chooses which meeting format they prefer (the front of your valuation notice will tell you which option your city has chosen).

Local board of appeal and equalization meetings

Property owners may appear in front of the local board of appeal and equalization to dispute their valuation or classification. The date and time of the meeting is located on your valuation notice.

Open book meetings

During an open book meeting, property owners can address questions about their property valuation and classification directly with assessing staff. If your city has opted for an open book meeting, the in-person meeting will be held at one of seven locations. Choose the location that best fits your schedule.

Monday, April 20, 4 to 7 p.m. — Richfield City Hall, 6700 Portland Ave S, Richfield

Wednesday, April 22, 8 a.m. to 7 p.m. — Plymouth City Hall, 3400 Plymouth Blvd, Plymouth

Thursday, April 23, noon to 7 p.m. — Maple Grove City Hall, 12800 Arbor Lakes Parkway N, Maple Grove

Monday, April 27, 4 to 7 p.m. — Mound Centennial Building, 5341 Maywood Rd, Mound

Tuesday, April 28, noon to 7 p.m. — Edina Fire Station 2, 4401 W. 76th Street, Edina

Wednesday, April 29, 4 to 7 p.m. — 21st Century Bank Event Center, 12716 Main St, Rogers

Thursday, April 30, noon to 7 p.m. — Crystal Community Center, 4800 Douglas Dr N, Crystal

If you prefer a virtual meeting, please call the number on the valuation notice to schedule a virtual appointment with an appraiser in advance of the following meeting date:

Wednesday, April 29, 8 a.m. to 7 p.m.

If you still need help, attend the county meeting

If after attending your local meeting you are still not satisfied, you can attend the county board of appeal and equalization meeting. If your city offers a local board of appeal and equalization meeting, you must attend that meeting before attending the county board of appeal and equalization. This requirement does not apply if your city holds an open book meeting.

Questions

Please call the number on the front of your valuation notice.

Hennepin County Assessor's Office
A-600 Government Center
300 S. Sixth Street, MC 213, Minneapolis

hennepin.us/assessment



Tax Impact Factors

- Policy decisions
- Market forces
- Fiscal disparity
- Tax increment financing (TIF)
- Levy decisions



Classification Rates for Assessment Year 2026

Class	Description	Tiers	Class Rate	State General Rate
1a	Residential Homestead	First \$500,000	1.00%	N/A
		Over \$500,000	1.25%	N/A
1b	Homestead of Persons who are Blind/Disabled [classified as 1a or 2a] [classified as 1a or 2a] [classified as 4d(2)]	First \$50,000 \$50,000 - \$500,000 Over \$500,000 Over \$50,000	0.45% 1.00% 1.25% 0.75%	N/A N/A N/A N/A
1c	Homestead Resort	First \$600,000 \$600,000 - \$2,300,000 Over \$2,300,000	0.50% 1.00% 1.25%	N/A N/A 1.25%
1d	Housing for Seasonal Workers	First \$500,000 Over \$500,000	1.00% 1.25%	N/A N/A
2a	Agricultural Homestead - House, Garage, 1 Acre (HGA)	First \$500,000 Over \$500,000	1.00% 1.25%	N/A N/A
2a/2b	Agricultural Homestead - First Tier	First \$3,840,000	0.50%	N/A
2a/2b	Farm Entities Remaining First Tier	Unused First Tier	0.50%	N/A
2a	Agricultural - Non-Homestead or Excess First Tier		1.00%	N/A
2b	Rural Vacant Land		1.00%	N/A
2c	Managed Forest Land		0.65%	N/A
2d	Private Airport		1.00%	N/A
2e	Commercial Aggregate Deposit		1.00%	N/A
3a	Commercial/Industrial/Utility (not including utility machinery)	First \$150,000 Over \$150,000	1.50% 2.00%	N/A 2.00%
	Electric Generation Public Utility Machinery		2.00%	N/A
	All Other Public Utility Machinery		2.00%	2.00%
	Transmission Line Right-of-Way		2.00%	2.00%
4a	Residential Non-Homestead 4+ Units		1.25%	N/A
4b(1)	Residential Non-Homestead 1-3 Units		1.25%	N/A
4b(2)	Unclassified Manufactured Home		1.25%	N/A
4b(3)	Agricultural Non-Homestead Residence (2-3 units)		1.25%	N/A
4b(4)	Unimproved Residential Land		1.25%	N/A
4bb(1)	Residential Non-Homestead Single Unit	First \$500,000 Over \$500,000	1.00% 1.25%	N/A N/A
4bb(2)	Agricultural Non-Homestead Single Unit - (HGA)	First \$500,000 Over \$500,000	1.00% 1.25%	N/A N/A
4bb(3)	Condominium Storage Unit	First \$500,000 Over \$500,000	1.00% 1.25%	N/A N/A
4c(1)	Seasonal Residential Recreational Commercial (resort)	First \$500,000 Over \$500,000	1.00% 1.25%	1.00% 1.25%
4c(2)	Qualifying Golf Course		1.25%	N/A
4c(3)(i)	Non-Profit Community Service Org. (non-revenue)		1.50%	N/A
	Congressionally Chartered Veterans Organization (non-revenue)		1.00%	N/A
4c(3)(ii)	Non-Profit Community Service Org. (donations)		1.50%	1.50%
	Congressionally Chartered Veterans Organization (donations)		1.00%	1.00%
4c(4)	Post-Secondary Student Housing		1.00%	N/A
4c(5)(i)	Manufactured Home Park		1.25%	N/A
4c(5)(ii)	Manufactured Home Park (>50% owner-occupied)		0.75%	N/A
4c(5)(iii)	Manufactured Home Park (50% or less owner-occupied)		1.00%	N/A
4c(5)(iii)	Class I Manufactured Home Park		1.00%	N/A
4c(6)	Metro Non-Profit Recreational Property		1.25%	N/A
4c(7)	Certain Non-Comm. Aircraft Hangars and Land (leased land)		1.50%	N/A
4c(8)	Certain Non-Comm. Aircraft Hangars and Land (private land)		1.50%	N/A
4c(9)	Bed & Breakfast		1.25%	N/A
4c(10)	Seasonal Restaurant on a Lake		1.25%	N/A
4c(11)	Marina	First \$500,000 Over \$500,000	1.00% 1.25%	N/A N/A
4c(12)	Seasonal Residential Recreational Non-Commercial	First \$76,000 \$76,000 - \$500,000 Over \$500,000	1.00% 1.00% 1.25%	0.40% 1.00% 1.25%
4d(1)	Low Income Rental Housing (Per Unit)		0.25%	N/A
4d(2)	Homestead Community Land Trust (Per Unit)		0.75%	N/A
5(1)	Unmined Iron Ore and Low-Grade Iron-Bearing Formations		2.00%	2.00%
5(2)	All Other Property		2.00%	N/A

A Four House Town

- 2025: \$4,000 total levies



2024 EMV = **\$100,000**; 2025 Taxes = **\$1,000**
2025 EMV = **\$125,000**; 2026 Taxes = **\$1,000**

- 2026: Flat levies



2024 EMV = **\$100,000**; 2025 Taxes = **\$1,000**
2025 EMV = **\$125,000**; 2026 Taxes = **\$1,000**

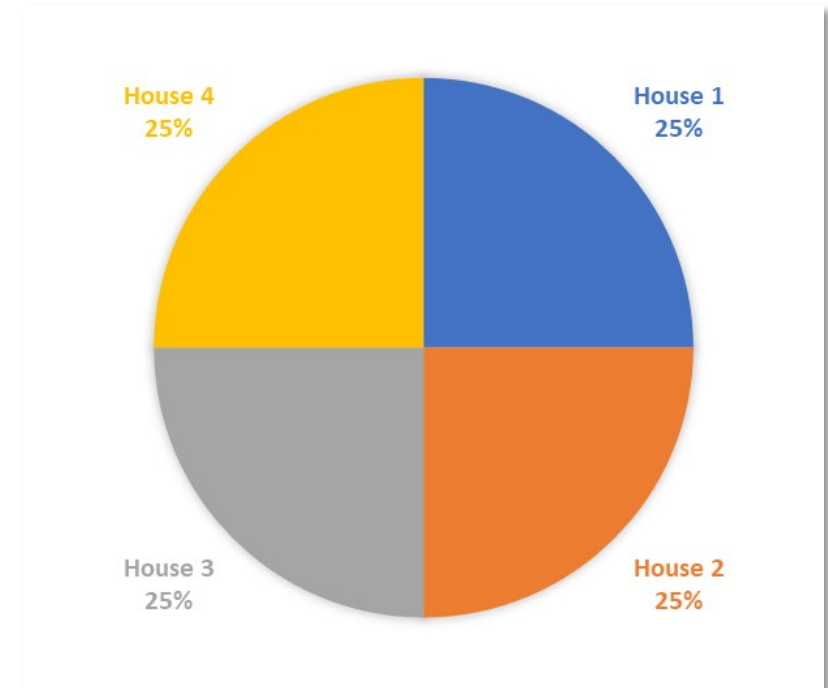
- Consistent value increases



2024 EMV = **\$100,000**; 2025 Taxes = **\$1,000**
2025 EMV = **\$125,000**; 2026 Taxes = **\$1,000**



2024 EMV = **\$100,000**; 2025 Taxes = **\$1,000**
2025 EMV = **\$125,000**; 2026 Taxes = **\$1,000**



A Four House Town

- 2025: \$4,000 total levies
- 2026: Flat levies
- Variable value increases



+50% **+16%**

2024 EMV = ~~\$100,000~~; 2025 Taxes = \$1,000
 2025 EMV = **\$150,000**; 2026 Taxes = **\$1,160**



2024 EMV = \$100,000; 2025 Taxes = \$1,000
 2025 EMV = \$100,000; 2026 Taxes = \$800

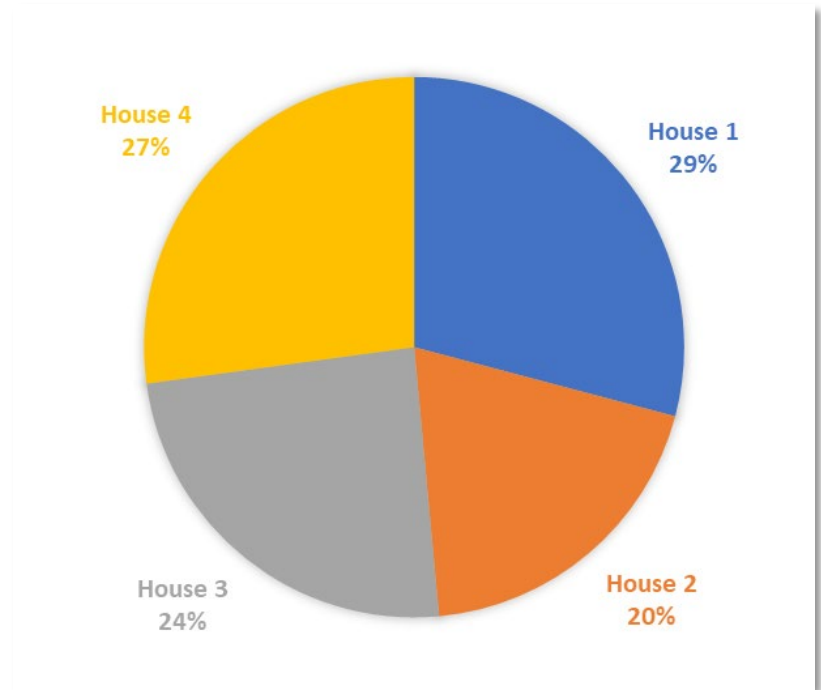


0% **-20%**

2024 EMV = \$100,000; 2025 Taxes = \$1,000
 2025 EMV = **\$125,000**; 2026 Taxes = **\$960**



2024 EMV = \$100,000; 2025 Taxes = \$1,000
 2025 EMV = **\$140,000**; 2026 Taxes = **\$1,080**



A Four House Town

- 2025: \$4,000 total levies



2024 EMV = ~~\$100,000~~; 2025 Taxes = \$1,000
 2025 EMV = \$150,000; 2026 Taxes = \$1,450

50% (arrow pointing to the crossed-out EMV)
 45% (arrow pointing to the 2026 Taxes)

- 2026: \$5,000 total levies



2024 EMV = \$100,000; 2025 Taxes = \$1,000
 2025 EMV = \$100,000; 2026 Taxes = \$1,000

- Variable value increases

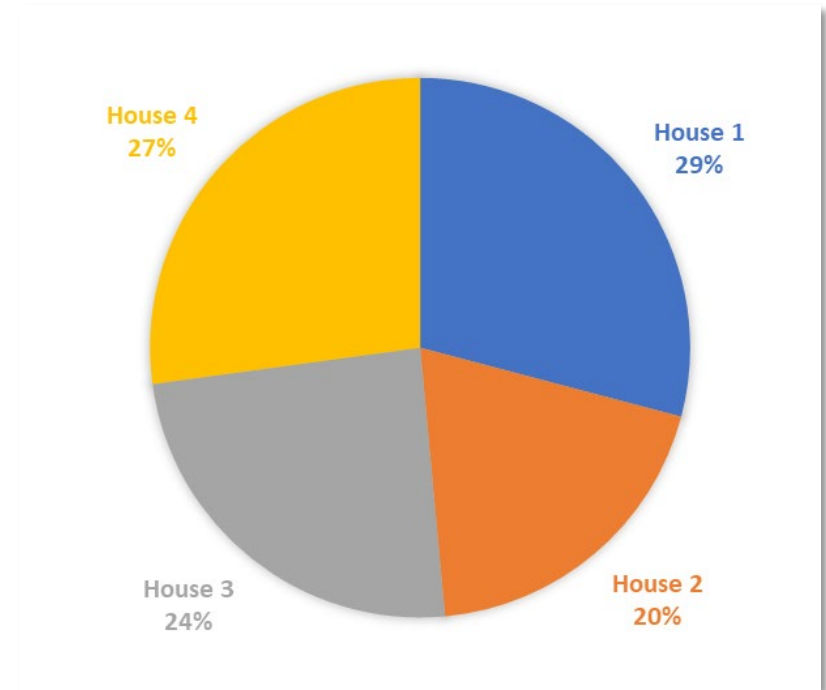


2024 EMV = \$100,000; 2025 Taxes = \$1,000
 2025 EMV = \$125,000; 2026 Taxes = \$1,200

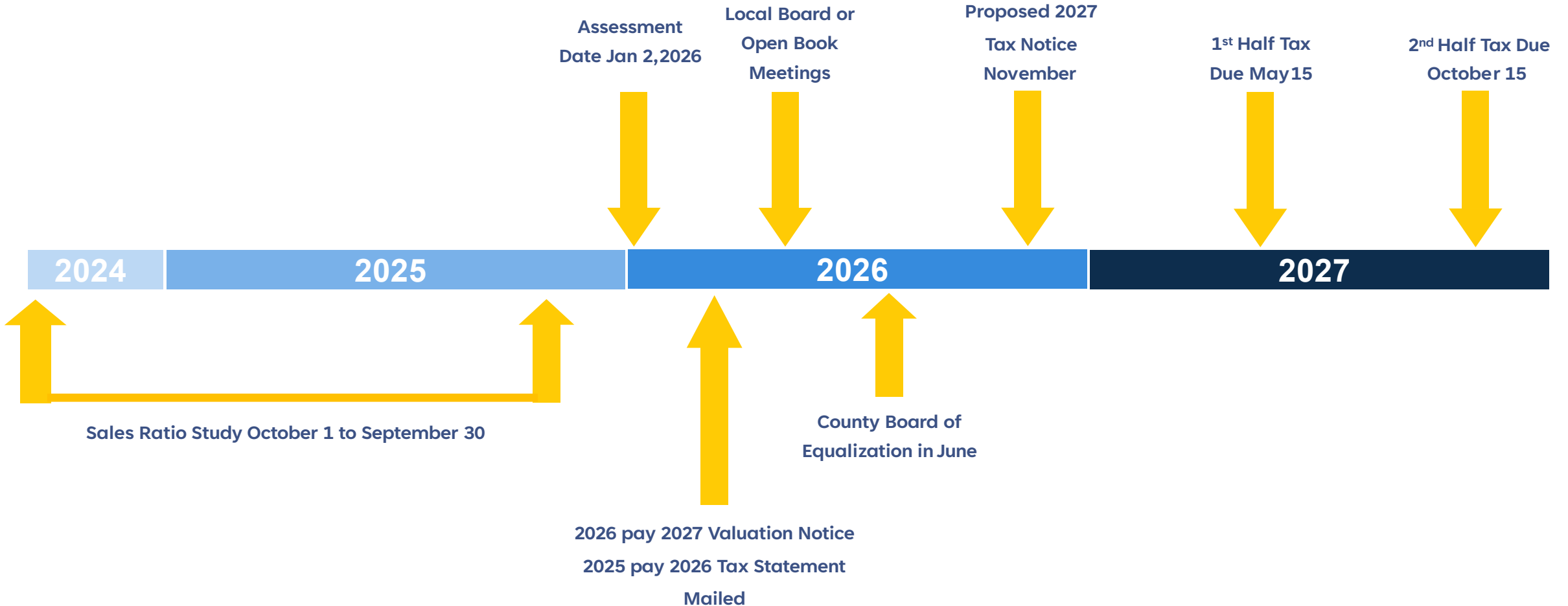
0% (arrow pointing to the 2025 EMV)
 0% (arrow pointing to the 2026 Taxes)



2024 EMV = \$100,000; 2025 Taxes = \$1,000
 2025 EMV = \$140,000; 2026 Taxes = \$1,350



Review of Cycle for Taxes Payable in 2026



Questions

Joshua Hoogland, SAMA, MPA

Joshua.Hoogland@hennepin.us

651-348-8853

hennepin.us/assessment



HENNEPIN COUNTY

MINNESOTA

Memo

To: City of Wayzata, Mayor, and Council

From: Josh Whitney, AMA, Residential Appraiser

Date: 3/03/2026

2026 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 2026 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 study. Sales from this study period of October 1, 2024, through September 30, 2025, are reviewed by the assessor and trended forward to January 2, 2026. 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. A quintile map is attached below. The map shows this area mainly on the eastern end of the city and the shoreline along Shady Ln and Bushaway. This was the fourth year setting the residential assessment for Wayzata and values continue to increase in the Highcroft neighborhood. In February of 2025 Condominium Declarations were filed for the Meyer Place Rental Apartment. There are now 22 more Condominium Units for the 2026 Assessment along with 2 Garage Spaces on the tax rolls for 2026.

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 2026 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	1.5%	Residential Condos	9.0%
Commercial	0.7%	Townhomes	1.8%
Industrial	0.0%	Duplex/Triplex	0.5%
Apartments	-8.7%	Twin Homes	-0.1%

City of Wayzata 2026 Assessment

Total market value:	\$3,685,605,500
New construction:	\$42,298,300
Net percentage increase for all property types:	1.4%
Gross percent increase for all property types:	2.6%

The Local Board of Appeal and Equalization Process

The 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 7th, 2026.

Value notices were mailed on February 27th, 2026. 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 7th, 2026.

- The board has the authority to increase, decrease, or take no action on individual valuations.
- The LBAE must not reduce the city's 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 15th, 2026. All requests for appointments at the County Board must be received by May 20, 2026.

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

Contact

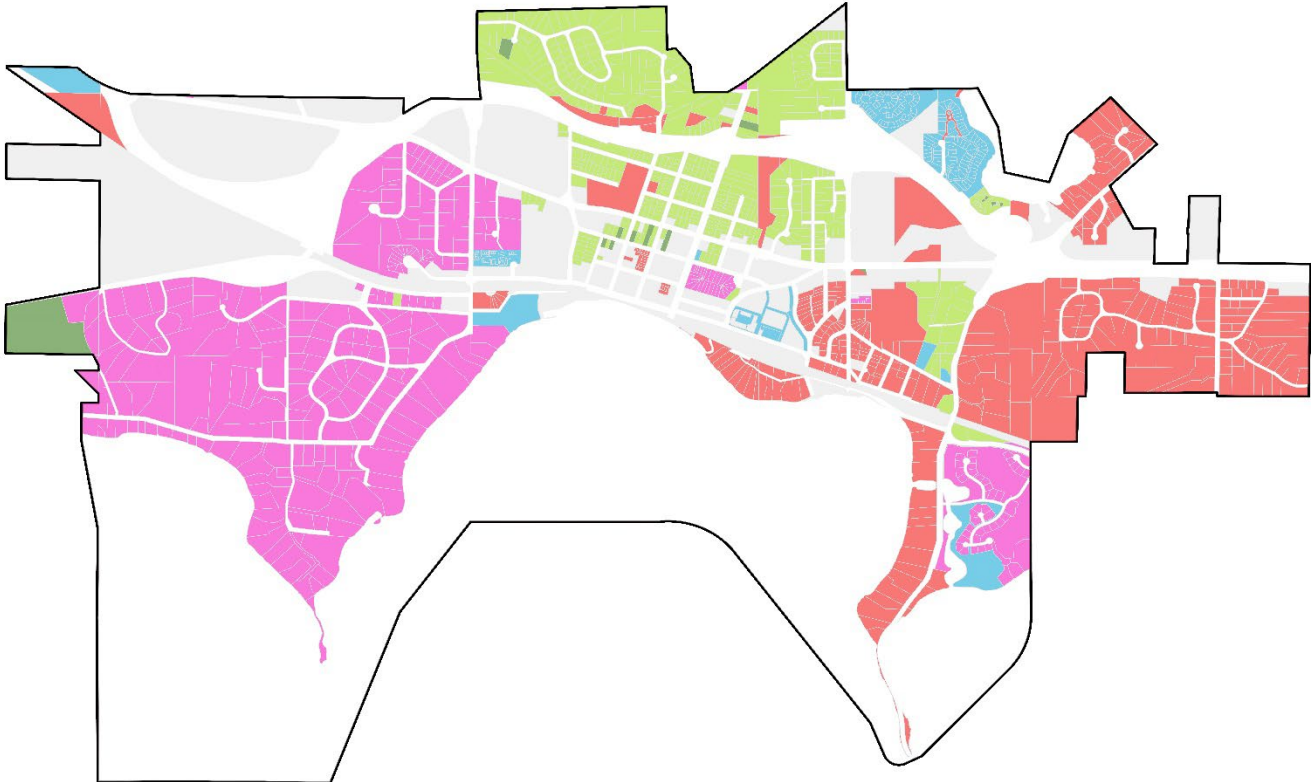
Residential Appraiser

Josh Whitney

612-715-6181 Cell Phone 612-596-1399 Teams Phone Number

joshua.whitney@hennepin.us

Wayzata Quintile Map



Legend

- Last Quintile Assessment Year
- 2022
 - 2023
 - 2024
 - 2025
 - 2026

Residential parcels only

Median Prices - Counties



	2021	2022	2023	2024	2025	Change From 2024	Change From 2021
Anoka County	\$327,500	\$350,000	\$354,000	\$365,000	\$370,000	+ 1.4%	+ 13.0%
Carver County	\$415,750	\$460,000	\$450,000	\$475,000	\$490,000	+3.2%	+ 17.9%
Chisago County	\$325,000	\$355,125	\$352,000	\$365,000	\$380,000	+4.1%	+ 16.9%
Dakota County	\$348,950	\$375,000	\$380,000	\$390,000	\$399,000	+2.3%	+ 14.3%
Goodhue County	\$264,900	\$288,500	\$270,500	\$302,500	\$310,000	+2.5%	+ 17.0%
Hennepin County	\$350,000	\$368,000	\$373,000	\$381,000	\$400,000	+5.0%	+ 14.3%
Isanti County	\$288,753	\$316,000	\$322,450	\$324,900	\$335,000	+3.1%	+ 16.0%
Kanabec County	\$230,000	\$250,000	\$249,900	\$267,400	\$272,950	+2.1%	+ 18.7%
Le Sueur County	\$255,000	\$299,900	\$300,000	\$310,000	\$307,000	-1.0%	+ 20.4%
Mille Lacs County	\$245,000	\$260,000	\$279,450	\$281,550	\$295,000	+4.8%	+ 20.4%
Ramsey County	\$290,000	\$305,000	\$310,000	\$325,000	\$338,000	+4.0%	+ 16.6%
Rice County	\$296,950	\$305,000	\$322,000	\$334,600	\$346,000	+ 3.4%	+ 16.5%
Scott County	\$380,000	\$420,464	\$420,000	\$429,900	\$429,990	+0.0%	+ 13.2%
Sherburne County	\$330,000	\$355,000	\$350,000	\$369,900	\$375,000	+ 1.4%	+ 13.6%
Sibley County	\$200,000	\$220,000	\$220,000	\$247,450	\$252,500	+2.0%	+ 26.3%
St. Croix County	\$332,900	\$370,000	\$378,450	\$395,500	\$410,000	+3.7%	+ 23.2%
Washington County	\$385,350	\$420,000	\$410,000	\$426,685	\$437,350	+2.5%	+ 13.5%
Wright County	\$348,000	\$379,900	\$381,000	\$385,000	\$399,899	+3.9%	+ 14.9%

2025 Annual Housing Market Report - Twin Cities Metro

Median Prices - Around the Metro

	2021	2022	2023	2024	2025	Ej cpi g" From 2024	Ej cpi g" From 2021
16-County Twin Cities Region	\$340,000	\$363,150	\$368,000	\$380,000	\$390,000	+2.6%	+ 14.7%
13-County Twin Cities Region	\$340,000	\$365,000	\$370,000	\$380,000	\$393,000	+3.4%	+ 15.6%
Afton	\$680,000	\$635,500	\$755,000	\$667,500	\$600,000	- 10.1 %	- 11.8%
Albertville	\$320,000	\$355,000	\$350,000	\$375,000	\$375,000	0.0%	+ 17.2%
Andover	\$416,821	\$437,454	\$425,000	\$439,000	\$455,895	+3.8%	+ 9.4%
Annandale	\$335,700	\$354,900	\$352,000	\$377,900	\$377,450	- 0.1%	+ 12.4%
Anoka	\$300,000	\$315,000	\$332,250	\$325,000	\$335,500	+3.2%	+ 11.8%
Apple Valley	\$325,000	\$350,000	\$360,000	\$375,000	\$380,000	+ 1.3%	+ 16.9%
Arden Hills	\$375,000	\$408,350	\$400,000	\$426,000	\$482,000	+ 13.1%	+ 28.5%
Arlington	\$207,000	\$212,000	\$202,000	\$250,000	\$236,700	-5.3%	+ 14.3%
Bayport	\$421,000	\$349,000	\$386,500	\$517,500	\$480,000	-7.2%	+ 14.0%
Becker	\$310,000	\$336,500	\$347,450	\$338,700	\$347,000	+2.5%	+ 11.9%
Belle Plaine	\$307,750	\$335,000	\$330,000	\$350,000	\$335,000	-4.3%	+8.9%
Bethel	\$250,000	\$320,000	\$442,000	\$329,000	\$360,000	+ 9.4%	+44.0%
Big Lake	\$320,000	\$351,000	\$339,500	\$345,000	\$340,000	-1.4%	+6.3%
Birchwood Village	\$459,000	\$450,000	\$485,000	\$525,000	\$325,000	- 38.1%	- 29.2%
Blaine	\$340,050	\$370,000	\$379,653	\$384,735	\$388,206	+0.9%	+ 14.2%
Bloomington	\$325,000	\$350,000	\$360,000	\$362,500	\$374,900	+ 3.4%	+ 15.4%
Bloomington - East	\$309,000	\$320,000	\$330,000	\$343,500	\$347,500	+ 1.2%	+ 12.5%
Bloomington - West	\$340,000	\$373,450	\$375,000	\$385,000	\$399,900	+3.9%	+ 17.6%
Brainerd MSA	\$282,500	\$325,000	\$339,000	\$350,000	\$369,900	+5.7%	+ 30.9%
Brooklyn Center	\$265,000	\$280,000	\$290,000	\$290,000	\$300,000	+3.4%	+ 13.2%
Brooklyn Park	\$315,000	\$328,200	\$335,000	\$340,000	\$350,000	+2.9%	+ 11.1%
Buffalo	\$326,450	\$345,000	\$355,000	\$355,000	\$369,000	+3.9%	+ 13.0%
Burnsville	\$335,000	\$355,000	\$356,000	\$375,000	\$378,750	+ 1.0%	+ 13.1%
Cambridge	\$285,000	\$305,000	\$306,950	\$315,000	\$325,000	+3.2%	+ 14.0%
Cannon Falls	\$327,000	\$340,000	\$347,000	\$340,500	\$362,000	+6.3%	+ 10.7%
Carver	\$455,105	\$512,513	\$469,995	\$499,990	\$510,000	+2.0%	+ 12.1%
Centerville	\$180,000	\$323,750	\$410,000	\$367,400	\$430,000	+ 17.0%	+ 138.9%
Champlin	\$335,075	\$366,000	\$368,750	\$365,000	\$375,000	+2.7%	+ 11.9%
Chanhassen	\$504,111	\$525,000	\$510,000	\$538,500	\$550,500	+2.2%	+9.2%
Chaska	\$375,000	\$419,990	\$415,000	\$465,750	\$485,000	+4.1%	+29.3%
Chisago	\$394,950	\$452,000	\$400,000	\$399,900	\$417,500	+4.4%	+5.7%
Circle Pines	\$279,500	\$286,000	\$290,000	\$330,000	\$315,000	-4.5%	+ 12.7%
Clear Lake	\$270,000	\$330,000	\$350,000	\$339,900	\$345,000	+ 1.5%	+27.8%
Clearwater	\$284,900	\$302,750	\$315,000	\$325,000	\$325,000	0.0%	+14.1%
Cleveland	\$320,000	\$275,000	\$395,000	\$310,000	\$316,500	+2.1%	-1.1%
Coates	\$0	\$0	\$295,000	\$350,000	\$0	-100.0%	--
Cokato	\$198,050	\$239,500	\$275,000	\$292,500	\$280,000	-4.3%	+ 41.4%
Cologne	\$350,000	\$403,852	\$406,051	\$401,725	\$403,133	+0.4%	+ 15.2%
Columbia Heights	\$265,000	\$290,000	\$288,080	\$294,750	\$300,000	+ 1.8%	+ 13.2%
Columbus	\$473,600	\$540,000	\$527,500	\$465,390	\$465,000	- 0.1%	-1.8%
Coon Rapids	\$289,000	\$309,900	\$325,000	\$325,000	\$340,000	+4.6%	+ 17.6%
Corcoran	\$569,477	\$597,789	\$624,990	\$620,438	\$634,432	+2.3%	+ 11.4%
Cottage Grove	\$355,245	\$397,995	\$392,500	\$397,000	\$399,900	+0.7%	+ 12.6%
Crystal	\$281,500	\$305,000	\$298,049	\$315,500	\$320,000	+ 1.4%	+ 13.7%



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	2021	2022	2023	2024	2025	Change From 2024	Change From 2021
Dayton	\$490,490	\$515,013	\$449,990	\$527,000	\$599,670	+ 13.8%	+22.3%
Deephaven	\$867,530	\$1,087,500	\$965,000	\$1,000,000	\$1,100,000	+ 10.0%	+26.8%
Delano	\$375,000	\$443,910	\$425,000	\$448,000	\$445,000	-0.7%	+ 18.7%
Dellwood	\$1,000,000	\$875,000	\$935,000	\$850,000	\$800,000	-5.9%	-20.0%
Eagan	\$350,000	\$375,000	\$375,000	\$380,500	\$395,000	+3.8%	+ 12.9%
East Bethel	\$370,000	\$388,877	\$384,250	\$415,000	\$408,700	-1.5%	+ 10.5%
Eden Prairie	\$425,000	\$452,500	\$462,000	\$465,000	\$475,000	+2.2%	+ 11.8%
Edina	\$577,000	\$585,000	\$600,500	\$618,000	\$675,000	+9.2%	+ 17.0%
Elk River	\$350,000	\$377,750	\$375,000	\$386,500	\$399,900	+3.5%	+ 14.3%
Elko New Market	\$410,950	\$437,500	\$472,500	\$443,334	\$432,714	-2.4%	+5.3%
Excelsior	\$669,500	\$700,000	\$820,000	\$840,000	\$937,000	+ 11.5%	+ 40.0%
Falcon Heights	\$366,000	\$400,000	\$404,000	\$400,000	\$407,112	+ 1.8%	+ 11.2%
Faribault	\$240,000	\$260,000	\$270,000	\$296,950	\$310,000	+4.4%	+ 29.2%
Farmington	\$340,000	\$380,000	\$367,000	\$407,000	\$400,000	-1.7%	+ 17.6%
Forest Lake	\$340,000	\$365,000	\$367,500	\$384,400	\$424,950	+ 10.5%	+ 25.0%
Fridley	\$290,000	\$307,750	\$315,000	\$315,000	\$330,000	+4.8%	+ 13.8%
Gaylord	\$190,000	\$210,000	\$216,500	\$222,500	\$223,000	+0.2%	+ 17.4%
Gem Lake	\$540,000	\$475,000	\$655,000	\$450,000	\$738,000	+64.0%	+ 36.7%
Golden Valley	\$390,000	\$425,000	\$424,000	\$424,000	\$438,700	+3.5%	+ 12.5%
Grant	\$610,006	\$700,000	\$709,900	\$677,750	\$670,000	-1.1%	+9.8%
Greenfield	\$475,000	\$675,000	\$620,000	\$772,500	\$827,500	+ 7.1%	+ 74.2%
Greenwood	\$1,325,000	\$1,095,000	\$2,061,500	\$2,972,500	\$2,575,000	-13.4%	+ 94.3%
Ham Lake	\$437,000	\$506,000	\$489,950	\$555,000	\$525,998	- 5.2%	+ 20.4%
Hamburg	\$250,600	\$237,500	\$305,000	\$303,850	\$314,875	+3.6%	+ 25.6%
Hammond	\$306,761	\$334,950	\$357,500	\$376,540	\$399,999	+6.2%	+ 30.4%
Hampton	\$130,950	\$164,222	\$400,000	\$355,000	\$390,000	+9.9%	+ 197.8%
Hanover	\$405,923	\$429,900	\$421,411	\$451,500	\$449,450	-0.5%	+ 10.7%
Hastings	\$295,000	\$311,150	\$325,000	\$339,900	\$340,000	+0.0%	+ 15.3%
Hilltop	\$0	\$0	\$0	\$0	\$0	--	--
Hopkins	\$287,000	\$315,000	\$325,000	\$373,000	\$365,000	-2.1%	+ 27.2%
Hudson	\$400,500	\$440,000	\$440,000	\$474,500	\$479,000	+0.9%	+ 19.6%
Hugo	\$385,000	\$450,000	\$399,900	\$415,000	\$439,615	+5.9%	+ 14.2%
Hutchinson	\$236,250	\$262,900	\$261,750	\$268,900	\$279,500	+3.9%	+ 18.3%
Independence	\$775,000	\$735,000	\$950,000	\$890,000	\$819,573	-7.9%	+5.8%
Inver Grove Heights	\$305,000	\$325,000	\$350,000	\$361,000	\$370,000	+2.5%	+21.3%
Isanti	\$292,000	\$330,000	\$328,200	\$329,950	\$326,140	-1.2%	+ 11.7%
Jordan	\$370,000	\$465,000	\$410,975	\$405,000	\$441,500	+9.0%	+ 19.3%
Lake Elmo	\$555,108	\$635,000	\$651,887	\$672,950	\$625,000	- 7.1%	+ 12.6%
Lake Minnetonka Area	\$630,000	\$635,000	\$652,273	\$655,428	\$757,500	+ 15.6%	+ 20.2%
Lake St. Croix Beach	\$289,950	\$320,000	\$342,500	\$325,000	\$436,000	+ 34.2%	+ 50.4%
Lakeland	\$319,900	\$361,500	\$383,500	\$450,000	\$367,500	-18.3%	+ 14.9%
Lakeland Shores	\$1,447,500	\$589,000	\$414,250	\$0	\$540,250	--	- 62.7%
Lakeville	\$440,000	\$485,375	\$485,000	\$494,234	\$500,000	+ 1.2%	+ 13.6%
Lauderdale	\$252,500	\$257,500	\$265,000	\$230,000	\$307,500	+ 33.7%	+ 21.8%
Le Center	\$210,000	\$273,200	\$299,900	\$229,900	\$258,250	+ 12.3%	+ 23.0%
Lexington	\$265,300	\$299,950	\$308,000	\$275,000	\$334,500	+21.6%	+ 26.1%

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	2021	2022	2023	2024	2025	Ej cpi g" From 2024	Ej cpi g" From 2021
Lilydale	\$336,850	\$450,000	\$390,000	\$407,500	\$372,500	-8.6%	+ 10.6%
Lindstrom	\$339,000	\$365,000	\$373,000	\$372,500	\$335,000	-10.1%	-1.2%
Lino Lakes	\$401,500	\$440,000	\$425,000	\$451,000	\$465,000	+3.1%	+ 15.8%
Little Canada	\$326,000	\$290,000	\$325,000	\$370,000	\$336,950	-8.9%	+ 3.4%
Long Lake	\$405,000	\$460,000	\$520,000	\$527,000	\$540,000	+2.5%	+ 33.3%
Lonsdale	\$317,900	\$354,900	\$352,500	\$342,500	\$377,250	+ 10.1%	+ 18.7%
Loretto	\$388,750	\$355,000	\$365,900	\$410,450	\$366,250	-10.8%	-5.8%
Mahtomedi	\$427,500	\$411,000	\$480,000	\$490,000	\$469,900	-4.1%	+9.9%
Maple Grove	\$371,000	\$400,000	\$389,300	\$404,000	\$432,000	+6.9%	+ 16.4%
Maple Lake	\$270,500	\$297,500	\$302,500	\$306,000	\$320,000	+4.6%	+ 18.3%
Maple Plain	\$350,500	\$351,000	\$360,000	\$380,000	\$395,499	+4.1%	+ 12.8%
Maplewood	\$300,000	\$310,000	\$325,000	\$330,000	\$339,900	+3.0%	+ 13.3%
Marine on St. Croix	\$528,246	\$650,000	\$647,500	\$650,000	\$735,000	+ 13.1%	+ 39.1%
Mayer	\$320,000	\$352,764	\$351,500	\$376,000	\$385,800	+2.6%	+ 20.6%
Medicine Lake	\$762,500	\$1,514,000	\$1,387,000	\$824,950	\$1,045,000	+26.7%	+ 37.0%
Medina	\$812,000	\$785,000	\$750,000	\$925,000	\$935,000	+ 1.1%	+ 15.1%
Mendota	\$1,175,000	\$299,995	\$250,000	\$1,680,000	\$200,000	- 88.1%	-83.0%
Mendota Heights	\$499,450	\$488,150	\$500,000	\$521,500	\$553,750	+6.2%	+ 10.9%
Miesville	\$0	\$412,500	\$382,500	\$327,450	\$0	-100.0%	--
Milaca	\$252,500	\$262,455	\$250,000	\$290,000	\$290,700	+0.2%	+ 15.1%
Minneapolis - (Citywide)	\$315,000	\$320,000	\$315,000	\$329,577	\$350,000	+6.2%	+ 11.1%
Minneapolis - Calhoun-Isle	\$420,000	\$447,500	\$360,000	\$451,000	\$475,000	+5.3%	+ 13.1%
Minneapolis - Camden	\$230,000	\$225,000	\$225,000	\$230,000	\$244,950	+6.5%	+6.5%
Minneapolis - Central	\$335,000	\$322,500	\$319,750	\$355,000	\$330,000	-7.0%	-1.5%
Minneapolis - Longfellow	\$325,000	\$348,350	\$330,000	\$340,000	\$370,000	+8.8%	+ 13.8%
Minneapolis - Near North	\$230,000	\$240,000	\$225,000	\$235,000	\$250,000	+6.4%	+8.7%
Minneapolis - Nokomis	\$340,000	\$350,000	\$350,000	\$363,000	\$381,000	+5.0%	+ 12.1%
Minneapolis - Northeast	\$305,000	\$330,000	\$335,000	\$340,000	\$348,125	+2.4%	+14.1%
Minneapolis - Phillips	\$233,500	\$230,000	\$220,000	\$225,000	\$192,500	-14.4%	-17.6%
Minneapolis - Powderhorn	\$283,500	\$295,000	\$288,500	\$298,500	\$315,000	+5.5%	+ 11.1%
Minneapolis - Southwest	\$480,000	\$500,000	\$480,000	\$500,000	\$555,000	+ 11.0%	+ 15.6%
Minneapolis - University	\$310,000	\$338,000	\$304,500	\$330,149	\$337,500	+2.2%	+8.9%
Minnetonka	\$432,000	\$462,000	\$465,000	\$492,500	\$500,000	+ 1.5%	+ 15.7%
Minnetonka Beach	\$1,795,000	\$3,150,000	\$2,100,000	\$2,293,872	\$2,500,000	+9.0%	+ 39.3%
Minnetrissa	\$610,169	\$625,000	\$638,500	\$646,450	\$668,000	+3.3%	+9.5%
Montgomery	\$255,000	\$280,000	\$292,500	\$268,000	\$298,500	+11.4%	+17.1%
Monticello	\$307,000	\$319,000	\$339,000	\$345,000	\$335,000	-2.9%	+9.1%
Montrose	\$273,000	\$298,900	\$290,000	\$315,000	\$325,000	+3.2%	+ 19.0%
Mora	\$230,000	\$247,450	\$230,000	\$266,400	\$255,000	-4.3%	+ 10.9%
Mound	\$342,500	\$349,950	\$354,000	\$378,000	\$413,500	+9.4%	+ 20.7%
Mounds View	\$300,000	\$328,950	\$307,000	\$339,000	\$349,850	+3.2%	+ 16.6%
New Brighton	\$335,000	\$356,000	\$365,000	\$380,000	\$385,000	+ 1.3%	+ 14.9%
New Germany	\$293,000	\$265,000	\$300,000	\$304,000	\$742,500	+ 144.2%	+ 153.4%
New Hope	\$320,000	\$335,000	\$330,000	\$350,000	\$360,000	+2.9%	+ 12.5%
New Prague	\$342,950	\$375,500	\$347,450	\$370,550	\$384,900	+3.9%	+ 12.2%
New Richmond	\$300,000	\$325,000	\$349,900	\$371,500	\$380,000	+2.3%	+ 26.7%

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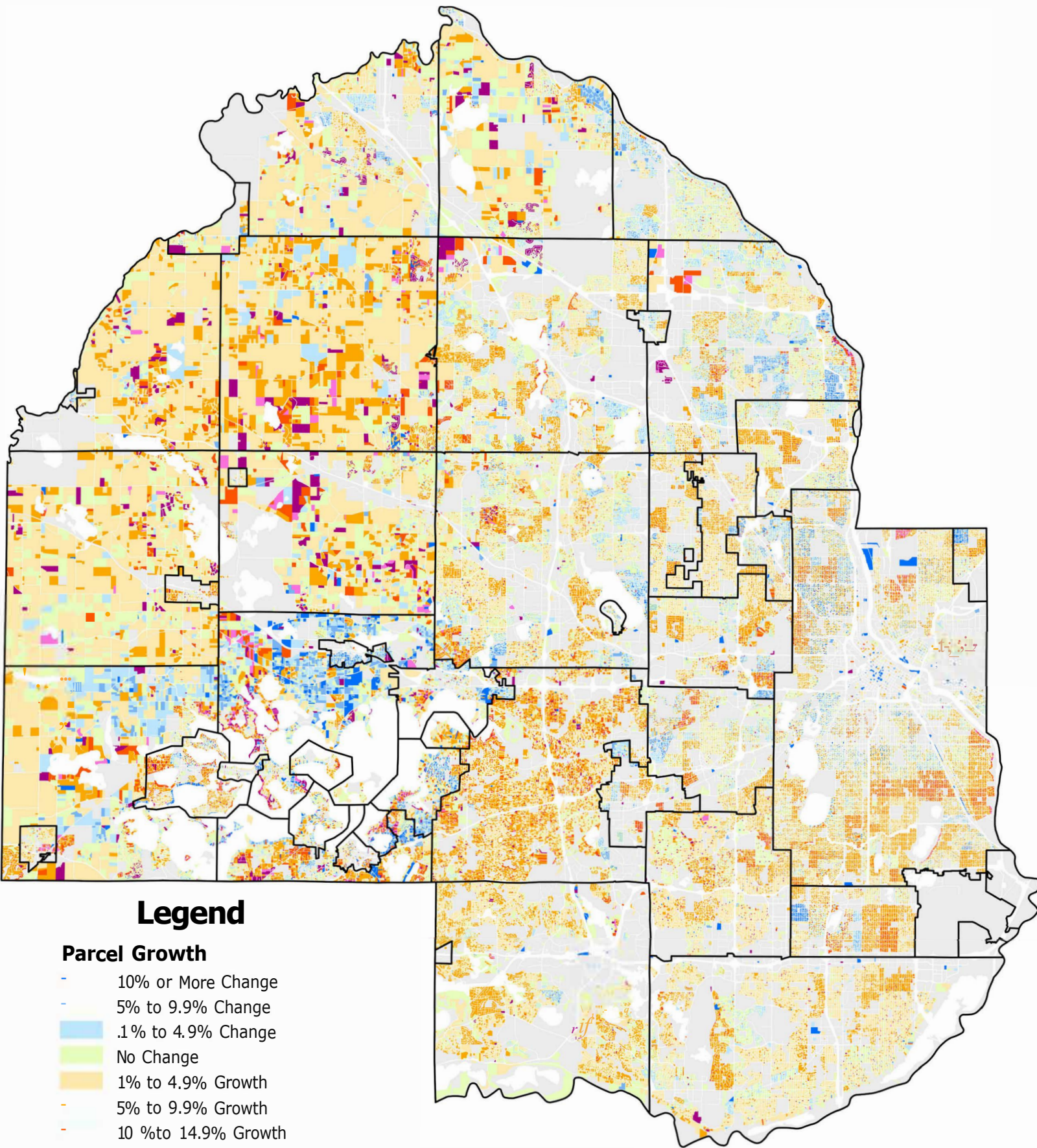
	2021	2022	2023	2024	2025	Ej cpi g" From 2024	Ej cpi g" From 2021
New Trier	\$290,000	\$0	\$330,000	\$370,000	\$180,000	- 51.4%	- 37.9%
Newport	\$432,245	\$397,500	\$335,000	\$342,000	\$365,000	+6.7%	-15.6%
North Branch	\$298,000	\$329,900	\$331,910	\$349,138	\$353,000	+ 1.1%	+ 18.5%
North Oaks	\$840,000	\$960,000	\$844,950	\$966,688	\$982,000	+ 1.6%	+ 16.9%
North Saint Paul	\$295,000	\$322,000	\$323,500	\$317,500	\$320,000	+0.8%	+8.5%
Northfield	\$324,900	\$335,000	\$350,000	\$365,000	\$366,500	+0.4%	+ 12.8%
Norwood Young America	\$270,000	\$270,000	\$306,000	\$295,000	\$325,000	+ 10.2%	+ 20.4%
Nowthen	\$433,000	\$475,000	\$559,000	\$600,000	\$575,000	-4.2%	+ 32.8%
Oak Grove	\$453,000	\$490,000	\$451,500	\$489,450	\$508,000	+3.8%	+ 12.1%
Oak Park Heights	\$310,000	\$353,124	\$358,000	\$339,900	\$375,000	+ 10.3%	+ 21.0%
Oakdale	\$295,500	\$320,000	\$344,000	\$340,000	\$320,000	-5.9%	+8.3%
Onamia	\$210,000	\$240,000	\$172,750	\$299,950	\$277,500	-7.5%	+ 32.1%
Orono	\$950,000	\$1,112,500	\$1,015,000	\$1,139,138	\$1,231,250	+8.1%	+ 29.6%
Osseo	\$299,000	\$295,000	\$311,000	\$324,900	\$349,900	+7.7%	+ 17.0%
Otsego	\$388,430	\$440,000	\$421,260	\$408,255	\$442,000	+8.3%	+ 13.8%
Pine City	\$221,000	\$275,000	\$283,500	\$276,450	\$310,000	+ 12.1%	+40.3%
Pine Springs	\$627,500	\$670,000	\$629,900	\$0	\$457,500	--	-27.1%
Plymouth	\$440,000	\$466,500	\$483,750	\$500,500	\$497,175	-0.7%	+ 13.0%
Princeton	\$309,950	\$324,900	\$325,000	\$337,500	\$350,000	+3.7%	+ 12.9%
Prior Lake	\$450,000	\$494,900	\$475,000	\$495,000	\$483,750	- 2.3%	+7.5%
Ramsey	\$343,000	\$370,950	\$368,950	\$392,425	\$389,900	-0.6%	+ 13.7%
Randolph	\$360,000	\$475,000	\$438,700	\$388,000	\$401,000	+3.4%	+ 11.4%
Red Wing	\$250,000	\$268,488	\$250,000	\$290,000	\$285,000	-1.7%	+ 14.0%
Richfield	\$325,000	\$335,000	\$336,100	\$353,950	\$365,000	+3.1%	+ 12.3%
River Falls	\$325,000	\$335,000	\$372,565	\$400,000	\$409,280	+2.3%	+ 25.9%
Robbinsdale	\$280,000	\$307,500	\$317,000	\$310,000	\$326,000	+5.2%	+ 16.4%
Rockford	\$325,321	\$359,950	\$370,000	\$347,500	\$355,900	+2.4%	+ 9.4%
Rogers	\$430,000	\$459,948	\$430,440	\$426,495	\$447,500	+4.9%	+4.1%
Rosemount	\$375,300	\$433,950	\$412,000	\$425,000	\$442,000	+4.0%	+ 17.8%
Roseville	\$331,500	\$330,000	\$340,000	\$350,000	\$375,000	+ 7.1%	+ 13.1%
Rush City	\$272,685	\$287,500	\$300,000	\$309,900	\$313,150	+ 1.0%	+ 14.8%
Saint Anthony	\$361,089	\$370,000	\$380,000	\$335,000	\$357,500	+6.7%	-1.0%
Saint Bonifacius	\$335,000	\$351,500	\$336,500	\$369,900	\$340,000	-8.1%	+ 1.5%
Saint Cloud MSA	\$238,000	\$264,000	\$270,000	\$285,000	\$295,000	+3.5%	+23.9%
Saint Francis	\$301,000	\$330,000	\$340,000	\$357,950	\$340,000	-5.0%	+ 13.0%
Saint Louis Park	\$340,000	\$360,000	\$375,000	\$375,000	\$388,500	+3.6%	+ 14.3%
Saint Mary's Point	\$380,000	\$600,000	\$380,000	\$829,125	\$455,000	- 45.1%	+ 19.7%
Saint Michael	\$408,500	\$434,620	\$433,652	\$449,900	\$440,000	-2.2%	+7.7%
Saint Paul	\$264,000	\$275,000	\$280,000	\$292,000	\$301,000	+3.1%	+ 14.0%
Saint Paul - Battle Creek/ Highwood	\$255,000	\$280,000	\$285,000	\$289,900	\$300,000	+3.5%	+ 17.6%
Saint Paul - Como Park	\$290,000	\$317,000	\$321,250	\$321,750	\$347,500	+8.0%	+ 19.8%
Saint Paul - Dayton's Bluff	\$220,000	\$235,000	\$249,746	\$233,500	\$245,000	+4.9%	+11.4%
Saint Paul - Downtown	\$191,500	\$188,500	\$200,000	\$179,500	\$203,000	+ 13.1%	+6.0%
Saint Paul - Greater East Side	\$240,000	\$250,000	\$254,500	\$263,000	\$260,000	-1.1%	+8.3%
Saint Paul - Hamline-Midway	\$275,000	\$285,000	\$277,500	\$280,000	\$299,000	+6.8%	+8.7%
Saint Paul - Highland Park	\$398,000	\$407,500	\$465,000	\$455,000	\$499,900	+9.9%	+ 25.6%

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	2021	2022	2023	2024	2025	Ej cpi g" From 2024	Ej cpi g" From 2021
Saint Paul - Merriam Park / Lexington-Hamline	\$368,200	\$399,900	\$390,000	\$400,500	\$438,000	+9.4%	+ 19.0%
Saint Paul - Macalester-Groveland	\$401,000	\$422,000	\$407,500	\$431,000	\$453,000	+5.1%	+ 13.0%
Saint Paul - North End	\$212,250	\$219,188	\$206,000	\$237,500	\$245,000	+3.2%	+ 15.4%
Saint Paul - Payne-Phalen	\$230,000	\$230,500	\$240,000	\$240,000	\$259,000	+7.9%	+ 12.6%
Saint Paul - St. Anthony Park	\$325,000	\$368,000	\$290,000	\$328,500	\$367,767	+ 12.0%	+ 13.2%
Saint Paul - Summit Hill	\$432,000	\$455,000	\$518,250	\$516,250	\$689,000	+ 33.5%	+ 59.5%
Saint Paul - Summit-University	\$280,000	\$300,500	\$280,000	\$300,000	\$300,000	0.0%	+ 7.1%
Saint Paul - Thomas-Dale (Frogtown)	\$217,000	\$215,000	\$240,000	\$226,000	\$247,500	+9.5%	+ 14.1%
Saint Paul - West Seventh	\$285,000	\$285,000	\$280,000	\$304,999	\$310,000	+ 1.6%	+8.8%
Saint Paul - West Side	\$250,000	\$257,000	\$250,000	\$265,700	\$285,000	+7.3%	+ 14.0%
Saint Paul Park	\$278,000	\$296,000	\$318,000	\$294,000	\$315,000	+ 7.1%	+ 13.3%
Savage	\$390,000	\$421,000	\$415,000	\$425,000	\$431,250	+ 1.5%	+ 10.6%
Scandia	\$550,000	\$550,000	\$575,500	\$515,000	\$565,000	+9.7%	+2.7%
Shakopee	\$340,257	\$400,000	\$385,000	\$400,000	\$413,433	+ 3.4%	+ 21.5%
Shoreview	\$349,775	\$360,000	\$360,000	\$405,000	\$399,900	-1.3%	+ 14.3%
Shorewood	\$779,750	\$762,500	\$830,000	\$712,500	\$978,310	+37.3%	+ 25.5%
Somerset	\$300,000	\$372,925	\$385,500	\$382,500	\$405,400	+6.0%	+35.1%
South Haven	\$299,950	\$319,938	\$369,900	\$495,000	\$379,900	-23.3%	+ 26.7%
South Saint Paul	\$268,000	\$278,000	\$285,000	\$290,750	\$299,900	+3.1%	+ 11.9%
Spring Lake Park	\$280,000	\$296,125	\$304,900	\$310,000	\$320,000	+3.2%	+ 14.3%
Spring Park	\$635,000	\$775,000	\$450,000	\$692,500	\$677,500	-2.2%	+6.7%
Stacy	\$360,000	\$400,000	\$389,000	\$400,000	\$420,000	+5.0%	+ 16.7%
Stillwater	\$456,000	\$505,000	\$416,000	\$462,500	\$475,000	+2.7%	+4.2%
Sunfish Lake	\$1,700,000	\$1,603,750	\$1,565,000	\$1,420,000	\$1,285,000	-9.5%	- 24.4%
Tonka Bay	\$1,050,000	\$926,000	\$1,841,311	\$1,900,000	\$1,250,000	- 34.2%	+ 19.0%
Vadnais Heights	\$300,000	\$360,000	\$350,000	\$355,000	\$393,000	+ 10.7%	+ 31.0%
Vermillion	\$0	\$306,000	\$350,000	\$355,000	\$420,000	+ 18.3%	--
Victoria	\$527,500	\$619,950	\$600,000	\$610,000	\$650,000	+6.6%	+ 23.2%
Waconia	\$415,000	\$465,000	\$459,990	\$464,990	\$469,900	+ 1.1%	+ 13.2%
Watertown	\$315,000	\$366,450	\$331,000	\$367,500	\$350,000	-4.8%	+ 11.1%
Waterville	\$220,000	\$232,500	\$259,500	\$285,000	\$265,000	-7.0%	+ 20.5%
Wayzata	\$900,000	\$1,175,000	\$1,175,000	\$1,092,500	\$1,187,500	+8.7%	+ 31.9%
West Saint Paul	\$280,000	\$297,500	\$307,000	\$325,000	\$340,000	+4.6%	+21.4%
White Bear Lake	\$315,000	\$331,250	\$340,000	\$350,000	\$360,000	+2.9%	+ 14.3%
Willernie	\$244,967	\$290,000	\$280,000	\$358,000	\$335,306	-6.3%	+36.9%
Winthrop	\$158,950	\$162,240	\$169,000	\$190,500	\$205,000	+7.6%	+ 29.0%
Woodbury	\$410,000	\$450,000	\$455,000	\$470,000	\$456,000	-3.0%	+ 11.2%
Woodland	\$1,301,250	\$850,000	\$1,550,000	\$1,010,000	\$1,200,000	+ 18.8%	-7.8%
Wyoming	\$354,500	\$404,000	\$401,000	\$390,500	\$453,000	+ 16.0%	+ 27.8%
Zimmerman	\$324,840	\$360,000	\$350,000	\$350,000	\$354,400	+ 1.3%	+9.1%
Zumbrota	\$273,000	\$300,000	\$275,500	\$312,950	\$324,000	+3.5%	+ 18.7%

Hennepin County Residential Property Growth, 2026 Assessment



Legend

Parcel Growth

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



2026 Static Assessment Growth

Single Family Residential Properties

Lake Minnetonka

City	Off Lake	On Lake
Deephaven	1.5%	0.3%
Excelsior	2.3%	5.7%
Greenwood	14.3%	-4.6%
Minnetonka	5.9%	9.7%
Minnetonka Beach	3.3%	2.8%
Minnetrista	3.1%	3.5%
Mound	5.0%	1.7%
Orono	-2.2%	8.8%
Shorewood	4.0%	-1.5%
Spring Park	-6.3%	0.8%
Tonka Bay	3.2%	0.4%
Wayzata	1.8%	0.5%
Woodland	4.6%	1.4%
Overall Static Growth	3.7%	3.3%

2025 Static Assessment Growth

Single Family Residential Properties

All Lakes, Lake Minnetonka Cities

City	Off Lake	On Lake
Deephaven	1.5%	0.4%
Excelsior	1.9%	6.7%
Greenwood	14.3%	-4.6%
Minnetonka	5.9%	9.5%
Minnetonka Beach	3.3%	2.8%
Minnetrista	3.0%	3.4%
Mound	4.7%	2.1%
Orono	-2.4%	8.5%
Shorewood	3.8%	0.7%
Spring Park	-6.3%	0.8%
Tonka Bay	3.2%	0.4%
Wayzata	1.8%	0.5%
Woodland	4.5%	1.7%
Overall Static Growth	3.7%	3.5%

2026 Static Assessment Growth

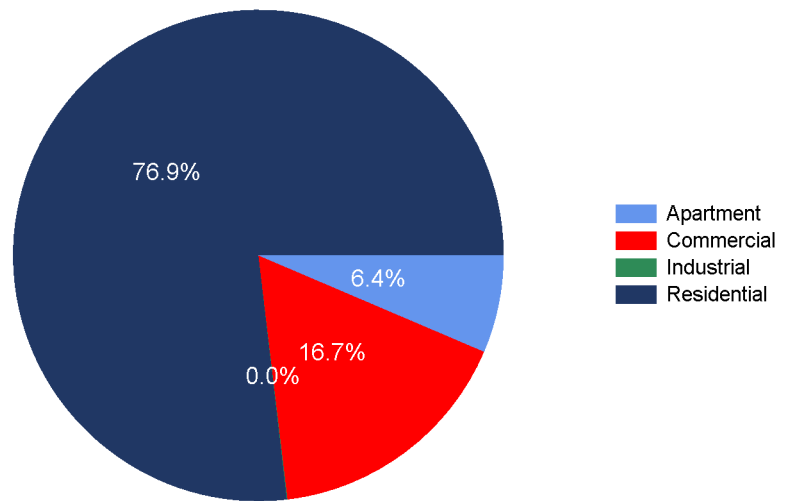
Single Family Residential Properties

All Lakes, All Cities with Lakes

City	Off Lake	On Lake
Bloomington	3.0%	4.0%
Brooklyn Center	2.9%	2.6%
Brooklyn Park	0.6%	-1.5%
Champlin	-0.1%	0.7%
Corcoran	6.3%	21.8%
Crystal	3.1%	0.2%
Dayton	1.6%	3.2%
Deephaven	1.5%	0.4%
Eden Prairie	4.1%	1.2%
Edina	3.1%	3.7%
Excelsior	1.9%	6.7%
Golden Valley	3.2%	4.5%
Greenfield	3.8%	4.6%
Greenwood	14.3%	-4.6%
Hanover	1.5%	2.9%
Independence	3.2%	6.4%
Long Lake	-2.0%	2.9%
Maple Grove	2.4%	6.2%
Medicine Lake	1.3%	0.0%
Medina	3.7%	7.2%
Minnetonka	5.9%	9.5%
Minnetonka Beach	3.3%	2.8%
Minnetrista	3.0%	3.4%
Mound	4.7%	2.1%
Orono	-2.4%	8.5%
Plymouth	2.3%	0.4%
Robbinsdale	-0.1%	4.5%
Rockford	-3.5%	1.2%
Rogers	1.1%	2.9%
Saint Louis Park	2.2%	-1.4%
Shorewood	3.8%	0.7%
Spring Park	-6.3%	0.8%
Tonka Bay	3.2%	0.4%
Wayzata	1.8%	0.5%
Woodland	4.5%	1.7%
Overall Static Growth	3.0%	3.4%

Wayzata Totals

Estimated Market Value	2.6%
Taxable Market Value	2.6%
Net Tax Capacity	2.5%



Property Type	2025		2026			New Construction		
	Parcels	Est Market Value	Parcels	Est Market Value	Gross Growth	Parcels	Improvement Value	Net Growth
Apartment	32	247,080,000	31	236,284,700	-4.4%	5	10,750,000	-8.7%
Apartments	30	241,905,000	30	235,059,700	-2.8%	5	10,750,000	-7.3%
Vacant Apartment Land	2	5,175,000	1	1,225,000	-76.3%	0	0	-76.3%
Commercial	130	606,817,800	130	615,289,400	1.4%	5	4,410,000	0.7%
Office	53	293,140,000	53	294,962,000	0.6%	2	3,650,000	-0.6%
Retail	32	105,929,000	32	106,992,000	1.0%	0	0	1.0%
Vacant Commercial Land	11	65,584,500	11	70,033,200	6.8%	0	0	6.8%
Other	11	43,889,300	10	32,674,200	-25.6%	1	110,000	-25.8%
Automotive	7	30,265,000	7	30,265,000	0.0%	0	0	0.0%
Medical	6	21,214,000	7	32,652,000	53.9%	2	650,000	50.9%
Food / Entertainment	5	16,774,000	5	16,459,000	-1.9%	0	0	-1.9%
Bank	4	9,232,000	4	9,422,000	2.1%	0	0	2.1%
Hospitality	1	20,790,000	1	21,830,000	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	1,712	2,736,514,900	1,736	2,832,440,400	3.5%	80	27,138,300	2.5%
Single Family	933	1,946,510,600	937	2,001,316,300	2.8%	66	26,235,700	1.5%
Condominium	347	375,292,000	369	409,730,400	9.2%	5	499,700	9.0%
Townhome	265	294,522,000	265	300,193,300	1.9%	8	395,100	1.8%
Vacant Res Land	121	68,982,400	114	66,274,300	-3.9%	0	0	-3.9%
Duplex/Triplex	28	19,999,100	27	20,106,000	0.5%	1	7,800	0.5%
Other Residential	16	30,325,500	22	33,937,300	11.9%	0	0	11.9%
Zero Lot Line	2	883,300	2	882,800	-0.1%	0	0	-0.1%
Total Real Property	1,875	3,592,003,700	1,898	3,685,605,500	2.6%	90	42,298,300	1.4%

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.

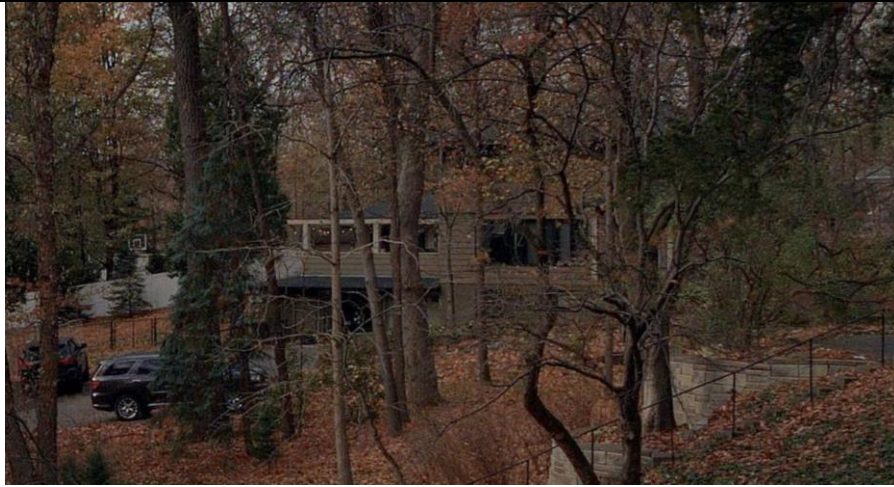
Each area or neighborhood is different; its values can change at a faster (or slower) rate than others.

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.

Off Lake Single Family



243 BUSHAWAY RD

05-117-22-31-0016

2026 ESTIMATED MARKET VALUE: \$715,700

SALE DATE : September 10, 2025
NET SALE PRICE : \$750,000
ANNUAL MCAP ADJ : 0.000
MCAP SALE PRICE : \$750,000

SALE DATE: Aug 4, 2025
SALE PRICE: \$770,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1956
GROUND FL SF : 1,236
TOTAL ABOVE GRADE SF : 2,188
BASEMENT SF : 1,498
BASEMENT % FIN : 40%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 240
DECK SF : 263

GARAGES

GARAGE 1 SF : 546
GARAGE 1 TYPE : Tuck Under 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



510 SHADYWAY RD

06-117-22-11-0012

2026 ESTIMATED MARKET VALUE: \$398,000

SALE DATE : June 24, 2025
NET SALE PRICE : \$415,000
ANNUAL MCAP ADJ : 0.000
MCAP SALE PRICE : \$415,000

SALE DATE: Sep 29, 2014
SALE PRICE: \$210,000

BUILDING CHARACTERISTICS

STORIES : Split Level
AGE : 1958
GROUND FL SF : 1,244
TOTAL ABOVE GRADE SF : 1,244
BASEMENT SF : 624
BASEMENT % FIN : 60%
WALKOUT : Yes

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

PORCHES / DECKS

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

GARAGES

GARAGE 1 SF : 312
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



1316 HOLDRIDGE TER

04-117-22-32-0005

2026 ESTIMATED MARKET VALUE:

\$403,200

SALE DATE : June 6, 2025
NET SALE PRICE : \$420,000
ANNUAL MCAP ADJ : 0.000
MCAP SALE PRICE : \$420,000

SALE DATE: Jun 22, 2012
SALE PRICE: \$124,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1955
GROUND FL SF : 1,306
TOTAL ABOVE GRADE SF : 1,306
BASEMENT SF : 1,248
BASEMENT % FIN : 30%
WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 136

GARAGES

GARAGE 1 SF : 528
GARAGE 1 TYPE : Tuck Under 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



685 HARMONY CIR

31-118-22-44-0045

2026 ESTIMATED MARKET VALUE: \$430,400

SALE DATE : August 27, 2025
NET SALE PRICE : \$451,000
ANNUAL MCAP ADJ : 0.000
MCAP SALE PRICE : \$451,000

SALE DATE: May 22, 2015
SALE PRICE: \$261,025

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1959
GROUND FL SF : 1,365
TOTAL ABOVE GRADE SF : 1,365
BASEMENT SF : 1,092
BASEMENT % FIN : 50%
WALKOUT : No

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

PORCHES / DECKS

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

GARAGES

GARAGE 1 SF : 409
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



709 WAYZATA BLVD E

06-117-22-13-0068

2026 ESTIMATED MARKET VALUE:

\$660,900

SALE DATE : July 22, 2025
NET SALE PRICE : \$688,740
ANNUAL MCAP ADJ : 0.000
MCAP SALE PRICE : \$688,700

SALE DATE: Jul 22, 2025
SALE PRICE: \$688,740

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1999
GROUND FL SF : 912
TOTAL ABOVE GRADE SF : 1,692
BASEMENT SF : 912
BASEMENT % FIN : 40%
WALKOUT : No

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

GARAGES

GARAGE 1 SF : 580
GARAGE 1 TYPE : Detached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 4,356
LOT ACRES : 0.10

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



675 HARMONY CIR

31-118-22-44-0043

2026 ESTIMATED MARKET VALUE: \$652,000

SALE DATE : March 7, 2025
NET SALE PRICE : \$705,000
ANNUAL MCAP ADJ : 0.000
MCAP SALE PRICE : \$705,000

SALE DATE: Jul 18, 2024
SALE PRICE: \$421,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1957
GROUND FL SF : 1,584
TOTAL ABOVE GRADE SF : 1,584
BASEMENT SF : 1,056
BASEMENT % FIN : 80%
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 : 352

GARAGES

GARAGE 1 SF : 680
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 14,375
LOT ACRES : 0.33

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



429 RICE ST E

06-117-22-24-0055

2026 ESTIMATED MARKET VALUE:

\$736,500

SALE DATE : April 4, 2025
NET SALE PRICE : \$775,000
ANNUAL MCAP ADJ : 0.000
MCAP SALE PRICE : \$775,000

SALE DATE: Nov 1, 2021
SALE PRICE: \$395,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1960
GROUND FL SF : 1,456
TOTAL ABOVE GRADE SF : 1,456
BASEMENT SF : 1,125
BASEMENT % FIN : 30%
WALKOUT : No

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

PORCHES / DECKS

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

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 10,890
LOT ACRES : 0.25

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



135 BENTON AVE N

06-117-22-14-0055

2026 ESTIMATED MARKET VALUE: \$764,300

SALE DATE : November 6, 2024
NET SALE PRICE : \$800,000
ANNUAL MCAP ADJ : 0.000
MCAP SALE PRICE : \$800,000

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 1 3/4 Story
AGE : 1939
GROUND FL SF : 954
TOTAL ABOVE GRADE SF : 1,629
BASEMENT SF : 940
BASEMENT % FIN : 60%
WALKOUT : No

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

PORCHES / DECKS

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

GARAGES

GARAGE 1 SF : 379
GARAGE 1 TYPE : Detached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 8,276
LOT ACRES : 0.19

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



399 RIDGEVIEW DR E

06-117-22-21-0063

2026 ESTIMATED MARKET VALUE:

\$807,100

SALE DATE : November 14, 2024
NET SALE PRICE : \$835,732
ANNUAL MCAP ADJ : 0.000
MCAP SALE PRICE : \$835,700

SALE DATE: Jan 19, 2018
SALE PRICE: \$600,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1996
GROUND FL SF : 1,750
TOTAL ABOVE GRADE SF : 1,750
BASEMENT SF : 1,750
BASEMENT % FIN : 80%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 154
DECK SF : 320

GARAGES

GARAGE 1 SF : 700
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 49,223
LOT ACRES : 1.13

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



520 FAR HILL RD

31-118-22-34-0040

2026 ESTIMATED MARKET VALUE: \$901,300

SALE DATE : April 30, 2025
NET SALE PRICE : \$940,000
ANNUAL MCAP ADJ : 0.000
MCAP SALE PRICE : \$940,000

SALE DATE: May 12, 2023
SALE PRICE: \$950,000

BUILDING CHARACTERISTICS

STORIES : 1 3/4 Story
AGE : 1985
GROUND FL SF : 1,541
TOTAL ABOVE GRADE SF : 2,351
BASEMENT SF : 1,368
BASEMENT % FIN : 80%
WALKOUT : Yes

CENTRAL AC : Yes
FIREPLACES : 1
DELUXE BATHS : 0
FULL BATHS : 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 : 420

GARAGES

GARAGE 1 SF : 677
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 15,246
LOT ACRES : 0.35

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



254 BENTON AVE

06-117-22-14-0061

2026 ESTIMATED MARKET VALUE: \$916,600

SALE DATE : May 16, 2025
NET SALE PRICE : \$960,000
ANNUAL MCAP ADJ : 0.000
MCAP SALE PRICE : \$960,000

SALE DATE: Mar 29, 2018
SALE PRICE: \$643,175

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1948
GROUND FL SF : 1,204
TOTAL ABOVE GRADE SF : 2,125
BASEMENT SF : 1,204
BASEMENT % FIN : 60%
WALKOUT : No

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

PORCHES / DECKS

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

GARAGES

GARAGE 1 SF : 240
GARAGE 1 TYPE : Tuck Under Garage
GARAGE 2 SF : 780
GARAGE 2 TYPE : Detached Garage

LOT CHARACTERISTICS

LOT SF : 17,860
LOT ACRES : 0.41

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



280 RIDGEVIEW DR E

31-118-22-33-0014

2026 ESTIMATED MARKET VALUE: \$1,176,300

SALE DATE : April 9, 2025
NET SALE PRICE : \$1,185,500
ANNUAL MCAP ADJ : 0.000
MCAP SALE PRICE : \$1,185,500

SALE DATE: Apr 12, 2010
SALE PRICE: \$730,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1956
GROUND FL SF : 1,402
TOTAL ABOVE GRADE SF : 2,502
BASEMENT SF : 1,084
BASEMENT % FIN : 90%
WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 260
OPEN PORCH SF : 564
DECK SF : 120

GARAGES

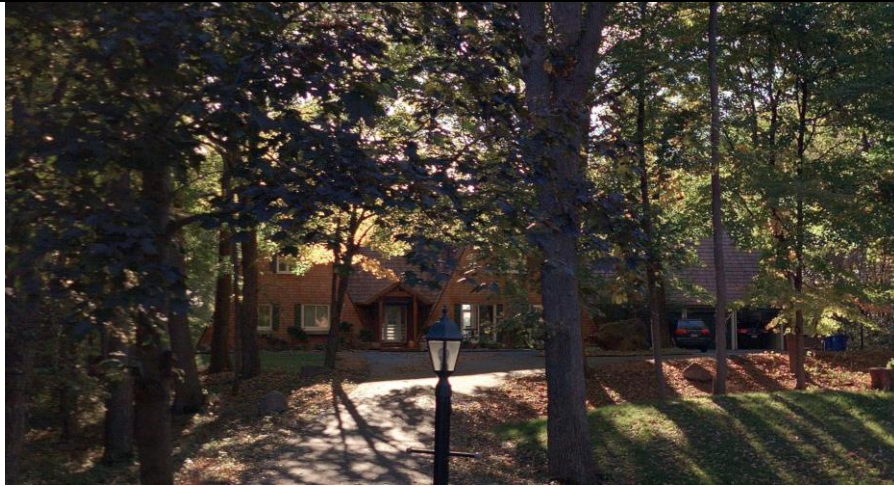
GARAGE 1 SF : 711
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 16,117
LOT ACRES : 0.37

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



***Multiple Parcel Sale**

Parcel 01-117-23-32-0020 - 2026 Estimated Market Value \$74,300 (Vacant Land)
 Parcel 02-117-23-41-0011 - 2026 Estimated Market Value \$220,800 (Vacant Land)
 Parcel 02-117-23-41-0012 - 2026 Estimated Market Value \$870,000 (Bldg & Land)

700 HILLSIDE DR W

***COMBINED PARCEL 2026 ESTIMATED MARKETVALUE:**

\$1,165,100

SALE DATE : June 18, 2025
 NET SALE PRICE : \$1,250,000
 ANNUAL MCAP ADJ : 0.000
 MCAP SALE PRICE : \$1,250,000

SALE DATE: Jun 7, 2010
 SALE PRICE: \$750,000

BUILDING CHARACTERISTICS

STORIES : 1 1/2 Story
 AGE : 1970
 GROUND FL SF : 2,631
 TOTAL ABOVE GRADE SF : 3,947
 BASEMENT SF : 3,437
 BASEMENT % FIN : 70%
 WALKOUT : Yes

CENTRAL AC : Yes
 # FIREPLACES : 1
 # DELUXE BATHS : 2
 # 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 : 50
 DECK SF : 250

GARAGES

GARAGE 1 SF : 806
 GARAGE 1 TYPE : Attached Garage
 GARAGE 2 SF : 806
 GARAGE 2 TYPE : Tuck Under Garage

LOT CHARACTERISTICS

LOT SF : 70,567
 LOT ACRES : 1.62

LAKE :
 EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



131 PEAVEY LN

01-117-23-41-0010

2026 ESTIMATED MARKET VALUE: \$1,231,200

SALE DATE : June 2, 2025
NET SALE PRICE : \$1,300,000
ANNUAL MCAP ADJ : 0.000
MCAP SALE PRICE : \$1,300,000

SALE DATE: Jun 29, 2016
SALE PRICE: \$750,500

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1959
GROUND FL SF : 1,119
TOTAL ABOVE GRADE SF : 2,822
BASEMENT SF : 783
BASEMENT % FIN : 40%
WALKOUT : No

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

PORCHES / DECKS

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

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 20,473
LOT ACRES : 0.47

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



550 HILLSIDE DR W

01-117-23-32-0003

2026 ESTIMATED MARKET VALUE: \$1,450,100

SALE DATE : October 17, 2024
NET SALE PRICE : \$1,495,000
ANNUAL MCAP ADJ : 0.000
MCAP SALE PRICE : \$1,495,000

SALE DATE: Jun 10, 2013
SALE PRICE: \$795,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1988
GROUND FL SF : 1,849
TOTAL ABOVE GRADE SF : 3,988
BASEMENT SF : 1,849
BASEMENT % FIN : 80%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 117
DECK SF : 528

GARAGES

GARAGE 1 SF : 803
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 128,502
LOT ACRES : 2.95

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



350 FERNDALE RD

31-118-22-33-0052

2026 ESTIMATED MARKET VALUE: \$1,312,400

SALE DATE : May 30, 2025
NET SALE PRICE : \$950,000
ANNUAL MCAP ADJ : 0.000
MCAP SALE PRICE : \$950,000

SALE DATE:
SALE PRICE:
CURRENTLY PENDING SALE: \$1,750,000
TENATIVE CLOSING MARCH 13, 2026

BUILDING CHARACTERISTICS

STORIES :	2 Story	CENTRAL AC :	Yes
AGE :	1987	# FIREPLACES :	1
GROUND FL SF :	1,438	# DELUXE BATHS :	1
TOTAL ABOVE GRADE SF :	2,600	# FULL BATHS :	1
BASEMENT SF :	1,358	# 3/4 BATHS :	1
BASEMENT % FIN :	90%	# HALF BATHS :	1
WALKOUT :	No	# BEDROOMS :	6

PORCHES / DECKS

ENCLOSED PORCH SF : 144
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 400

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 146,797
LOT ACRES : 3.37
LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



312 HAMPTON ST S

05-117-22-33-0029

2026 ESTIMATED MARKET VALUE: \$1,328,700

SALE DATE : May 29, 2025
NET SALE PRICE : \$1,473,000
ANNUAL MCAP ADJ : 0.000
MCAP SALE PRICE : \$1,473,000

SALE DATE: May 18, 2012
SALE PRICE: \$166,000

BUILDING CHARACTERISTICS

STORIES : 1 3/4 Story
AGE : 1914
GROUND FL SF : 918
TOTAL ABOVE GRADE SF : 1,566
BASEMENT SF : 918
BASEMENT % FIN : 80%
WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 168
DECK SF : 150

GARAGES

GARAGE 1 SF : 480
GARAGE 1 TYPE : Detached 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



630 GARDNER ST E

06-117-22-13-0102

2026 ESTIMATED MARKET VALUE: \$2,137,100

SALE DATE : April 25, 2025
NET SALE PRICE : \$2,279,500
ANNUAL MCAP ADJ : 0.000
MCAP SALE PRICE : \$2,279,500

SALE DATE: Jul 18, 2016
SALE PRICE: \$375,000

BUILDING CHARACTERISTICS

STORIES : 1 3/4 Story
AGE : 2016
GROUND FL SF : 1,440
TOTAL ABOVE GRADE SF : 3,212
BASEMENT SF : 1,440
BASEMENT % FIN : 90%
WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 168
SCREENED PORCH SF : 0
OPEN PORCH SF : 142
DECK SF : 0

GARAGES

GARAGE 1 SF : 780
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



270 PEAVEY RD

01-117-23-42-0021

2026 ESTIMATED MARKET VALUE: \$2,103,300

SALE DATE : May 1, 2025
NET SALE PRICE : \$2,195,000
ANNUAL MCAP ADJ : 0.000
MCAP SALE PRICE : \$2,195,000

SALE DATE: Oct 20, 2020
SALE PRICE: \$465,000

BUILDING CHARACTERISTICS

STORIES : 1 1/2 Story
AGE : 2020
GROUND FL SF : 2,047
TOTAL ABOVE GRADE SF : 2,431
BASEMENT SF : 2,047
BASEMENT % FIN : 90%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 150
DECK SF : 236

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 11,326
LOT ACRES : 0.26

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



499 BOVEY RD

01-117-23-34-0010

2026 ESTIMATED MARKET VALUE: \$2,389,500

SALE DATE : 10/28/2025
NET SALE PRICE : \$2,400,000
ANNUAL MCAP ADJ : 0.000
MCAP SALE PRICE : \$2,400,000

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 1980
GROUND FL SF : 1,908
TOTAL ABOVE GRADE SF : 3,553
BASEMENT SF : 2,020
BASEMENT % FIN : 50%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 615

GARAGES

GARAGE 1 SF : 720
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



159 BIRCH LA W

01-117-23-11-0020

2026 ESTIMATED MARKET VALUE: \$2,491,900

SALE DATE : July 11, 2025
NET SALE PRICE : \$2,550,000
ANNUAL MCAP ADJ : 0.000
MCAP SALE PRICE : \$2,550,000

SALE DATE: Nov 1, 2019
SALE PRICE: \$1,410,000

BUILDING CHARACTERISTICS

STORIES : 1 3/4 Story
AGE : 2007
GROUND FL SF : 2,086
TOTAL ABOVE GRADE SF : 3,781
BASEMENT SF : 2,086
BASEMENT % FIN : 70%
WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 252
DECK SF : 210

GARAGES

GARAGE 1 SF : 533
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 286
GARAGE 2 TYPE : Attached Garage

LOT CHARACTERISTICS

LOT SF : 21,780
LOT ACRES : 0.50

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



***Land Sale, New Home Under Construction**

420 HIGHCROFT RD

01-117-23-43-0005

2026 ESTIMATED MARKET VALUE: \$2,992,700

SALE DATE : 3/26/2025
NET SALE PRICE : *\$3,125,000
ANNUAL MCAP ADJ : 0.000
MCAP SALE PRICE : \$3,125,000

SALE DATE: 9/25/2023
SALE PRICE: \$2,608,960

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2025
GROUND FL SF : 3,546
TOTAL ABOVE GRADE SF : 6,962
BASEMENT SF : 2,926
BASEMENT % FIN : 70%
WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 464
OPEN PORCH SF : 535
DECK SF : 320

GARAGES

GARAGE 1 SF : 1,261
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 78,844
LOT ACRES : 1.81

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



314 BUSHAWAY RD

05-117-22-34-0026

2026 ESTIMATED MARKET VALUE: \$3,281,200

SALE DATE : September 19, 2025
NET SALE PRICE : \$3,447,485
ANNUAL MCAP ADJ : 0.000
MCAP SALE PRICE : \$3,447,500

SALE DATE: May 17, 2013
SALE PRICE: \$550,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2013
GROUND FL SF : 2,989
TOTAL ABOVE GRADE SF : 4,148
BASEMENT SF : 2,989
BASEMENT % FIN : 80%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 239
OPEN PORCH SF : 82
DECK SF : 168

GARAGES

GARAGE 1 SF : 1,332
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 82,328
LOT ACRES : 1.89

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



415 HIGHCROFT RD

01-117-23-41-0018

2026 ESTIMATED MARKET VALUE: \$3,733,500

SALE DATE : 7/17/2025
NET SALE PRICE : \$4,162,151
ANNUAL MCAP ADJ : 0.000
MCAP SALE PRICE : \$4,162,151

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 1 3/4 Story
AGE : 1957
GROUND FL SF : 2,114
TOTAL ABOVE GRADE SF : 3,998
BASEMENT SF : 1,960
BASEMENT % FIN : 80%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 252
SCREENED PORCH SF : 0
OPEN PORCH SF : 233
DECK SF : 648

GARAGES

GARAGE 1 SF : 552
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 480
GARAGE 2 TYPE : Attached Garage

LOT CHARACTERISTICS

LOT SF : 67,954
LOT ACRES : 1.56

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



370 FERNDALE RD W

12-117-23-12-0035

2026 ESTIMATED MARKET VALUE: \$4,826,600

SALE DATE : 9/25/2025
NET SALE PRICE : \$4,750,000
ANNUAL MCAP ADJ : 0.000
MCAP SALE PRICE : \$4,750,000

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 2007
GROUND FL SF : 3,095
TOTAL ABOVE GRADE SF : 3,095
BASEMENT SF : 3,095
BASEMENT % FIN : 90%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 289
OPEN PORCH SF : 119
DECK SF : 0

GARAGES

GARAGE 1 SF : 1,014
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 48,787
LOT ACRES : 1.12

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



442 PEAVEY RD

01-117-23-44-0007

2026 ESTIMATED MARKET VALUE: \$6,476,600

SALE DATE : 5/14/2025
NET SALE PRICE : \$8,900,000
ANNUAL MCAP ADJ : 0.000
MCAP SALE PRICE : \$8,900,000

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2020
GROUND FL SF : 4,125
TOTAL ABOVE GRADE SF : 6,152
BASEMENT SF : 4,103
BASEMENT % FIN : 80%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 576
OPEN PORCH SF : 220
DECK SF : 640

GARAGES

GARAGE 1 SF : 2,077
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 70,567
LOT ACRES : 1.62

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS

On Lake Single Family



530 LOCUST HILLS DR

08-117-22-21-0022

2026 ESTIMATED MARKET VALUE: \$3,762,300

SALE DATE : April 9, 2025
NET SALE PRICE : \$3,700,000
ANNUAL MCAP ADJ : 4.608
MCAP SALE PRICE : \$3,827,100

SALE DATE: Sep 11, 2020
SALE PRICE: \$2,700,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 2016
GROUND FL SF : 2,980
TOTAL ABOVE GRADE SF : 2,980
BASEMENT SF : 2,725
BASEMENT % FIN : 80%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 630
DECK SF : 0

GARAGES

GARAGE 1 SF : 755
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 12,197
LOT ACRES : 0.28

LAKE : Minnetonka
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS

HOA access to Grays Bay



1650 LOCUST HILLS PL

08-117-22-21-0006

2026 ESTIMATED MARKET VALUE: \$3,469,000

SALE DATE : July 9, 2025
NET SALE PRICE : \$3,565,000
ANNUAL MCAP ADJ : 4.608
MCAP SALE PRICE : \$3,646,200

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 1 3/4 Story
AGE : 2010
GROUND FL SF : 2,631
TOTAL ABOVE GRADE SF : 3,290
BASEMENT SF : 2,512
BASEMENT % FIN : 60%
WALKOUT : Yes

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 266
DECK SF : 571

GARAGES

GARAGE 1 SF : 879
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 13,939
LOT ACRES : 0.32

LAKE : Minnetonka
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS

HOA access to Grays Bay



1615 LOCUST HILLS TRL

08-117-22-21-0011

2026 ESTIMATED MARKET VALUE: \$3,473,400

SALE DATE : July 14, 2025
NET SALE PRICE : \$3,700,000
ANNUAL MCAP ADJ : 4.608
MCAP SALE PRICE : \$3,784,300

SALE DATE: Jul 11, 2022
SALE PRICE: \$3,135,000

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2014
GROUND FL SF : 2,212
TOTAL ABOVE GRADE SF : 5,383
BASEMENT SF : 2,212
BASEMENT % FIN : 80%
WALKOUT : No

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 225
OPEN PORCH SF : 426
DECK SF : 320

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 16,117
LOT ACRES : 0.37

LAKE : Minnetonka
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS

HOA access to Grays Bay

Condominiums



Barry Ave Condos

205 BARRY AVE S ~213

06-117-22-23-0139

2026 ESTIMATED MARKET VALUE: \$217,600

SALE DATE : October 2, 2024
NET SALE PRICE : \$218,500
ANNUAL MCAP ADJ : 0.000
MCAP SALE PRICE : \$218,500

SALE DATE: Apr 26, 2019
SALE PRICE: \$171,900

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



Barry Ave Condos

215 BARRY AVE S ~206

06-117-22-23-0062

2026 ESTIMATED MARKET VALUE: \$234,700

SALE DATE : March 7, 2025
NET SALE PRICE : \$248,029
ANNUAL MCAP ADJ : 0.000
MCAP SALE PRICE : \$248,000

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1970
GROUND FL SF : 990
TOTAL ABOVE GRADE SF : 990
BASEMENT SF : 0
BASEMENT % FIN : 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



Barry Ave Condos

205 BARRY AVE S ~210

06-117-22-23-0136

2026 ESTIMATED MARKET VALUE: \$238,200

SALE DATE : May 12, 2025
NET SALE PRICE : \$250,000
ANNUAL MCAP ADJ : 0.000
MCAP SALE PRICE : \$250,000

SALE DATE: Feb 6, 2023
SALE PRICE: \$245,000

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 : 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



Barry Ave Condos

205 BARRY AVE S ~222

06-117-22-23-0148

2026 ESTIMATED MARKET VALUE: \$244,200

SALE DATE : March 26, 2025
NET SALE PRICE : \$263,750
ANNUAL MCAP ADJ : 0.000
MCAP SALE PRICE : \$263,800

SALE DATE: Jul 14, 2006
SALE PRICE: \$140,000

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



Barry Ave Condos

205 BARRY AVE UNIT ~220

06-117-22-23-0146

2026 ESTIMATED MARKET VALUE: \$275,300

SALE DATE : February 14, 2025
NET SALE PRICE : \$289,000
ANNUAL MCAP ADJ : 0.000
MCAP SALE PRICE : \$289,000

SALE DATE: Jan 30, 2024
SALE PRICE: \$270,000

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



Pondridge Condos

432 PONDRIDGE CIR

05-117-22-22-0120

2026 ESTIMATED MARKET VALUE: \$298,700

SALE DATE : February 14, 2025
NET SALE PRICE : \$301,000
ANNUAL MCAP ADJ : 0.000
MCAP SALE PRICE : \$301,000

SALE DATE: Oct 19, 2006
SALE PRICE: \$180,000

BUILDING CHARACTERISTICS

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

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

PORCHES / DECKS

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

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 0
LOT ACRES : 0.00

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



Barry Ave Condos

215 BARRY AVE S ~306

06-117-22-23-0086

2026 ESTIMATED MARKET VALUE:

\$295,200

SALE DATE : July 10, 2025
NET SALE PRICE : \$305,000
ANNUAL MCAP ADJ : 0.000
MCAP SALE PRICE : \$305,000

SALE DATE: Oct 1, 2024
SALE PRICE: \$300,000

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



Barry Ave Condos

215 BARRY AVE UNIT ~101

06-117-22-23-0035

2026 ESTIMATED MARKET VALUE: \$311,200

SALE DATE : April 29, 2025
NET SALE PRICE : \$330,000
ANNUAL MCAP ADJ : 0.000
MCAP SALE PRICE : \$330,000

SALE DATE: Jul 17, 2014
SALE PRICE: \$133,500

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



Pondridge Condos

400 PONDRIDGE CIR

05-117-22-22-0107

2026 ESTIMATED MARKET VALUE: \$330,200

SALE DATE : October 29, 2024
NET SALE PRICE : \$335,000
ANNUAL MCAP ADJ : 0.000
MCAP SALE PRICE : \$335,000

SALE DATE: Jul 24, 2019
SALE PRICE: \$280,000

BUILDING CHARACTERISTICS

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

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

PORCHES / DECKS

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

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 0
LOT ACRES : 0.00

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



Regatta Condos

875 LAKE ST N ~315

06-117-22-41-0150

2026 ESTIMATED MARKET VALUE: \$631,200

SALE DATE : July 23, 2025
NET SALE PRICE : \$628,000
ANNUAL MCAP ADJ : 0.000
MCAP SALE PRICE : \$628,000

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 2015
GROUND FL SF : 840
TOTAL ABOVE GRADE SF : 840
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 : 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



Regatta Condos

875 LAKE ST N ~205

06-117-22-41-0120

2026 ESTIMATED MARKET VALUE: \$1,028,100

SALE DATE : August 7, 2025
NET SALE PRICE : \$1,000,000
ANNUAL MCAP ADJ : 0.000
MCAP SALE PRICE : \$1,000,000

SALE DATE: Jun 1, 2021
SALE PRICE: \$830,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 2015
GROUND FL SF : 1,240
TOTAL ABOVE GRADE SF : 1,240
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 : 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



Regatta Condos

875 LAKE ST N ~309

06-117-22-41-0144

2026 ESTIMATED MARKET VALUE: \$1,023,000

SALE DATE : January 10, 2025
NET SALE PRICE : \$1,050,000
ANNUAL MCAP ADJ : 0.000
MCAP SALE PRICE : \$1,050,000

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 2015
GROUND FL SF : 1,220
TOTAL ABOVE GRADE SF : 1,220
BASEMENT SF : 0
BASEMENT % FIN : 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



Regatta Condos

875 LAKE ST N ~404

06-117-22-41-0160

2026 ESTIMATED MARKET VALUE: \$1,151,900

SALE DATE : February 20, 2025
NET SALE PRICE : \$1,175,000
ANNUAL MCAP ADJ : 0.000
MCAP SALE PRICE : \$1,175,000

SALE DATE: Nov 30, 2022
SALE PRICE: \$1,100,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 2015
GROUND FL SF : 1,240
TOTAL ABOVE GRADE SF : 1,240
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



Regatta Condos

875 LAKE ST UNIT ~ 201

06-117-22-41-0116

2026 ESTIMATED MARKET VALUE: \$2,119,800

SALE DATE : September 25, 2025
NET SALE PRICE : \$2,275,000
ANNUAL MCAP ADJ : 0.000
MCAP SALE PRICE : \$2,275,000

SALE DATE: Jun 6, 2023
SALE PRICE: \$2,200,000

BUILDING CHARACTERISTICS

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

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 0
LOT ACRES : 0.00

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



Regatta Condos

875 LAKE ST N ~220

06-117-22-41-0135

2026 ESTIMATED MARKET VALUE: \$1,905,600

SALE DATE : October 8, 2024
NET SALE PRICE : \$2,000,000
ANNUAL MCAP ADJ : 0.000
MCAP SALE PRICE : \$2,000,000

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 2015
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 : 0

GARAGES

GARAGE 1 SF : 960
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



Regatta Condos

875 LAKE ST N ~409

06-117-22-41-0165

2026 ESTIMATED MARKET VALUE: \$2,435,700

SALE DATE : July 10, 2025
NET SALE PRICE : \$2,650,000
ANNUAL MCAP ADJ : 0.000
MCAP SALE PRICE : \$2,650,000

SALE DATE: Dec 30, 2020
SALE PRICE: \$1,825,084

BUILDING CHARACTERISTICS

STORIES : 2 Story
AGE : 2015
GROUND FL SF : 2,576
TOTAL ABOVE GRADE SF : 2,960
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 : 2
BEDROOMS : 2

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 0
OPEN PORCH SF : 0
DECK SF : 660

GARAGES

GARAGE 1 SF : 960
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



Waypoint Condominiums

415 INDIAN MOUND UNIT ~103

06-117-22-24-0119

2026 ESTIMATED MARKET VALUE: \$1,088,800

SALE DATE : September 23, 2025
NET SALE PRICE : \$1,080,000
ANNUAL MCAP ADJ : 0.000
MCAP SALE PRICE : \$1,080,000

SALE DATE: Jun 5, 2025
SALE PRICE: \$1,130,000

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



Waypoint Condominiums

415 INDIAN MOUND E ~102

06-117-22-24-0118

2026 ESTIMATED MARKET VALUE: \$1,064,500

SALE DATE : November 20, 2024
NET SALE PRICE : \$1,100,000
ANNUAL MCAP ADJ : 0.000
MCAP SALE PRICE : \$1,100,000

SALE DATE: Apr 1, 2024
SALE PRICE: \$550,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 2013
GROUND FL SF : 1,921
TOTAL ABOVE GRADE SF : 1,921
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 : 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



Waypoint Condominiums

415 INDIAN MOUND E ~302

06-117-22-24-0124

2026 ESTIMATED MARKET VALUE: \$1,156,100

SALE DATE : July 24, 2025
NET SALE PRICE : \$1,228,750
ANNUAL MCAP ADJ : 0.000
MCAP SALE PRICE : \$1,228,800

SALE DATE: Aug 14, 2017
SALE PRICE: \$890,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 2013
GROUND FL SF : 1,921
TOTAL ABOVE GRADE SF : 1,921
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 : 0
OPEN PORCH SF : 0
DECK SF : 105

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



Waypoint Condominiums

415 INDIAN MND UNIT ~301

06-117-22-24-0123

2026 ESTIMATED MARKET VALUE: \$1,452,300

SALE DATE : June 6, 2025
NET SALE PRICE : \$1,525,000
ANNUAL MCAP ADJ : 0.000
MCAP SALE PRICE : \$1,525,000

SALE DATE: Jul 6, 2020
SALE PRICE: \$1,200,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 2013
GROUND FL SF : 2,407
TOTAL ABOVE GRADE SF : 2,407
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 : 0
BEDROOMS : 2

PORCHES / DECKS

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

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



Landing Condominiums

935 LAKE ST E #209

06-117-22-41-0203

2026 ESTIMATED MARKET VALUE: \$1,156,200

SALE DATE : May 14, 2025
NET SALE PRICE : \$1,150,000
ANNUAL MCAP ADJ : 0.000
MCAP SALE PRICE : \$1,150,000

SALE DATE: Apr 11, 2023
SALE PRICE: \$1,200,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 2016
GROUND FL SF : 1,219
TOTAL ABOVE GRADE SF : 1,219
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 : 144

GARAGES

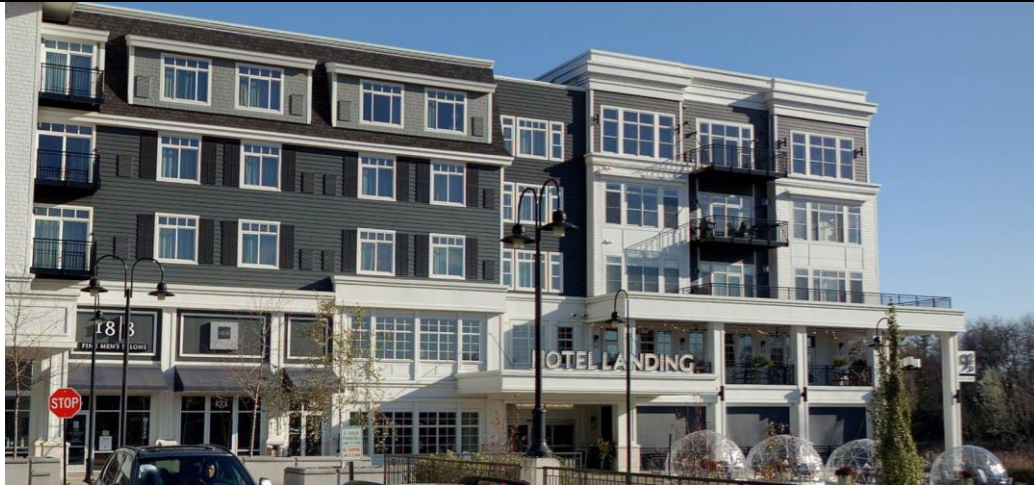
GARAGE 1 SF : 480
GARAGE 1 TYPE : Detached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 0
LOT ACRES : 0.00

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



Landing Condominiums

935 LAKE ST E #211

06-117-22-41-0205

2026 ESTIMATED MARKET VALUE: \$1,720,300

SALE DATE : August 26, 2025
NET SALE PRICE : \$1,906,000
ANNUAL MCAP ADJ : 0.000
MCAP SALE PRICE : \$1,906,000

SALE DATE: Oct 13, 2021
SALE PRICE: \$1,551,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 2016
GROUND FL SF : 1,986
TOTAL ABOVE GRADE SF : 1,986
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 : 202

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



Wayzata Place Condos

540 INDIAN MND UNIT ~ 1-C

06-117-22-31-0067

2026 ESTIMATED MARKET VALUE: \$1,172,500

SALE DATE : May 1, 2025
NET SALE PRICE : \$1,300,000
ANNUAL MCAP ADJ : 0.000
MCAP SALE PRICE : \$1,300,000

SALE DATE: Jun 23, 2017
SALE PRICE: \$565,000

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 : 1
3/4 BATHS : 1
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 : 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



Wayzata Blu

275 LAKE ST E #301

06-117-22-32-0047

2026 ESTIMATED MARKET VALUE: \$3,670,100

SALE DATE : June 30, 2025
NET SALE PRICE : \$3,850,000
ANNUAL MCAP ADJ : 0.000
MCAP SALE PRICE : \$3,850,000

SALE DATE: Dec 23, 2019
SALE PRICE: \$2,770,346

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 2018
GROUND FL SF : 3,197
TOTAL ABOVE GRADE SF : 3,197
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 : 602
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

Townhomes



1105 HOLLYBROOK DR

05-117-22-22-0019

2026 ESTIMATED MARKET VALUE:

\$502,000

SALE DATE : October 1, 2024
NET SALE PRICE : \$492,200
ANNUAL MCAP ADJ : 0.000
MCAP SALE PRICE : \$492,200

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1984
GROUND FL SF : 1,884
TOTAL ABOVE GRADE SF : 1,884
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 : 54
DECK SF : 0

GARAGES

GARAGE 1 SF : 472
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 4,356
LOT ACRES : 0.10

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



1104 HOLLYBROOK DR

05-117-22-22-0014

2026 ESTIMATED MARKET VALUE: \$598,600

SALE DATE : July 25, 2025
NET SALE PRICE : \$645,000
ANNUAL MCAP ADJ : 0.000
MCAP SALE PRICE : \$645,000

SALE DATE: Aug 29, 2008
SALE PRICE: \$337,410

BUILDING CHARACTERISTICS

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

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

PORCHES / DECKS

ENCLOSED PORCH SF : 0
SCREENED PORCH SF : 160
OPEN PORCH SF : 54
DECK SF : 0

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 3,920
LOT ACRES : 0.09

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



615 WAYCLIFFE NORTH

05-117-22-21-0022

2026 ESTIMATED MARKET VALUE:

\$776,700

SALE DATE : June 18, 2025
NET SALE PRICE : \$845,000
ANNUAL MCAP ADJ : 0.000
MCAP SALE PRICE : \$845,000

SALE DATE: Dec 16, 2002
SALE PRICE: \$625,000

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1997
GROUND FL SF : 1,983
TOTAL ABOVE GRADE SF : 1,983
BASEMENT SF : 1,911
BASEMENT % FIN : 80%
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 : 132

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



595 WAYCLIFFE NORTH

05-117-22-21-0020

2026 ESTIMATED MARKET VALUE: \$899,800

SALE DATE : December 2, 2024
NET SALE PRICE : \$899,990
ANNUAL MCAP ADJ : 0.000
MCAP SALE PRICE : \$900,000

SALE DATE: Dec 6, 2013
SALE PRICE: \$584,800

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1995
GROUND FL SF : 2,028
TOTAL ABOVE GRADE SF : 2,028
BASEMENT SF : 1,930
BASEMENT % FIN : 80%
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 : 143

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 5,663
LOT ACRES : 0.13

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



343 WAYCLIFFE NORTH

05-117-22-21-0054

2026 ESTIMATED MARKET VALUE: \$904,500

SALE DATE : August 4, 2025
NET SALE PRICE : \$920,000
ANNUAL MCAP ADJ : 0.000
MCAP SALE PRICE : \$920,000

SALE DATE: Jan 24, 2000
SALE PRICE: \$495,338

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1999
GROUND FL SF : 1,887
TOTAL ABOVE GRADE SF : 1,887
BASEMENT SF : 1,843
BASEMENT % FIN : 80%
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 : 312

GARAGES

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

LOT CHARACTERISTICS

LOT SF : 5,663
LOT ACRES : 0.13

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



Westlake Townhomes

257 LAKE ST W

01-117-23-14-0030

2026 ESTIMATED MARKET VALUE: \$1,194,200

SALE DATE : May 1, 2025
NET SALE PRICE : \$1,300,000
ANNUAL MCAP ADJ : 0.000
MCAP SALE PRICE : \$1,300,000

SALE DATE:
SALE PRICE:

BUILDING CHARACTERISTICS

STORIES : 1 Story
AGE : 1996
GROUND FL SF : 2,087
TOTAL ABOVE GRADE SF : 2,087
BASEMENT SF : 2,087
BASEMENT % FIN : 70%
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 0
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 : 131
DECK SF : 130

GARAGES

GARAGE 1 SF : 524
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 7,841
LOT ACRES : 0.18

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS



Westlake Townhomes

365 LAKE ST W

01-117-23-14-0038

2026 ESTIMATED MARKET VALUE: \$1,206,300

SALE DATE : November 7, 2024
NET SALE PRICE : \$1,223,500
ANNUAL MCAP ADJ : 0.000
MCAP SALE PRICE : \$1,223,500

SALE DATE: Apr 29, 2016
SALE PRICE: \$692,500

BUILDING CHARACTERISTICS

STORIES : 1 1/2 Story
AGE : 1996
GROUND FL SF : 2,087
TOTAL ABOVE GRADE SF : 3,117
BASEMENT SF : 0
BASEMENT % FIN : 0%
WALKOUT : No

CENTRAL AC : Yes
FIREPLACES : 0
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 : 131
DECK SF : 158

GARAGES

GARAGE 1 SF : 524
GARAGE 1 TYPE : Attached Garage
GARAGE 2 SF : 0
GARAGE 2 TYPE :

LOT CHARACTERISTICS

LOT SF : 8,712
LOT ACRES : 0.20

LAKE :
EFFECTIVE LAKE FRONT FT : 0

APPRAISER COMMENTS

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

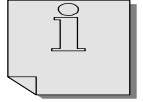
Remember, how you present your case may affect the outcome of your appeal – you want to be sure you get your point across as effectively as possible.

- 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.





City Council Workshop City Council Agenda Report

MEETING DATE: March 10, 2026	WORKSHOP AGENDA ITEM: 2
TITLE: Discussion of Future Agenda Topics (6:30-6:40 p.m.)	
PREPARED BY: Aurora Yager, City Manager	
REVIEWED BY:	

DISCUSSION OBJECTIVE:

To discuss and prioritize future workshop and general topics.

2024-2026 STRATEGIC PLAN PRIORITIES RELEVANCE:

Not Applicable.

BACKGROUND:

Below is a list of planned workshop topics. These are subject to change:

- March 24 - Park Dedication Ordinance Review and Public Dock Rental and Use Requests
- April 7 - No workshop - Local Board of Appeal and Equalization Hearing
- April 21 - Comprehensive Plan Scope and RFP Review, Update on Exploration of Shared Services

ATTACHMENTS:

None