Wayzata City Council Workshop Meeting Agenda
Wayzata City Hall Community Room, 600 Rice Street
Tuesday, March 20, 2018

WORKSHOP TOPIC FOR DISCUSSION:

1. Discussion of 2018 Market Values from City Assessors (6:00 p.m.) Page 3

Date: March 15, 2018

To: The Honorable Mayor and Members of the City Council

From: Jeffrey Dahl, City Manager

Workshop: Discussion of 2018 Market Values from City Assessors

Update
County Assessor Jim Atchison and Contracted Assessor Rolf Erickson will be in attendance to provide the results of the 2018 property assessments and update the Council on this year's Board of Appeal process.

Background
The City contracts with Hennepin County to provide commercial assessing services and with Southwest Assessing (C/O Rolf Erickson) for its residential assessing services.

Property owners will be receiving their valuation notices over by the end of March and thus the valuation appeal process will begin. Prior to the April 17th City Council Meeting, the City will hold its annual Board of Appeal hearing at 5:30 pm. Attached is a summary of this year's residential assessments from Rolf Erickson and a comprehensive suburban Hennepin County Assessment Report from Jim Atchison.

Attachments
1. Summary of Residential Assessment from Rolf Erickson, dated March 13, 2018
2. 2018 Suburban Hennepin County Assessment Report, undated
3. City of Wayzata Portal Explaining Board of Appeal Process, March 2018

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TO: Wayzata Mayor and City Councilmembers
City Administrator Jeff Dahl

FROM: Rolf Erickson, City Assessor

DATE: March 13, 2018

RE: Local Board of Review for January 2, 2018 Assessment

The Wayzata real estate market has been steady since the 2017 assessment. We are continuing to see older housing stock being replaced with newer larger homes. The only affordable housing in Wayzata, the Wayzata Villa Condominiums, are in demand. More and more units in this complex are being totally renovated. We do have difficulty in identifying the units here, and in other property types, that have been updated because most of the work done does not require building permits. Older, more expensive condominiums have stalled in value due to competition from all the new, modern condominium developments. The overall growth of the market value of Wayzata is 1.4%.

At this writing., the County Assessor's Annual Assessment Report has not been completed. When it is completed in the next several weeks, detailed growth statistics for each municipality in the county will be available. We will also have sales book information available in advance of the Local Board of Review, but this work has not been completed in the new CAMA (computer assisted mass appraisal) system being implemented by the County Assessor.

Our call volume in response to the valuation notices already mailed has been much lower than last year. Wayzata valuation notices are scheduled to be mailed Monday, March 19th.

AGGREGRATE PROPERTY TYPE GROWTH (Total market value growth of each property type)

	2017	2018
Residential Lakeshore	8.9%	0.8%
Residential off lake	5.4%	0%
Condominium	18.4%	6.7%
Townhouse	5.3%	2.2%

Total Market Value 2017:	$1,974,380,700		
Total Market Value 2018:	**$2,064,716,700**		
New Improvements 2018:	$62,776,200		(included in the 2018 market value)
Net Change:	$27,549,800	1.4%	(2018-2017- Improvements)

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

Minnesota law requires that the assessor value property at market value. Market value is defined by the Minnesota Department of Revenue as:

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

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

The Local Board of Review can address only questions of ñEstimated Market Valueò and ñClassificationò (see definitions below) for the January 2, 2018 Assessment (taxes payable in 2019). The board can make reductions in value not to exceed one percent of the current total market value of the City. There is no limit to the change allowed of individual properties.

Market Value: The most probable price in terms of money which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus.

Classification: Classification is the use of a property as defined by state law. The most common classifications are apartment, double bungalow, triplex, commercial, industrial, farm, residential and residential lakeshore. Homestead is also a classification.

HENNEPIN COUNTY

MINNESOTA

Assessment Report
2018

Hennepin County Assessor's Office

James Atchison, County Assessor, CAE, SAMA

2018 Annual Assessment Report

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2018 Annual Assessment Report

Hennepin County Assessor's Office

The following report has been prepared with the data for the initial 2018 Assessment as of March 1, 2018. 2018 Assessed values for the city of Minneapolis were not provided by the Minneapolis City Assessor's Office in time for publication in this report. In addition, personal property values are not included in this report. A second edition of this report will be published with Minneapolis and personal property values as this data is available.

The 2018 Hennepin County Annual Assessment is a statistical and graphical representation of market value changes occurring since the 2017 assessment. This data proves useful for county and city officials, as well as for those with a general interest in assessed market valuations and property taxes. The data has been sorted by totals for the city of Minneapolis, suburban Hennepin County, as well as each local jurisdiction. For comparative purposes within and between jurisdictions, a multi-year history has been provided on some of the reports.

This report, along with previous years' iterations of this report, can be found under the heading *County Assessor Report* at: http://www.Hennepin.us/PropertyTaxAssessment

Overview of the 2018 Assessment

The estimated market value of all real property within suburban Hennepin County totaled just over 123 billion dollars with the 2018 Assessment; a gross increase of approximately 7.7 billion dollars, or 6.7% from the 2017 Assessment. This includes approximately 1.7 billion dollars in new construction improvements. The 2017 assessment marks the fifth year of meaningful increases in estimated market valuations since the peak in 2007 and subsequent decline until 2013.

Detached Single Family Residential

For the 2018 assessment, detached single family houses in suburban Hennepin had a gross increase of 6.5%. At nearly 75.5 billion dollars, single family houses contribute to 61.4% of all estimated market value in suburban Hennepin county. There were notable differences in value growth between the various cities, neighborhoods and market levels throughout the county.

Residential Condominiums

The total value of residential condos in suburban Hennepin experienced a gross increase of 8.4%. Individual unit value changes varied by complex and unit type.

Residential Townhomes

The estimated market value of all residential townhouse properties had a gross increase of 8.8% in suburban Hennepin County and increased their share of all estimated market value suburbanwide.

Apartments

Apartment properties had a gross increase of 12.0% in suburban Hennepin. This marks the 6th consecutive year of significant year-over-year increases in apartment value.

Commercial and Industrial

Commercial and industrial (C/I) property values in Suburban Hennepin experienced a gross increase of 4.8% with the 2018 assessment. Approximately 39% of taxable C/I properties in Suburban Hennepin are retail or office, contributing towards 51% of all C/I estimated market value. Industrial properties comprise an additional 32% of all C/I properties and 28% of all C/l estimated market value. The total share of suburban estimated market value contributed by C/I properties shrunk from 18.5% with the 2017 assessment to 18.1% with the 2018 assessment.

Utility and Railroad Property

The MN Department of Revenue (DOR) sets the assessed values for all real and personal property classified as a public utility or operating railroad. The DOR has a statutory requirement to report state-assessed values to county assessors by August 1 each year.

The omission of value of all utility and railroad property was intentional. These values will be updated prior to the final reporting of the year's assessment.

The mission of the Hennepin County Assessor's Office is

to value and classify property, uniformly, and accurately.

Changes to the 2018 Annual Assessment Report

The 2018 Assessment was the first assessment completed by the Hennepin County Assessor's Office with the assistance of a new Computer-Assisted Mass Appraisal (CAMA) system. The new system brought many changes to the office including the ability to now report on property data at a more precise and relevant degree than was previously possible.

Under the previous methodology, properties were classified and reported on by property type: a system which encapsulated both the property's use and tax classification. For example, a property classified by the County Assessor as class 4C(12), Non-Commercial Seasonal Residential Recreational, would have been reported on as property type S regardless of whether it was a detached single family residential house, a residential condo, vacant residential land, or of some other use. The new methodology of grouping properties by use codes allows the tax classification of a property to be disassociated from its use for valuation and reporting purposes. A detached single family residential property can and will be now grouped with all other detached single family residential properties regardless of whether it is class 1A Residential Homestead, class 1B Residential Blind/Disabled Homestead, 4BB(1) Non-Homestead Residential, or class 4C(12) Non-Commercial Seasonal Residential Recreation. The same holds true with all other property uses.

Another benefit of the new use code methodology is the ability to now report on commercial property at a more granular level than was possible in the past. Rather than group all commercial property into one monolithic property type, the new methodology breaks these properties out into distinct sub groups such as Medical, Office and Retail in order to provide a more detailed and nuanced view of the market.

While property type groupings still persist in some areas of this report, many components have been redesigned to incorporate the new use code groupings. While these groups have been chosen to be as self-evident as possible, the below descriptions of these groupings are provided to help readers familiar with the old methodology bridge the transition to the new format as well as to clarify the boundaries between groups.

Agricultural

Includes both farm and rural-vacant properties. Any commercial or residential value on an otherwise agricultural property is reported under the applicable commercial or residential grouping and not under the agricultural grouping. If an agricultural property is enrolled in the state's Green Acres or Rural Preserve program, only the taxable estimated market value is reported.

Property Types: BF, DF, F, FP, LF, and LV

Apartment

Includes any property with more than four living units. These properties are typically used for rental housing and include: market rate apartments, low-income apartments, senior apartments, assisted living, and nursing homes.

Property Types: A, HF, HL, HM, and NH

Automotive

Includes:

- Automobile dealerships and showrooms
- Car washes
- Fuel stations with and without convenience stores
- Parking lots and structures
- Service repair garages

For the 2018 Assessment, the Hennepin County Assessor's Office clarified internal rules regarding service repair garages to ensure they are consistently classified as commercial across all municipalities. As a result, some cities may see a moderate shift in value from industrial to commercial between the 2017 and 2018 assessments.

Potential Property Types: C, NC, ND, NP

Bank

Includes stand-alone bank properties only. Larger retail or office properties that include a bank are grouped under retail or office.

Potential Property Types: C, NC, ND, NP

Fitness

Includes fitness centers, health clubs and indoor golf, tennis or racquetball facilities.

Potential Property Types: C, NC, ND, NP

Food

Includes bars, fast food and restaurants. This grouping includes stand-alone food properties only. Larger retail or office properties that include a food component are grouped under retail or office.

Potential Property Types: C, NC, ND, NP, SL

Golf Course

Includes public and private outdoor golf facilities. If a golf course property is enrolled in the state's Open Space program, only the taxable estimated market value is reported.

Potential Property Types: C, GC, LC

Hospitality

Includes hotels, motels and any value associated to a bed and breakfast in excess of five units.

Potential Property Types: C, NC, ND, NP

Industrial

Includes:

- Computer data centers
- Distribution warehouses
- Engineering, laboratory and R&D facilities
- Heavy and light manufacturing
- Mini storage facilities
- Storage warehouses
- Other industrial uses

Property Types: I

Marinas

Potential Property Types: C, NC, ND, NP, SM

Medical

Includes dental clinics, hospitals, medical clinics, medical offices, surgical centers, and veterinary clinics. **Potential Property Types:** C, NC, ND, NP

Office

Excludes medical offices.

Potential Property Types: C, NC, ND, NP

Retail

Includes:

- Big box discount and warehouse discount stores
- Department stores
- Markets and supermarkets
- Shopping centers (community, neighborhood and regional)
- Small box and mid box retail
- Other retail uses

Potential Property Types: C, NC, ND, NP

Other Commercial

Includes commercial uses that do not exist in a large enough quantity and are not easily grouped. Some examples include: banquet centers, bowling alleys, funeral homes, manufactured home parks and movie theaters.

Any property that has not been assigned a use code in time for this report, but has a commercial property type, is included here.

Potential Property Types: C, MH, NC, ND, NP

Condo

Stand-alone residential condo units. Condo garage units that are their own parcel are included under Other Residential. **Potential Property Types:** AX, B, BJ, D, DJ, HR, HS, S, and X

Co-Op

Stand-alone residential co-op units. Includes both limited equity and market rate cooperatives.

Potential Property Types: B, BJ, D, DJ, HR, HS, S, X and XC

Duplex/Triplex

Includes two and three unit residential properties.

Potential Property Types: B, BJ, D, DB, DJ, HR, HS, S, and TP

Single Family

Includes detached single family residential properties and the value associated with the residential portion of larger agricultural properties. Both on and off lake properties are grouped together.

Potential Property Types: B, BJ, D, DJ, FF, HR, HS, R, RL, and S

Townhome

Stand-alone residential townhome units.

Potential Property Types: B, BJ, D, DJ, HR, HS, S, and Y

Zero Lot Line

Stand-alone residential zero-lot-line properties. Also commonly known as twin homes.

Potential Property Types: B, BJ, D, DJ, HR, HS, RZ, and S

Other Residential

Includes condo garages, residential storage condos, and otherwise vacant land with a residential outbuilding such as a garage.

Any property that has not been assigned a use code in time for this report and has an ambiguous property type that does not easily place it in any of the above residential categories is included here.

Potential Property Types: B, BJ, D, DJ, HR, HS, RM, S and XM

Vacant Land

Includes all vacant apartment, residential, commercial and industrial land properties with the exception of golf course properties. Also includes residential common areas. If a vacant land property qualifies for platted land protection, only the taxable estimated market value is reported.

Property Types: LA, LC (if not golf course), LI, LL, LR, and K

Multiple Use Properties

The 2018 Assessment found 1,758 properties in suburban Hennepin County with multiple taxable uses. If a property has multiple uses, the value of each component is associated with the applicable grouping in this report. For parcel count statistics, the parcel is only counted under the property use that has the largest amount of taxable value.

For example, if a hypothetical property has $700,000 in agricultural value, $250,000 in residential value and $50,000 in commercial value, value will be reported in all three groups but the parcel will only be counted once under the agricultural category.

Parcel Counts

Unless otherwise indicated, all parcel counts are of taxable parcels only.

Growth Summary Report

Suburban Hennepin County

Growth in suburban Hennepin County continued throughout 2017 impacting the 2018 Assessment. The total estimated market value of taxable real property experienced a gross increase, including new construction improvements, of 6.7%. This growth was led by apartments, automotive use properties, duplexes and medical office buildings. Single family residential estimated market values increased 6.8% suburbanwide with multifamily housing outpacing single family detached housing in growth. Apartments continued to increase their share of suburban Hennepin estimated market value, being primarily offset by commercial and industrial.

Property Use	2017 Taxable Parcels	Land	2017 Estimated Market Value Bldg	Total	% of Total EMV	2018 Taxable Parcels	Land	2018 Estimated Market Value Bldg	Total	% of Total EMV	Gross Chg
Agricultural	**1,320**	**537,650,000**	**34,745,500**	**572,395,500**	**0.5%**	**1,260**	**520,259,600**	**35,976,600**	**556,236,200**	**0.5%**	**-2.8%**
Apartment	**1,646**	**1,441,610,000**	**7,323,969,700**	**8,765,579,700**	**7.6%**	**1,623**	**1,564,116,300**	**8,337,316,700**	**9,901,433,000**	**8.0%**	**13.0%**
Commercial / Industrial	**7,540**	**7,221,623,500**	**14,071,905,600**	**21,293,529,100**	**18.5%**	**7,569**	**7,472,125,700**	**14,790,385,400**	**22,262,511,100**	**18.1%**	**4.6%**
Automotive	677	545,417,400	481,664,200	1,027,081,600	0.9%	735	603,174,800	547,274,300	1,150,449,100	0.9%	12.0%
Bank	130	110,489,200	99,403,800	209,893,000	0.2%	132	118,921,400	101,729,400	220,650,800	0.2%	5.1%
Fitness	33	57,986,800	98,760,400	156,747,200	0.1%	35	61,725,700	102,670,000	164,395,700	0.1%	4.9%
Food	399	248,433,000	183,674,100	432,107,100	0.4%	401	262,727,000	195,467,300	458,194,300	0.4%	6.0%
Golf Course	140	37,056,800	42,493,600	79,550,400	0.1%	140	37,060,200	42,297,000	79,357,200	0.1%	-0.2%
Hospitality	113	255,682,900	826,178,800	1,081,861,700	0.9%	117	272,328,500	878,639,100	1,150,967,600	0.9%	6.4%
Industrial	2,452	2,031,773,400	4,025,884,700	6,057,658,100	5.3%	2,435	2,031,045,500	4,263,988,700	6,295,034,200	5.1%	3.9%
Marina	51	36,362,200	7,942,000	44,304,200	0.0%	51	37,576,000	8,049,000	45,625,000	0.0%	3.0%
Medical	258	208,845,000	623,428,700	832,273,700	0.7%	260	243,369,600	685,203,600	928,573,200	0.8%	11.6%
Office	1,550	1,511,184,000	4,146,487,700	5,657,671,700	4.9%	1,556	1,577,294,200	4,346,460,100	5,923,754,300	4.8%	4.7%
Retail	1,374	1,969,907,700	3,311,475,600	5,281,383,300	4.6%	1,384	2,028,683,300	3,379,369,100	5,408,052,400	4.4%	2.4%
Other	363	208,485,100	224,512,000	432,997,100	0.4%	323	198,219,500	239,237,800	437,457,300	0.4%	1.0%
Residential	**268,485**	**30,007,249,200**	**53,266,457,200**	**83,273,706,400**	**72.2%**	**270,120**	**31,843,091,300**	**57,069,987,700**	**88,913,079,000**	**72.3%**	**6.8%**
Condo	28,625	1,185,620,600	3,636,768,100	4,822,388,700	4.2%	28,717	1,238,400,900	3,986,957,200	5,225,358,100	4.2%	8.4%
Co-Op	2,760	61,209,800	362,713,500	423,923,300	0.4%	2,911	63,583,300	389,453,500	453,036,800	0.4%	6.9%
Duplex / Triplex	2,234	202,537,000	391,772,800	594,309,800	0.5%	2,234	232,818,400	424,030,600	656,849,000	0.5%	10.5%
Single Family	201,246	26,935,185,900	43,952,567,300	70,887,753,200	61.5%	202,383	28,592,692,800	46,879,785,200	75,472,478,000	61.4%	6.5%
Townhome	24,258	1,326,359,800	4,283,195,600	5,609,555,400	4.9%	24,559	1,413,226,900	4,695,624,200	6,108,851,100	5.0%	8.9%
Zero Lot Line	3,280	202,487,100	563,028,400	765,515,500	0.7%	3,290	206,395,200	614,843,800	821,239,000	0.7%	7.3%
Other	6,082	93,849,000	76,411,500	170,260,500	0.1%	6,026	95,973,800	79,293,200	175,267,000	0.1%	2.9%
Vacant Land	**10,937**	**1,379,149,500**	**0**	**1,379,149,500**	**1.2%**	**10,094**	**1,380,976,000**	**0**	**1,380,976,000**	**1.1%**	**0.1%**
Real Property	**289,928**	**40,587,282,200**	**74,697,078,000**	**115,284,360,200**	**100.0%**	**290,666**	**42,780,568,900**	**80,233,666,400**	**123,014,235,300**	**100.0%**	**6.7%**
Personal Property											
Total	**289,928**	**40,587,282,200**	**74,697,078,000**	**115,284,360,200**	**100.0%**	**290,666**	**42,780,568,900**	**80,233,666,400**	**123,014,235,300**	**100.0%**	**6.7%**

Gross change includes new construction improvement amounts

New Construction

Summary Report

The estimated market value of taxable real property increased by 7.73 billion dollars in suburban Hennepin County for the 2018 Assessment. Approximately 1.75 billion dollars (or 22.6%) is due to new construction improvements. Of this new construction growth, 24% is attributable to apartment construction, 18% to commercial and industrial construction and 58% to residential construction.

Neighborhood	2017 Total EMV	New Construction Improvement Amounts: Apartment	Com / Ind	Res / Ag	Total	2018 Total EMV	Net Chg	Gross Chg
Calhoun-Isle / Uptown	6,152,632,300							
Camden	1,479,800,200							
Downtown	11,553,158,300							
Longfellow	2,795,098,400							
Near North	1,388,552,900							
Nokomis	4,065,804,400							
Northeast	3,187,398,800							
Phillips	933,558,000							
Powderhorn	3,610,296,600							
Southwest	7,644,946,100							
University / Southeast	4,274,011,400							
Minneapolis	**47,085,257,400**							

City	2017 Total EMV	New Construction Improvement Amounts: Apartment	Com / Ind	Res / Ag	Total	2018 Total EMV	Net Chg	Gross Chg
Bloomington	12,675,303,600	41,485,000	55,954,500	13,324,100	110,763,600	13,369,185,800	4.6%	5.5%
Brooklyn Center	2,033,223,600	21,979,000	2,815,000	2,297,000	27,091,000	2,220,410,500	7.9%	9.2%
Brooklyn Park	6,849,756,100	25,833,400	42,154,600	37,948,500	105,936,500	7,307,240,700	5.1%	6.7%
Champlin	2,159,639,900	20,450,000	138,000	28,101,600	48,689,600	2,372,315,900	7.6%	9.8%
Chanhassen	73,247,000	0	0	0	0	75,602,000	3.2%	3.2%
Corcoran	821,894,500	0	19,000	22,922,500	22,941,500	883,251,100	4.7%	7.5%
Crystal	1,762,231,000	400,000	1,561,000	8,717,000	10,678,000	1,897,615,800	7.1%	7.7%
Dayton	678,121,900	5,314,000	857,000	57,590,000	63,761,000	765,873,300	3.5%	12.9%
Deephaven	1,251,697,000	0	30,000	22,502,000	22,532,000	1,330,999,000	4.5%	6.3%
Eden Prairie	10,114,014,100	0	4,380,000	34,326,800	38,706,800	10,547,489,200	3.9%	4.3%
Edina	11,604,770,500	34,681,600	31,388,800	121,025,200	187,095,600	12,380,183,700	5.1%	6.7%
Excelsior	479,180,500	100,000	1,004,000	11,220,300	12,324,300	516,121,400	5.1%	7.7%
Golden Valley	3,570,366,600	53,722,000	6,360,000	25,185,100	85,267,100	3,883,391,800	6.4%	8.8%
Greenfield	451,147,500	0	112,000	6,301,000	6,413,000	472,557,500	3.3%	4.7%
Greenwood	346,192,100	0	0	1,660,000	1,660,000	357,311,600	2.7%	3.2%
Hanover	80,926,200	632,000	0	664,000	1,296,000	88,457,900	7.7%	9.3%
Hopkins	1,876,517,100	34,110,000	2,865,000	3,746,000	40,721,000	1,987,752,300	3.8%	5.9%
Independence	691,777,900	0	0	6,444,000	6,444,000	714,207,900	2.3%	3.2%
Long Lake	258,611,600	0	0	549,700	549,700	265,518,000	2.5%	2.7%
Loretto	64,785,000	0	478,000	167,000	645,000	68,052,000	4.0%	5.0%
Maple Grove	8,776,003,400	26,558,000	13,314,900	83,959,700	123,832,600	9,374,175,800	5.4%	6.8%
Maple Plain	178,774,300	0	55,000	371,000	426,000	189,714,100	5.9%	6.1%
Medicine Lake	87,988,000	0	1,596,000	868,000	2,464,000	92,258,600	2.1%	4.9%
Medina	1,659,788,100	12,600,000	2,416,000	33,979,500	48,995,500	1,708,985,400	0.0%	3.0%
Minnetonka	9,079,995,300	35,957,000	34,972,000	61,275,100	132,204,100	9,709,062,200	5.5%	6.9%
Minnetonka Beach	341,087,100	0	174,000	4,956,800	5,130,800	349,099,800	0.8%	2.3%
Minnetrista	1,580,463,400	0	73,000	41,089,900	41,162,900	1,708,502,000	5.5%	8.1%
Mound	1,224,164,000	2,610,000	30,000	13,956,000	16,596,000	1,339,507,300	8.1%	9.4%
New Hope	1,775,719,200	460,000	2,430,000	12,919,000	15,809,000	1,902,810,800	6.3%	7.2%
Orono	2,887,255,100	0	80,000	42,410,000	42,490,000	3,013,911,900	2.9%	4.4%
Osseo	255,006,900	0	585,000	903,000	1,488,000	274,427,900	7.0%	7.6%
Plymouth	11,225,452,600	24,616,000	28,204,000	173,029,000	225,849,000	12,130,457,900	6.1%	8.1%
Richfield	3,241,753,800	595,000	17,264,000	5,867,000	23,726,000	3,564,846,100	9.2%	10.0%
Robbinsdale	1,032,043,000	420,000	1,030,000	3,326,000	4,776,000	1,123,776,300	8.4%	8.9%
Rockford	24,156,100	0	0	7,000	7,000	26,385,900	9.2%	9.2%
Rogers	1,837,584,800	0	5,551,500	22,187,000	27,738,500	1,933,554,100	3.7%	5.2%
Saint Anthony	606,556,100	0	436,000	1,989,000	2,425,000	648,368,100	6.5%	6.9%
Saint Boni	217,549,200	0	0	250,000	250,000	222,877,000	2.3%	2.4%
Saint Louis Park	6,596,794,300	57,107,000	39,190,000	28,245,100	124,542,100	7,175,513,100	6.9%	8.8%
Shorewood	1,689,311,700	11,510,000	10,000	15,587,000	27,107,000	1,756,235,800	2.4%	4.0%
Spring Park	277,247,100	0	100,000	732,000	832,000	294,622,100	6.0%	6.3%
Tonka Bay	579,655,300	0	0	6,085,800	6,085,800	588,226,500	0.4%	1.5%
Wayzata	1,958,883,700	0	18,005,000	52,821,200	70,826,200	2,065,571,700	1.8%	5.4%
Woodland	307,724,000	0	0	6,299,000	6,299,000	317,807,500	1.2%	3.3%
Suburban	**115,284,360,200**	**411,140,000**	**315,633,300**	**1,017,804,900**	**1,744,578,200**	**123,014,235,300**	**5.2%**	**6.7%**
Hennepin County	**162,369,617,600**							

Gross change includes new construction improvement amounts

Net change excludes new construction improvement amounts

2018 Minneapolis values have not been provided by the Minneapolis City Assessor's Office

New Construction

Detached Single Family Residential

Just over 876 million dollars in estimated market value was gained suburbanwide due to the construction of 1,408 new detached single family houses and improvements to 8,657 existing houses. This comprises approximately 19% of the 4.58 billion dollars in estimated market value growth in detached single family residential property measured with the 2018 Assessment. The cities of Dayton, Maple Grove and Plymouth led with nearly 45% of new houses constructed in suburban Hennepin County.

City	2017 Res Single Family EMV	Existing Houses Count	Existing Houses Imp Amt	New Houses Count	New Houses Imp Amt	Market Growth	2018 Res Single Family EMV	Net Chg	Gross Chg
Calhoun-Isle/Uptown	2,478,831,000								
Camden	1,118,182,700								
Downtown	25,855,300								
Longfellow	1,704,707,400								
Near North	666,341,800								
Nokomis	3,321,941,500								
Northeast	1,601,647,200								
Phillips	138,989,200								
Powderhorn	1,549,590,900								
Southwest	6,070,476,600								
University/Southeast	441,181,100								
Minneapolis	**19,117,744,700**								

City	2017 Res Single Family EMV	Existing Houses Count	Existing Houses Imp Amt	New Houses Count	New Houses Imp Amt	Market Growth	2018 Res Single Family EMV	Net Chg	Gross Chg
Bloomington	5,803,966,600	825	11,539,400	5	1,282,400	255,097,900	6,071,886,300	4.4%	4.6%
Brooklyn Center	1,240,003,400	145	2,158,000	0	0	115,722,900	1,357,884,300	9.3%	9.5%
Brooklyn Park	4,152,820,200	220	8,181,100	82	23,244,900	225,406,600	4,409,652,800	5.4%	6.2%
Champlin	1,638,761,500	300	7,630,000	39	17,588,600	133,910,300	1,797,890,400	8.2%	9.7%
Corcoran	641,506,700	90	4,774,500	65	18,148,000	29,813,800	694,243,000	4.6%	8.2%
Crystal	1,375,790,000	338	4,649,000	17	4,043,000	102,985,000	1,487,467,000	7.5%	8.1%
Dayton	509,294,000	118	5,154,000	174	52,432,000	32,736,000	599,616,000	6.4%	17.7%
Deephaven	1,192,711,000	72	15,392,000	14	7,110,000	58,177,000	1,273,390,000	4.9%	6.8%
Eden Prairie	5,669,302,300	429	15,754,300	54	18,047,800	208,975,200	5,912,079,600	3.7%	4.3%
Edina	7,674,678,600	592	83,450,300	69	34,568,900	302,472,000	8,095,169,800	3.9%	5.5%
Excelsior	261,260,000	43	5,254,600	7	2,086,700	12,886,400	281,487,700	4.9%	7.7%
Golden Valley	2,092,183,000	533	14,006,100	10	3,213,000	134,566,900	2,243,969,000	6.4%	7.3%
Greenfield	361,729,100	59	1,690,000	15	4,611,000	15,341,900	383,372,000	4.2%	6.0%
Greenwood	307,408,100	15	796,000	1	814,000	9,650,500	318,668,600	3.1%	3.7%
Hanover	69,823,900	5	358,000	0	0	5,326,100	75,508,000	7.6%	8.1%
Hopkins	692,652,000	123	2,805,000	1	688,000	38,903,600	735,048,600	5.6%	6.1%
Independence	583,404,500	75	2,870,000	10	3,139,000	17,111,400	606,524,900	2.9%	4.0%
Long Lake	171,194,500	18	476,700	0	0	2,374,500	174,045,700	1.4%	1.7%
Loretto	44,175,000	10	167,000	0	0	1,954,000	46,296,000	4.4%	4.8%
Maple Grove	5,525,563,200	471	16,003,500	151	44,287,400	272,466,600	5,858,320,700	4.9%	6.0%
Maple Plain	112,190,500	23	362,000	0	0	7,251,500	119,804,000	6.5%	6.8%
Medicine Lake	81,155,000	4	482,000	1	386,000	1,650,000	83,673,000	2.0%	3.1%
Medina	1,313,320,100	113	13,736,600	56	19,050,000	-3,598,700	1,342,508,000	-0.3%	2.2%
Minnetonka	5,203,963,800	477	23,684,100	39	16,648,800	359,377,400	5,603,674,100	6.9%	7.7%
Minnetonka Beach	332,917,000	14	4,837,800	1	119,000	2,142,900	340,016,700	0.6%	2.1%
Minnetrista	1,404,790,800	134	14,468,400	97	26,615,500	72,635,300	1,518,510,000	5.2%	8.1%
Mound	1,021,872,000	198	8,972,000	20	4,447,000	82,388,000	1,117,679,000	8.1%	9.4%
New Hope	981,458,000	185	4,251,000	33	8,585,000	72,359,000	1,066,653,000	7.4%	8.7%
Orono	2,603,080,500	199	19,646,000	41	19,112,000	88,005,600	2,729,844,100	3.4%	4.9%
Osseo	115,755,000	24	324,000	0	0	9,345,000	125,424,000	8.1%	8.4%
Plymouth	6,390,330,800	1,161	42,826,000	305	101,608,000	375,328,200	6,910,093,000	5.9%	8.1%
Richfield	2,057,703,800	447	5,641,000	0	0	215,344,200	2,278,689,000	10.5%	10.7%
Robbinsdale	784,292,000	153	2,708,000	2	606,000	66,782,800	854,388,800	8.5%	8.9%
Rockford	9,997,000	1	7,000	0	0	1,068,000	11,072,000	10.7%	10.8%
Rogers	995,640,000	181	7,411,000	52	14,653,000	59,121,000	1,076,825,000	5.9%	8.2%
Saint Anthony	483,800,000	102	1,989,000	0	0	31,516,000	517,305,000	6.5%	6.9%
Saint Boni	161,887,000	14	245,000	0	0	601,000	162,733,000	0.4%	0.5%
Saint Louis Park	3,430,731,700	517	23,928,900	10	3,606,200	237,840,100	3,696,106,900	6.9%	7.7%
Shorewood	1,455,709,000	115	8,847,000	15	6,667,000	18,130,000	1,489,353,000	1.2%	2.3%
Spring Park	83,615,000	13	331,000	1	367,000	5,032,000	89,345,000	6.0%	6.9%
Tonka Bay	532,118,000	31	3,286,400	7	2,794,000	6,343,600	544,542,000	1.2%	2.3%
Wayzata	1,025,728,600	54	12,034,500	13	6,097,000	19,267,900	1,063,128,000	1.9%	3.6%
Woodland	297,470,000	16	6,009,000	1	290,000	4,822,000	308,591,000	1.6%	3.7%
Suburban	**70,887,753,200**	**8,657**	**409,137,200**	**1,408**	**466,956,200**	**3,708,631,400**	**75,472,478,000**	**5.2%**	**6.5%**
Henepin County									

Gross change includes new construction improvement amounts
Net change excludes new construction improvement amounts
2018 Minneapolis values have not been provided by the Minneapolis City Assessor's Office

Cumulative Growth

Percent of Change from Previous Year

The percent growth figures presented here exclude any growth in value due to new construction improvement amounts, new parcels created by divisions and parcels with a change in use. The property type groupings and logic mirror the groupings and logic used in prior year Hennepin County Cumulative Growth reports.

	Property Type	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	5 Yr Chg	10 Yr Chg
Hennepin Countywide	Agricultural	-10.4	-9.1	-3.3	-3.6	4.4	2.9	-1.9	-4.1	2.2			
	Apartment	-0.6	-6.8	-1.0	2.2	3.5	8.9	13.2	12.3	9.0			
	Commercial	-2.3	-7.8	-2.4	0.6	1.3	2.4	7.3	4.6	5.0			
	Industrial	-2.1	-5.6	-3.2	-2.4	-0.6	0.2	0.5	3.6	6.5			
	Res Condo	-6.3	-8.7	-3.6	-7.1	-1.4	9.0	7.9	6.9	8.2			
	Res Single Family	-4.6	-6.3	-3.6	-5.4	-1.0	7.8	3.6	4.0	5.2			
	Res Townhome	-6.2	-7.8	-5.0	-8.5	-1.2	8.0	4.8	4.9	5.8			
Suburban Hennepin	Agricultural	-10.5	-9.2	-3.3	-3.8	4.4	2.9	-1.9	-2.5	2.2	0.9	1.5%	-19.9%
	Apartment	-1.2	-5.8	0.0	3.9	4.1	6.8	10.4	12.9	8.8	8.2	56.7%	57.7%
	Commercial	-3.5	-7.3	-1.6	0.8	0.5	1.9	4.9	2.8	2.9	2.7	16.1%	3.6%
	Industrial	-3.1	-5.4	-2.5	-1.8	-0.8	0.4	4.1	3.1	6.5	3.9	19.2%	3.8%
	Res Condo	-7.4	-10.3	-4.5	-9.3	-3.3	9.2	7.6	6.3	8.5	6.5	44.3%	0.4%
	Res Single Family	-5.1	-7.0	-3.6	-5.7	-1.3	7.8	3.5	3.2	4.7	5.0	26.6%	0.2%
	Res Townhome	-6.3	-8.0	-4.8	-7.9	-1.3	8.3	4.5	5.9	5.9	7.2	36.1%	1.5%
Bloomington	Agricultural	0.0	0.0	0.0	0.0	0.0	5.8	-90.4	37.2	14.2	-0.1	-84.1%	-84.1%
	Apartment	-0.6	-6.0	1.1	3.2	2.5	4.2	8.1	14.1	8.7	11.8	56.2%	56.1%
	Commercial	-5.3	-9.1	-0.1	5.2	-0.8	1.4	8.9	2.1	1.9	1.5	16.6%	4.6%
	Industrial	-5.1	-6.3	-1.3	-1.9	-2.0	-1.3	2.0	2.8	4.6	7.7	16.6%	-1.7%
	Res Condo	-7.5	-10.2	-4.1	-8.1	-5.3	5.0	12.1	9.0	9.5	6.7	49.9%	3.9%
	Res Single Family	-5.7	-5.6	-3.6	-6.4	-2.9	8.7	6.0	2.6	6.5	4.4	31.4%	2.6%
	Res Townhome	-6.9	-7.2	-4.8	-7.5	0.4	4.7	5.3	5.7	6.5	7.2	33.0%	1.7%
Brooklyn Center	Apartment	-1.1	-6.5	0.5	-0.7	-0.6	6.1	5.6	13.8	10.5	6.0	49.3%	37.1%
	Commercial	0.1	-8.9	-3.6	1.8	0.4	-1.2	-1.1	2.1	2.4	4.2	6.5%	-4.4%
	Industrial	-1.8	-10.2	-5.1	-1.3	-0.1	-3.1	5.0	5.1	5.9	5.3	19.2%	-1.6%
	Res Condo	-28.0	-15.8	-4.4	-5.5	-35.4	28.9	28.6	7.1	6.2	9.5	106.5%	-26.9%
	Res Single Family	-12.4	-11.7	-2.9	-11.9	-3.9	14.8	8.4	4.5	10.8	9.3	57.5%	0.2%
	Res Townhome	-11.7	-15.5	-6.7	-20.1	-4.4	11.0	11.9	8.9	17.7	12.0	78.3%	-5.2%
Brooklyn Park	Agricultural	-4.9	-21.8	-8.1	-5.3	-7.4	1.9	2.6	-1.9	4.1	0.1	6.9%	-36.0%
	Apartment	3.4	-2.8	-3.7	0.3	-2.3	11.5	13.4	18.6	6.2	6.5	69.6%	60.9%
	Commercial	1.3	-6.8	-6.1	-1.2	-5.7	0.1	4.3	0.8	3.7	0.6	9.8%	-9.3%
	Industrial	2.3	-5.5	-4.0	-0.3	-2.7	-0.3	3.4	0.8	4.9	3.4	12.7%	1.4%
	Res Condo	-10.8	-21.4	-7.3	-15.4	-2.2	5.9	10.1	7.7	13.8	9.9	57.1%	-15.6%
	Res Single Family	-10.2	-11.6	-5.2	-5.3	-0.1	10.7	5.1	4.2	9.3	5.3	39.5%	-0.7%
	Res Townhome	-9.2	-12.3	-8.1	-7.8	-3.0	10.7	8.9	5.7	10.5	5.9		
Champlin	Agricultural	12.4	-8.7	-7.0	-8.3	0.0	0.0	1.1	-2.3	4.9	4.1	7.9%	-5.6%
	Apartment	-0.7	-11.0	-0.2	0.0	10.0	4.9	10.4	19.2	7.7	8.7	61.6%	56.8%
	Commercial	-5.8	-8.0	-8.7	-0.9	-1.1	0.3	2.0	4.0	3.7	2.2	12.8%	-12.6%
	Industrial	-12.0	-8.5	-12.7	0.7	0.0	1.9	5.3	4.4	7.2	5.3	26.5%	-10.5%
	Res Condo	-8.1	-8.9	-12.6	-16.4	3.7	16.7	3.1	9.3	8.7	6.2	51.8%	-3.7%
	Res Single Family	-6.1	-8.2	-4.8	-7.5	-2.0	8.8	2.2	6.0	7.3	7.8	36.3%	1.5%
	Res Townhome	-9.2	-8.7	-7.2	-12.2	2.2	12.3	1.0	8.5	6.4	8.9	42.6%	-1.6%
Chanhassen	Commercial	-13.7	-5.8	0.0	-3.0	0.0	-4.3	-3.9	2.4	1.8	1.8	-2.4%	-23.0%
	Industrial	-9.4	-5.3	0.0	-5.5	-2.3	5.0	1.8	2.7	4.2	4.0	19.0%	-5.8%
Corcoran	Agricultural	-4.5	-10.3	-0.9	0.8	10.2	14.0	-1.2	-5.4	-0.4	1.2	7.4%	1.3%
	Commercial	-0.2	-10.9	-6.9	-4.9	-0.5	0.1	-1.4	2.0	9.2	6.2	16.8%	-8.6%
	Industrial	0.1	-14.0	-9.9	-4.4	0.2	0.0	0.7	2.8	11.4	3.3	19.1%	-11.5%
	Res Condo	0.0	-5.1	0.0	-5.0	2.9	13.1	0.0	6.9	3.8	3.5	29.9%	20.5%
	Res Single Family	-7.6	-7.7	-3.6	-9.1	-7.8	16.8	2.9	4.0	5.1	3.5	36.0%	-6.3%

Cumulative Growth

Percent of Change from Previous Year

	Property Type	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	5 Yr Chg	10 Yr Chg
Crystal	**Apartment**	-1.3	-7.0	-0.1	-0.6	1.7	2.5	12.0	15.0	8.6	6.5	**52.7%**	**41.6%**
	Commercial	-5.2	-5.0	-1.0	-3.1	-2.7	-0.4	1.4	2.6	7.2	2.0	**13.3%**	**-4.8%**
	Industrial	-5.5	-4.4	0.0	-4.2	-5.7	-2.6	6.1	0.3	12.1	9.0	**26.7%**	**3.3%**
	Res Condo	-13.1	-7.5	-7.7	-24.6	-14.9	5.7	14.9	11.1	18.9	9.8	**76.2%**	**-16.1%**
	Res Single Family	-8.0	-10.3	-3.1	-12.2	-0.5	13.5	2.0	7.8	8.6	7.5	**45.7%**	**1.7%**
	Res Townhome	-8.2	-9.5	-2.7	-15.4	5.2	9.2	6.4	4.5	1.9	7.6	**33.1%**	**-4.2%**
Dayton	**Agricultural**	-0.4	-5.8	-4.3	-10.0	6.1	13.1	3.9	-0.8	5.3	0.9	**23.9%**	**6.2%**
	Apartment	0.0	-10.8	-2.0	0.0	0.0	2.5	6.0	2.3	8.1	12.7	**35.4%**	**18.4%**
	Commercial	-1.7	-7.0	-1.1	-4.4	-0.8	11.7	-4.8	-0.3	5.9	0.0	**12.3%**	**-3.7%**
	Industrial	-5.0	-9.1	-7.0	-1.5	-1.2	-1.1	4.7	0.9	3.1	-0.9	**6.7%**	**-16.5%**
	Res Single Family	-2.0	-6.4	-6.3	-13.2	-2.8	9.3	1.7	4.9	6.9	3.3	**28.8%**	**-6.6%**
Deephaven	**Commercial**	2.6	-4.6	-3.6	-6.3	0.0	0.0	0.0	3.9	6.6	10.9	**22.8%**	**8.6%**
	Res Single Family	-5.0	-7.5	-3.0	-4.9	-1.1	10.4	8.4	3.1	2.8	4.5	**32.5%**	**6.2%**
	Res Townhome	-4.0	-3.7	0.0	-5.2	-5.2	14.9	2.7	3.3	-4.4	4.8	**22.1%**	**1.5%**
Eden Prairie	**Agricultural**	3.5	0.8	0.8	1.6	2.6	3.8	0.1	-2.4	-1.1	1.1	**1.4%**	**11.2%**
	Apartment	-4.9	-6.8	1.8	7.8	13.1	5.0	6.6	10.1	10.8	6.4	**45.3%**	**59.9%**
	Commercial	-2.3	-6.5	-1.9	1.0	0.8	-0.8	2.5	0.7	1.2	0.8	**4.4%**	**-4.7%**
	Industrial	-1.9	-5.4	-1.7	-3.6	-1.1	-1.8	4.7	4.1	5.7	4.7	**18.4%**	**3.0%**
	Res Condo	-8.3	-8.4	-4.8	-8.7	-4.1	10.9	6.3	4.4	7.7	7.3	**42.2%**	**-0.4%**
	Res Single Family	-4.8	-6.3	-3.4	-4.4	0.1	4.8	4.8	0.1	3.0	3.6	**17.3%**	**-3.2%**
	Res Townhome	-6.6	-8.8	-4.0	-4.5	-1.1	6.9	5.8	2.3	4.5	6.2	**28.4%**	**-0.8%**
Edina	**Apartment**	-1.9	-5.0	0.0	-1.9	1.7	3.7	15.9	16.9	10.3	8.4	**68.0%**	**56.3%**
	Commercial	0.5	-8.1	-1.1	0.3	2.2	8.9	8.8	5.5	3.9	8.1	**40.4%**	**31.5%**
	Industrial	3.0	-2.7	0.0	-5.2	-0.3	2.5	5.1	7.3	8.5	4.7	**31.3%**	**24.3%**
	Res Condo	-11.0	-6.7	-5.5	-9.0	-2.3	7.7	8.1	5.4	8.9	4.8	**40.0%**	**-2.3%**
	Res Single Family	-1.9	-5.1	-2.7	-3.5	0.0	7.7	2.5	1.0	3.9	4.0	**20.5%**	**5.3%**
	Res Townhome	-6.1	-4.3	-3.9	-7.2	-1.0	5.6	2.4	5.1	5.1	3.1	**23.1%**	**-2.3%**
Excelsior	**Apartment**	-0.7	-11.5	-3.0	-0.2	3.3	1.3	10.4	8.2	8.5	12.0	**47.0%**	**29.3%**
	Commercial	-2.5	-14.8	0.0	4.9	0.8	5.7	6.9	5.3	6.0	-0.3	**25.7%**	**10.5%**
	Industrial	0.0	-8.4	0.0	0.0	0.0	6.1	0.0	0.0	0.0	0.0	**6.1%**	**-2.8%**
	Res Condo	-0.9	-6.8	1.7	-15.9	-2.3	12.7	16.4	3.1	3.3	8.1	**51.0%**	**16.6%**
	Res Single Family	-4.0	-7.4	-3.3	-4.4	1.1	20.6	8.2	4.2	11.1	4.7	**58.2%**	**31.4%**
	Res Townhome	-5.8	-6.1	-0.7	-20.1	-1.0	11.1	22.3	1.7	-1.6	15.3	**56.8%**	**9.0%**
Golden Valley	**Apartment**	0.0	-6.9	0.0	0.0	0.5	10.5	13.1	14.2	6.9	7.5	**64.0%**	**53.5%**
	Commercial	-8.7	-9.1	-1.9	0.3	1.3	0.9	10.0	5.1	0.0	6.6	**24.3%**	**2.8%**
	Industrial	-7.3	-9.1	-0.5	-2.0	-0.3	-0.3	3.3	7.6	3.2	2.7	**17.5%**	**-3.7%**
	Res Condo	-6.1	-14.2	-4.2	-3.6	-2.5	7.9	5.0	4.7	3.0	8.6	**32.7%**	**-3.8%**
	Res Single Family	-2.9	-7.8	-3.0	-4.9	-2.0	9.5	1.4	2.1	7.6	6.4	**29.8%**	**5.0%**
	Res Townhome	-6.9	-5.2	-4.4	-10.3	-2.7	2.5	8.1	3.7	13.4	3.7	**35.1%**	**-0.5%**
Greenfield	**Agricultural**	-4.0	-13.0	0.0	10.0	0.5	0.1	0.8	0.7	2.3	0.2	**4.2%**	**-3.8%**
	Commercial	-2.0	-9.1	-2.1	-1.2	-5.7	-1.4	-0.8	0.1	1.9	4.2	**4.0%**	**-15.5%**
	Industrial	-0.3	-8.1	-4.7	-5.9	9.9	9.2	0.7	-4.1	1.7	5.0	**12.6%**	**1.7%**
	Res Single Family	-4.6	-11.9	-8.4	-3.7	-6.3	6.0	3.9	7.5	5.0	3.6	**28.8%**	**-10.5%**
	Res Townhome	-7.2	-15.4	0.0	-12.8	10.5	10.0	8.1	8.0	11.9	0.6	**44.6%**	**9.3%**
Greenwood	**Apartment**	0.0	-22.2	0.0	0.7	-0.7	0.8	1.3	6.9	17.1	4.3	**33.3%**	**3.7%**
	Commercial	-1.8	-5.4	-2.7	-0.8	-3.2	-0.8	3.2	22.5	6.4	1.6	**35.6%**	**17.7%**
	Res Condo	4.1	-6.7	-3.9	3.3	-4.6	26.6	13.2	5.5	11.4	2.8	**73.1%**	**59.2%**
	Res Single Family	-3.8	-7.7	-5.3	-2.9	-5.2	10.9	2.5	6.8	14.0	2.8	**42.3%**	**10.2%**

Cumulative Growth

Percent of Change from Previous Year

	Property Type	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	5 Yr Chg	10 Yr Chg
Hanover	**Agricultural**	-10.5	-8.7	-16.5	-27.6	-2.6	4.3	2.1	0.7	2.1	3.2	**13.0%**	**-45.6%**
	Commercial	6.0	0.0	0.0	0.0	0.0	2.1	0.0	0.0	3.8	9.2	**15.7%**	**22.7%**
	Industrial	-14.6	-1.7	-19.3	-22.0	0.0	0.0	0.0	0.0	2.6	3.0	**5.7%**	**-44.1%**
	Res Single Family	-9.4	-12.0	-0.8	-4.1	-6.6	3.3	8.8	2.9	9.2	7.5	**35.8%**	**-3.8%**
	Res Townhome	-10.1	-21.9	-17.8	-20.4	-3.8	5.3	43.5	-0.8	8.2	14.6	**85.9%**	**-17.9%**
Hopkins	**Apartment**	4.9	-6.2	0.0	0.7	4.6	0.4	11.7	11.1	7.6	7.0	**43.4%**	**48.7%**
	Commercial	1.3	-9.8	-0.8	0.6	-0.7	5.6	3.6	3.1	2.0	-6.7	**7.3%**	**-2.8%**
	Industrial	-0.1	-10.7	0.9	-0.2	-0.2	1.8	1.9	4.7	3.3	-1.3	**10.7%**	**-0.7%**
	Res Condo	-7.8	-12.2	-13.7	-27.0	1.7	17.6	15.3	2.1	8.2	13.1	**69.4%**	**-12.1%**
	Res Single Family	-3.3	-6.2	-3.2	-5.2	-4.1	13.7	-1.5	5.0	4.9	5.6	**30.3%**	**3.9%**
	Res Townhome	-6.7	-12.7	-5.4	-8.1	-1.4	7.9	10.3	6.2	12.0	12.3	**59.0%**	**11.0%**
Independence	**Agricultural**	-3.6	-8.4	-1.9	1.3	12.6	3.3	-1.0	-1.6	1.6	-0.5	**1.7%**	**0.5%**
	Commercial	2.0	-10.8	-1.4	-2.6	0.0	0.0	-6.4	-1.3	2.3	0.2	**-5.3%**	**-17.3%**
	Industrial	-2.4	-16.5	0.0	0.0	-1.3	-0.6	-5.6	0.0	4.0	1.1	**-1.3%**	**-20.6%**
	Res Condo	0.0	0.0	-0.1	0.0	-11.5	0.0	23.3	0.0	8.7	3.2	**38.3%**	**22.3%**
	Res Single Family	-8.7	-8.5	-7.1	-2.6	-3.3	4.8	0.5	5.3	4.0	2.6	**18.3%**	**-13.5%**
Long Lake	**Apartment**	-2.6	-5.1	-0.1	0.1	5.7	1.0	2.8	13.8	0.0	11.0	**31.2%**	**28.2%**
	Commercial	-2.3	-6.7	-15.9	-11.8	-0.7	0.7	0.4	3.4	3.6	3.8	**12.4%**	**-24.5%**
	Res Condo	-20.9	0.0	-2.2	-6.0	-4.1	7.4	0.7	-1.9	7.2	4.4	**18.7%**	**-17.2%**
	Res Single Family	-3.3	-1.3	-9.8	1.3	-2.7	5.0	-0.3	10.2	5.8	1.6	**24.0%**	**5.3%**
	Res Townhome	-4.6	-1.2	-2.7	-14.9	0.6	4.8	4.9	2.9	12.3	7.2	**36.2%**	**6.9%**
Loretto	**Agricultural**	-3.8	-10.5	-0.3	-17.8	15.5	0.6	-6.0	2.6	35.5	7.0	**40.7%**	**14.7%**
	Apartment	0.0	-11.7	0.0	0.0	0.0	-0.7	2.2	2.0	9.4	8.8	**23.2%**	**8.8%**
	Commercial	-5.4	-14.1	-2.0	0.0	1.4	-0.6	0.0	3.9	4.9	0.8	**9.2%**	**-11.8%**
	Industrial	-5.5	-13.3	0.0	0.0	0.0	0.0	0.0	0.0	7.4	-4.4	**2.7%**	**-15.9%**
	Res Single Family	-6.0	-7.6	-0.6	-11.2	7.7	5.2	6.4	1.9	10.1	4.4	**31.1%**	**8.3%**
	Res Townhome	-10.9	-17.0	-0.9	-7.8	-5.9	11.7	3.5	3.1	13.9	4.1	**41.3%**	**-10.1%**
Maple Grove	**Agricultural**	-17.3	-14.7	-7.2	-10.1	-17.6	3.2	3.4	3.1	35.0	3.0	**53.0%**	**-25.8%**
	Apartment	0.5	-6.5	-0.6	6.1	3.2	11.7	7.4	9.6	10.2	10.5	**60.1%**	**63.7%**
	Commercial	-6.1	-4.1	-3.4	-5.9	0.0	1.3	0.0	-0.6	2.5	4.6	**8.0%**	**-11.6%**
	Industrial	-6.6	-1.1	-6.2	-11.3	-0.7	1.2	1.5	0.1	5.5	5.0	**13.9%**	**-13.1%**
	Res Condo	-5.3	-8.9	-4.5	-9.4	-1.4	9.5	8.5	5.3	8.4	5.3	**42.8%**	**5.1%**
	Res Single Family	-5.4	-5.9	-3.5	-6.5	0.5	7.7	3.0	1.9	4.0	4.6	**23.0%**	**-0.7%**
	Res Townhome	-5.6	-7.3	-4.9	-11.8	-1.5	13.6	2.3	8.1	5.5	7.1	**41.9%**	**2.7%**
Maple Plain	**Apartment**	0.0	-6.0	-0.2	-0.3	0.5	1.7	2.6	2.9	9.8	12.0	**32.0%**	**24.1%**
	Commercial	-1.5	-15.2	-6.0	-13.0	-2.0	0.2	4.5	1.0	3.0	5.1	**14.5%**	**-23.4%**
	Industrial	0.0	-14.5	-5.7	-14.3	-0.4	0.5	5.1	0.1	8.5	0.9	**15.8%**	**-20.3%**
	Res Condo	0.0	-10.0	-4.4	-9.9	0.0	0.0	9.0	0.0	19.6	4.2	**35.8%**	**5.3%**
	Res Single Family	-4.2	-11.0	-6.4	-10.9	9.8	0.1	8.1	5.0	4.7	6.4	**26.6%**	**-1.2%**
Medicine Lake	**Apartment**	-3.0	-5.0	-9.8	-19.3	8.9	10.5	0.0	3.9	0.0	2.0	**17.1%**	**-14.5%**
	Commercial	-10.8	-11.0	-0.7	0.0	0.0	0.0	0.0	0.6	6.2	2.3	**9.3%**	**-13.9%**
	Res Single Family	-2.9	-7.0	-4.7	-13.9	2.3	10.8	-2.3	12.8	0.7	2.0	**25.4%**	**-4.9%**
Medina	**Agricultural**	0.4	-3.8	-7.8	1.5	0.5	3.5	6.2	0.2	0.8	-0.3	**10.7%**	**0.6%**
	Apartment	-18.1	-12.1	-2.0	0.0	0.0	0.0	4.5	3.2	9.3	0.5	**18.5%**	**-16.5%**
	Commercial	-6.0	-7.4	-5.6	-0.5	-0.6	-0.1	-0.2	3.2	4.5	2.7	**10.4%**	**-10.3%**
	Industrial	-4.3	-6.2	-4.1	0.0	-6.1	0.0	1.6	2.9	8.8	4.5	**18.9%**	**-3.9%**
	Res Condo	-15.0	-11.6	-0.1	-13.2	11.1	1.1	10.0	8.2	-7.3	6.6	**18.9%**	**-13.9%**
	Res Single Family	-3.0	-8.1	-5.6	-6.3	1.6	3.0	3.7	3.4	1.9	-0.9	**11.5%**	**-10.7%**
	Res Townhome	-5.0	-8.7	-1.3	-11.6	-3.2	1.8	0.4	5.5	6.2	2.2	**17.0%**	**-14.2%**

Cumulative Growth

Percent of Change from Previous Year

	Property Type	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	5 Yr Chg	10 Yr Chg
Minneapolis	**Apartment**	-0.1	-8.2	-2.4	-0.3	2.5	10.9	16.1	11.1	9.2		**56.2%**	**42.9%**
	Commercial	0.6	-8.9	-4.1	-0.2	2.9	3.6	8.9	7.6	8.9		**32.2%**	**19.3%**
	Industrial	2.4	-6.1	-6.6	-5.7	-0.1	1.6	5.3	5.4	6.6		**20.2%**	**1.7%**
	Res Condo	-4.7	-6.8	-2.5	-6.5	0.9	8.8	8.5	6.1	7.8		**35.0%**	**10.3%**
	Res Single Family	-2.6	-3.4	-3.5	-4.8	-0.2	7.7	4.0	6.1	6.8		**26.9%**	**9.5%**
	Res Townhome	-3.9	-5.8	-8.4	-7.3	0.4	3.0	10.5	5.6	4.7		**25.8%**	**-2.9%**
Minnetonka	**Agricultural**	0.0	5.7	-0.4	-0.4	-1.6	-0.1	10.3	-53.1	0.0	0.0	**-48.3%**	**-46.7%**
	Apartment	-0.2	-4.4	2.1	11.3	4.3	7.6	7.5	11.4	14.0	4.2	**53.1%**	**73.1%**
	Commercial	-3.5	-3.6	0.0	0.2	0.5	3.8	6.6	0.1	1.1	0.1	**12.1%**	**5.0%**
	Industrial	-0.6	-1.8	-1.4	-1.3	0.8	3.5	0.1	1.0	7.4	2.6	**15.3%**	**10.4%**
	Res Condo	-9.6	-9.7	-6.0	-12.7	-3.9	10.2	14.2	3.1	11.2	2.5	**47.9%**	**-4.8%**
	Res Single Family	-4.5	-6.7	-2.3	-3.8	-1.2	5.9	4.6	1.6	2.1	6.8	**22.7%**	**1.6%**
	Res Townhome	-5.3	-5.2	-3.9	-8.6	-0.1	8.0	1.9	11.2	5.9	9.6	**42.0%**	**11.9%**
Minnetonka Beach	**Commercial**	0.0	-10.0	0.0	0.0	0.0	0.0	-2.7	-4.2	0.0	0.0	**-6.8%**	**-16.1%**
	Res Single Family	-6.7	-5.9	-3.1	-8.5	-12.3	26.3	2.9	6.7	8.4	1.7	**52.9%**	**4.4%**
Minnetrista	**Agricultural**	-4.7	-8.1	-9.5	-12.2	6.1	6.2	-1.1	-0.7	4.7	4.9	**14.5%**	**-15.4%**
	Commercial	7.1	-6.9	-0.7	-3.2	-0.9	-0.8	-4.7	1.0	1.1	0.9	**-2.6%**	**-7.5%**
	Industrial	0.0	-11.5	-2.4	-17.8	0.0	0.0	0.0	0.0	3.1	2.9	**6.1%**	**-24.7%**
	Res Condo	-4.1	1.0	0.0	-3.1	0.0	0.0	6.0	5.1	12.6	4.0	**30.5%**	**22.4%**
	Res Single Family	-3.8	-9.8	-4.9	-6.6	-2.7	5.5	0.0	6.7	2.9	4.4	**20.9%**	**-9.3%**
	Res Townhome	-4.5	-12.2	-3.3	-9.7	-1.6	17.3	-2.3	15.1	7.7	8.4	**54.0%**	**11.0%**
Mound	**Apartment**	-1.9	-6.7	0.0	-0.8	0.3	3.0	3.8	9.0	12.7	6.8	**40.3%**	**27.7%**
	Commercial	-3.3	-13.3	-1.6	-0.1	-2.8	-0.9	4.2	6.7	2.7	3.9	**17.6%**	**-5.8%**
	Industrial	0.0	-5.6	0.0	0.0	0.0	8.7	50.8	0.0	9.7	4.0	**87.0%**	**76.5%**
	Res Condo	-9.4	-12.3	-5.2	-19.9	-0.8	17.9	-0.1	7.1	5.6	13.9	**51.7%**	**-9.2%**
	Res Single Family	-8.4	-9.2	-9.5	-9.5	-3.0	9.9	0.8	8.3	2.9	7.9	**33.2%**	**-11.9%**
	Res Townhome	-7.7	-8.1	-14.6	-8.5	-5.7	9.9	1.3	9.1	1.2	7.1	**31.6%**	**-17.7%**
New Hope	**Apartment**	-1.6	-7.6	-0.4	-0.6	2.1	1.6	11.0	12.7	8.1	9.3	**50.2%**	**38.0%**
	Commercial	-5.6	-2.1	-0.5	-4.5	-1.9	1.5	-0.8	2.5	6.5	4.1	**14.4%**	**-1.4%**
	Industrial	-5.0	-1.0	-2.1	-3.3	-3.0	5.9	5.8	3.2	8.7	0.2	**25.9%**	**8.7%**
	Res Condo	-10.6	-18.2	-8.0	-21.9	3.3	11.1	3.2	8.4	21.5	6.1	**60.2%**	**-13.0%**
	Res Single Family	-6.7	-8.0	-5.8	-8.8	2.3	6.4	4.4	3.6	8.2	7.3	**33.6%**	**0.8%**
	Res Townhome	-25.9	-13.6	-10.3	-15.4	0.7	24.0	15.1	4.5	12.9	4.8	**76.5%**	**-13.6%**
Orono	**Agricultural**	-0.7	-4.8	-4.4	-8.2	-0.4	-1.3	12.4	-8.0	-20.5	-0.2	**-19.0%**	**-33.1%**
	Apartment	-0.3	-9.9	-0.1	0.0	4.4	2.7	11.1	13.1	7.3	1.5	**40.5%**	**31.7%**
	Commercial	-2.6	-8.7	-1.5	-2.9	0.0	0.2	-2.1	3.7	3.3	2.9	**8.1%**	**-8.1%**
	Industrial	-4.7	-10.2	-1.9	-5.9	-2.7	-0.8	7.8	5.5	2.3	6.8	**23.3%**	**-5.2%**
	Res Condo	-13.1	-8.4	-35.3	-0.3	15.3	3.9	0.0	10.4	1.9	12.8	**31.8%**	**-21.9%**
	Res Single Family	-3.9	-7.8	-6.9	-7.8	-1.8	2.7	2.4	5.6	3.9	2.8	**18.6%**	**-11.4%**
	Res Townhome	-4.4	-9.6	-18.3	3.4	-4.8	7.3	2.9	12.3	5.1	1.4	**32.1%**	**-8.1%**
Osseo	**Apartment**	-1.2	-16.1	-0.5	0.0	2.1	3.2	30.5	11.6	4.4	5.7	**65.9%**	**39.7%**
	Commercial	-3.8	-9.2	-0.8	-10.9	-0.5	-0.3	-5.3	0.1	0.2	7.4	**1.7%**	**-21.8%**
	Industrial	-3.4	-7.2	0.0	-3.8	0.0	0.0	-3.1	2.5	2.5	4.1	**6.0%**	**-8.6%**
	Res Condo	-9.4	-9.9	-9.1	-4.0	-3.1	-1.6	1.0	3.0	6.2	10.0	**19.6%**	**-17.5%**
	Res Single Family	-4.5	-11.6	-4.4	-16.4	-2.1	12.1	11.9	3.2	13.3	8.1	**58.6%**	**4.7%**
	Res Townhome	-11.5	-12.3	-11.2	-5.4	-4.7	8.9	7.0	0.7	10.6	10.7	**43.7%**	**-10.7%**

2018 Minneapolis values have not been provided by the Minneapolis City Assessor's Office

Cumulative Growth

Percent of Change from Previous Year

	Property Type	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	5 Yr Chg	10 Yr Chg
Plymouth	**Agricultural**	-2.1	4.7	-5.7	0.5	1.2	13.0	-0.3	-1.4	1.0	4.8	**17.6%**	**15.6%**
	Apartment	-6.4	-8.6	-0.4	11.1	3.0	9.0	10.2	12.3	6.6	12.5	**61.8%**	**57.8%**
	Commercial	-5.1	-3.4	1.0	4.6	0.4	0.2	2.6	6.8	7.1	1.6	**19.5%**	**16.2%**
	Industrial	-5.1	-5.1	-0.8	3.1	1.0	-1.6	0.4	4.8	9.6	4.7	**18.8%**	**10.5%**
	Res Condo	-6.0	-9.7	-2.1	-10.4	-4.1	11.5	6.0	7.1	6.0	7.9	**44.8%**	**3.4%**
	Res Single Family	-4.8	-5.8	-2.4	-4.4	0.8	6.0	1.6	2.9	1.3	5.1	**18.0%**	**-0.5%**
	Res Townhome	-6.5	-6.1	-3.4	-5.8	-0.7	6.8	4.2	6.1	2.4	8.8	**31.5%**	**4.4%**
Richfield	**Commercial**	-7.1	-12.0	-3.4	-2.2	1.2	5.8	4.9	2.4	2.5	10.9	**29.2%**	**1.0%**
	Industrial	-2.9	-5.8	-2.0	-11.2	-1.9	0.0	1.3	3.2	6.3	2.7	**14.1%**	**-10.9%**
	Res Condo	-4.6	-18.4	-2.9	-2.4	-3.6	10.5	4.0	8.2	12.2	8.3	**51.1%**	**7.5%**
	Res Single Family	-7.6	-7.6	-2.0	-7.4	-3.1	9.1	2.9	7.3	6.3	10.6	**41.6%**	**6.3%**
	Res Townhome	-5.0	-22.5	-1.0	-9.1	-3.8	23.8	-4.0	7.8	7.2	8.1	**48.5%**	**-5.3%**
Robbinsdale	**Apartment**	0.2	-4.3	-0.9	-5.5	6.3	5.8	7.2	13.1	9.6	6.7	**50.0%**	**43.2%**
	Industrial	-1.5	-10.3	-2.8	-8.6	8.2	0.0	0.0	0.0	2.9	2.7	**5.7%**	**-10.2%**
	Res Condo	-26.5	-42.8	-31.6	-4.9	-1.7	4.4	7.6	30.7	1.5	0.4	**49.6%**	**-59.8%**
	Res Single Family	-9.0	-10.1	-5.1	-7.6	-8.9	16.8	-1.9	7.8	8.1	8.5	**44.9%**	**-5.3%**
	Res Townhome	-0.1	-2.9	-9.5	-17.0	-3.3	7.0	12.6	10.0	3.8	4.8	**44.2%**	**1.6%**
Rockford	**Apartment**	0.0	-7.6	0.0	0.0	4.5	0.1	7.4	4.4	6.0	6.4	**26.6%**	**22.2%**
	Commercial	-10.1	-23.9	0.0	0.0	0.7	-1.4	0.0	0.2	-1.0	4.5	**2.2%**	**-29.5%**
	Res Single Family	-9.4	-13.2	-2.6	-6.7	-3.1	8.1	4.2	6.1	4.9	11.7	**40.0%**	**-3.0%**
	Res Townhome	-10.7	-12.0	-0.9	-10.4	-4.2	5.5	2.9	6.1	7.2	9.3	**35.0%**	**-9.8%**
Rogers	**Agricultural**	-10.7	-32.3	-3.9	-0.5	7.1	7.4	-0.7	-2.4	3.5	5.8	**14.0%**	**-29.4%**
	Apartment	-3.8	-6.2	0.0	9.0	6.3	4.5	5.0	8.2	9.3	6.7	**38.5%**	**44.7%**
	Commercial	-7.7	-11.7	-12.3	-6.7	-2.3	0.9	1.1	1.2	4.1	3.0	**10.7%**	**-27.9%**
	Res Condo	-1.2	0.8	-6.6	4.9	0.2	7.6	-5.5	7.9	9.3	1.6	**21.8%**	**19.2%**
	Res Single Family	-10.2	-8.5	-7.0	-0.7	-2.6	9.4	4.4	3.7	5.9	1.1	**26.8%**	**-6.3%**
	Res Townhome	-8.3	-8.8	-10.0	-18.8	8.8	13.5	6.4	5.4	13.6	4.3	**50.8%**	**0.3%**
Saint Anthony	**Apartment**	0.0	-8.2	0.0	-1.3	0.0	9.6	8.9	11.5	9.2	6.2	**54.3%**	**39.8%**
	Commercial	-0.6	-5.1	-0.2	-3.3	4.3	0.0	0.0	2.4	7.3	2.3	**12.4%**	**6.7%**
	Industrial	0.0	-0.4	0.0	-11.7	0.0	0.0	0.0	4.6	8.1	5.6	**19.4%**	**5.0%**
	Res Condo	-9.2	-10.1	-8.1	-11.7	-23.8	-0.7	22.0	14.1	5.0	14.6	**66.3%**	**-16.1%**
	Res Single Family	-5.1	-5.9	-1.4	-5.9	-0.5	5.8	14.7	2.2	3.9	6.5	**37.2%**	**13.2%**
	Res Townhome	-5.6	-7.6	-2.6	-11.1	-6.0	-5.2	25.5	6.0	4.7	7.5	**41.9%**	**0.8%**
Saint Bonifacius	**Apartment**	-0.4	-12.4	-4.1	-0.2	2.0	0.6	1.7	10.5	3.0	6.5	**24.0%**	**5.7%**
	Commercial	-2.0	-4.8	-8.9	-11.9	-0.6	1.2	0.4	0.0	7.8	4.2	**14.1%**	**-15.1%**
	Industrial	-1.1	-4.6	-6.9	-6.7	-0.6	-4.2	-0.9	0.0	6.2	3.3	**4.2%**	**-15.2%**
	Res Condo	-26.8	-75.3	-6.7	-6.6	220.5	0.0	0.0	25.6	55.1	1.3	**97.3%**	**-0.3%**
	Res Single Family	-5.8	-3.3	-7.7	-10.5	2.8	8.1	3.3	6.8	7.0	2.1	**30.3%**	**0.8%**
	Res Townhome	-8.7	-11.2	-8.2	-7.1	0.1	1.3	21.2	6.2	11.3	0.2	**45.4%**	**0.6%**
Saint Louis Park	**Apartment**	0.9	-2.3	0.7	4.5	7.1	8.1	12.5	11.9	5.7	7.3	**54.3%**	**71.5%**
	Commercial	-0.3	-5.3	0.7	2.0	4.7	-0.6	7.1	6.9	4.0	6.0	**25.5%**	**27.4%**
	Industrial	0.2	-3.4	-0.7	-3.7	-0.2	-0.6	0.9	2.0	12.5	3.1	**18.7%**	**9.6%**
	Res Condo	-3.7	-10.4	-4.0	-4.0	-7.3	7.8	8.4	7.5	5.7	7.0	**42.1%**	**4.8%**
	Res Single Family	-2.3	-4.6	-2.5	-4.3	-2.4	4.7	3.9	4.4	4.9	6.9	**27.4%**	**8.2%**
	Res Townhome	-0.1	-9.1	-2.4	-12.6	-2.5	7.3	9.1	7.5	4.8	8.6	**43.2%**	**8.1%**
Shorewood	**Apartment**	-4.1	-22.3	-0.7	1.7	6.0	3.2	8.9	1.9	10.0	-4.5	**20.3%**	**-4.0%**
	Commercial	-3.1	-7.0	-0.3	-0.4	1.8	0.6	1.9	3.4	1.6	3.2	**11.1%**	**1.2%**
	Agricultural	6.6	-10.9	168.2	-0.5	106.2	-27.4	-2.2	-7.4	5.2	0.0	**-30.8%**	**261.3%**
	Res Single Family	-2.2	-7.6	-4.1	-4.6	-2.1	6.6	3.7	2.6	4.3	1.4	**20.0%**	**-2.9%**
	Res Townhome	-4.7	-8.4	-5.0	-5.3	-3.8	14.3	2.6	1.1	6.0	9.5	**37.6%**	**4.0%**

Cumulative Growth

Percent of Change from Previous Year

	Property Type	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	5 Yr Chg	10 Yr Chg
Spring Park	**Apartment**	-0.2	-10.6	-4.7	-0.1	1.7	0.2	9.6	21.0	8.7	7.0	**54.6%**	**33.5%**
	Commercial	-1.9	-7.7	-2.2	-1.1	-0.4	0.0	2.6	5.3	3.4	4.1	**16.3%**	**1.4%**
	Industrial	-10.8	-10.8	-1.8	0.0	0.0	0.0	0.0	0.2	5.2	3.6	**9.2%**	**-14.7%**
	Res Condo	-5.9	-38.2	-6.7	-0.7	1.1	4.6	8.6	23.4	7.6	4.8	**58.1%**	**-13.9%**
	Res Single Family	-10.2	-6.2	-7.6	-12.8	-3.7	8.0	2.6	11.5	4.8	6.8	**38.3%**	**-9.6%**
	Res Townhome	-10.0	-20.6	-2.7	2.4	-4.0	5.9	1.3	5.9	2.2	6.8	**24.0%**	**-15.3%**
Tonka Bay	**Apartment**	-9.7	-6.8	-2.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	**0.0%**	**-17.6%**
	Commercial	-1.6	-2.2	-2.0	0.0	0.0	-0.5	0.8	8.2	9.6	0.0	**18.9%**	**12.1%**
	Res Single Family	-3.8	-6.8	-4.4	-6.3	-3.7	7.4	0.8	4.4	6.1	0.3	**20.3%**	**-7.0%**
	Res Townhome	-4.8	-8.6	-6.7	-7.0	-1.9	1.1	10.1	6.3	7.4	2.2	**29.9%**	**-3.8%**
Wayzata	**Apartment**	-0.8	-3.7	-4.5	0.0	2.6	5.4	4.1	7.7	7.9	3.6	**32.1%**	**23.7%**
	Commercial	-4.7	-12.5	-4.9	-1.2	7.5	3.2	2.5	3.3	7.7	3.1	**21.3%**	**2.2%**
	Industrial	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	**0.0%**	**0.0%**
	Res Condo	0.2	-3.8	-11.4	-3.0	0.0	1.2	-2.8	4.4	18.3	2.0	**23.9%**	**2.6%**
	Res Single Family	-5.8	-6.0	-0.6	-10.5	-3.6	5.8	4.9	4.7	6.3	1.2	**25.0%**	**-5.1%**
	Res Townhome	-3.6	-4.6	-4.3	-5.0	-4.8	3.7	3.4	2.6	5.2	1.8	**17.8%**	**-6.2%**
Woodland	**Res Single Family**	-4.5	-3.9	-5.8	-6.3	-3.8	3.1	7.0	2.2	1.2	1.1	**15.4%**	**-10.1%**

Mapping to Prior-Year Reports:

A = Apartment
C = Commercial
F = Agricultural
I = Industrial
R = Res Single Family
X = Res Condo
Y = Res Townhome

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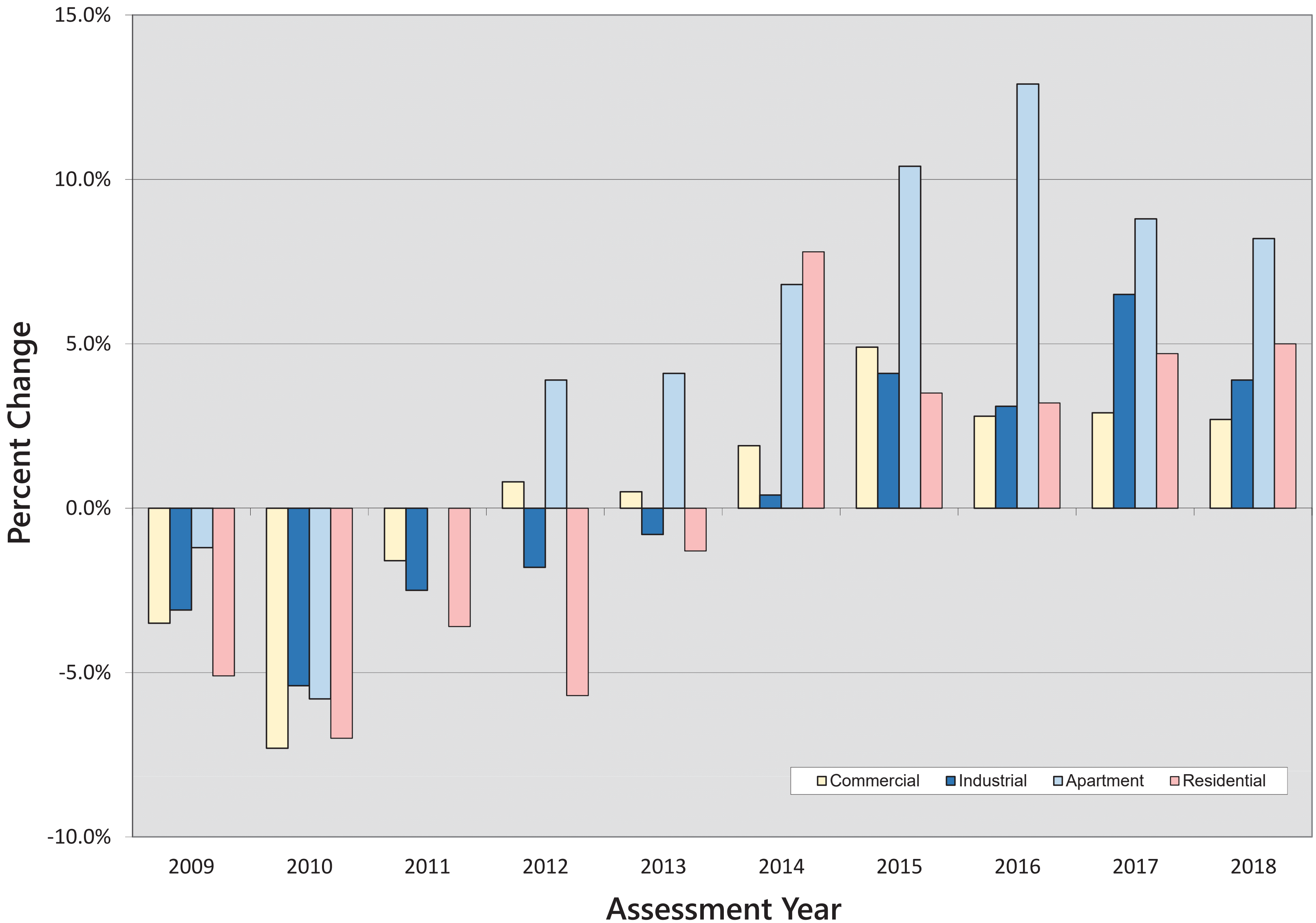
Cumulative Growth Graph

Suburban Hennepin County

The percent change figures presented here exclude any growth in value due to new construction improvement amounts, new parcels created by divisions and parcels with a change in use. The property type groupings and logic mirror the groupings and logic used in prior year Hennepin County Cumulative Growth reports. Utility and Railroad values are omitted.



Estimated Market Value Medians

Single Family Residential

The median estimated market values of on lake and off lake single family residential across suburban Hennepin County increased 8% over the last year, 25% over the last five years, and 16% over the last ten years.

Neighborhood	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Calhoun-Isle/Uptown	448,000	431,000	420,500	419,000	455,500	455,500	466,500	484,000	511,500	
Camden	108,000	106,000	97,000	93,000	94,500	94,500	107,500	115,500	127,000	
Downtown	249,000	237,500	234,800	240,000	255,000	255,000	286,500	321,500	329,500	
Longfellow	186,500	183,500	174,000	175,500	187,500	187,500	191,500	204,000	225,000	
Near North	97,500	93,500	90,000	92,000	96,000	96,000	104,500	114,500	122,000	
Nokomis	201,500	199,000	188,000	188,500	201,500	201,500	210,500	228,000	246,000	
Northeast	169,500	162,000	152,000	152,000	163,500	163,500	174,000	188,500	210,000	
Phillips	133,750	124,000	114,000	114,500	121,500	121,500	127,500	141,500	153,000	
Powderhorn	166,500	163,000	151,000	150,500	159,500	159,500	171,000	185,500	205,000	
Southwest	289,500	280,000	276,000	278,500	311,500	311,500	325,000	341,500	362,000	
University/Southeast	205,000	188,500	183,000	185,000	195,500	195,500	196,500	212,500	229,000	
Minneapolis	**190,600**	**185,500**	**180,500**	**170,500**	**170,000**	**181,000**	**191,000**	**205,500**	**225,500**	

City	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Bloomington	228,800	213,000	207,600	194,500	188,200	206,700	219,800	225,950	246,300	256,800
Brooklyn Center	156,500	137,500	133,900	119,400	114,300	131,400	142,100	150,000	167,000	184,000
Brooklyn Park	198,300	175,200	166,100	156,000	155,200	172,500	181,500	190,900	214,800	228,600
Champlin	207,000	190,000	181,000	166,000	162,000	177,000	184,000	198,000	215,000	237,000
Corcoran	302,000	280,000	270,000	239,500	222,000	269,000	278,000	285,000	314,000	329,500
Crystal	173,000	155,000	151,000	130,000	131,000	151,000	153,000	166,000	182,000	196,000
Dayton	261,000	245,000	229,000	194,000	195,000	219,000	224,000	237,000	276,000	307,000
Deephaven	472,000	446,500	448,500	430,500	429,500	473,000	534,000	550,500	567,000	604,000
Eden Prairie	354,050	334,500	326,800	312,600	317,850	339,100	360,300	363,100	378,100	396,200
Edina	432,700	411,500	403,600	396,550	400,000	428,300	457,300	458,100	501,000	530,650
Excelsior	328,000	298,000	287,000	269,000	273,000	335,000	370,000	391,000	451,000	465,000
Golden Valley	270,000	250,000	245,000	230,000	227,000	252,500	258,000	262,000	289,000	312,000
Greenfield	392,000	351,000	322,000	310,000	286,500	308,000	327,000	352,000	376,000	388,000
Greenwood	814,000	747,000	711,500	693,500	667,000	726,000	704,500	772,000	866,000	858,000
Hanover	338,000	303,500	303,000	290,000	266,000	277,000	305,000	320,000	347,000	379,500
Hopkins	221,500	207,000	198,000	191,000	183,000	206,000	207,000	223,000	243,000	261,000
Independence	417,000	382,000	357,000	337,000	337,000	356,000	360,000	385,500	407,000	409,000
Long Lake	248,000	245,000	214,000	217,000	209,000	222,000	228,000	249,000	267,000	282,000
Loretto	208,000	194,500	193,500	165,000	182,000	184,500	205,000	208,000	241,000	248,500
Maple Grove	275,300	262,500	256,200	240,300	246,800	268,700	278,900	289,400	303,200	321,500
Maple Plain	221,000	194,500	184,000	160,000	178,500	180,000	193,000	206,000	218,000	234,000
Medicine Lake	654,500	614,000	574,000	493,500	511,000	586,500	574,500	670,000	677,000	698,000
Medina	604,500	567,000	528,000	506,500	492,000	503,000	521,500	524,000	556,000	559,000
Minnetonka	309,750	293,200	288,000	277,400	273,700	279,000	317,750	322,600	332,100	359,800
Minnetonka Beach	1,002,000	959,500	907,000	868,500	794,500	980,000	1,020,000	1,100,000	1,140,000	1,183,000
Minnetrista	458,000	402,500	384,000	360,000	353,000	387,000	385,000	411,000	429,000	457,000
Mound	218,000	206,500	191,000	161,000	162,000	189,000	192,000	213,000	218,000	239,000
New Hope	209,000	193,000	181,000	164,000	168,000	180,000	188,500	196,000	213,000	229,000
Orono	696,000	638,000	589,000	535,000	528,000	546,000	572,000	607,000	639,000	666,000
Osseo	188,000	167,000	159,000	133,000	131,000	147,000	165,000	172,000	194,000	211,000
Plymouth	318,900	304,000	299,500	285,350	294,000	316,100	327,000	339,000	349,000	375,000
Richfield	195,000	181,000	177,000	163,000	159,000	173,000	180,000	194,000	207,000	229,000
Robbinsdale	176,000	157,000	149,000	137,000	125,000	149,000	146,000	158,000	173,000	188,000
Rockford	198,000	170,000	167,500	154,000	151,000	164,000	171,500	182,000	192,000	204,000
Rogers	262,000	241,000	224,000	227,000	225,000	251,000	263,000	275,000	291,000	313,000
Saint Anthony	238,250	225,000	223,000	207,000	208,000	223,000	255,000	260,000	274,000	292,000
Saint Bonifacius	217,000	210,000	193,500	171,000	180,000	199,000	203,000	222,000	236,000	245,000
Saint Louis Park	233,300	223,600	219,200	211,550	204,800	217,400	227,700	240,000	254,100	275,100
Shorewood	419,000	389,000	373,500	364,000	367,000	386,500	410,000	409,000	429,000	461,000
Spring Park	395,000	362,000	330,000	285,500	269,500	352,000	353,000	376,000	408,000	421,000
Tonka Bay	680,500	604,000	562,000	519,500	504,000	474,000	473,000	510,500	575,000	634,500
Wayzata	461,000	444,000	439,500	414,000	412,500	431,000	475,000	503,500	546,500	609,000
Woodland	943,500	893,000	854,000	812,500	792,000	719,000	848,000	817,000	850,000	952,000
Suburban	**252,800**	**236,700**	**229,600**	**217,500**	**217,000**	**235,800**	**248,000**	**256,000**	**273,300**	**294,000**
Hennepin County	**234,500**	**221,500**	**215,000**	**203,100**	**202,500**	**219,600**	**230,500**	**241,000**	**259,000**	

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School District Median EMV

Detached Single Family Residential

Comparison of median estimated market values for detached single family residential properties by school district.

School District / City	2018 Parcels	2017 Median EMV	2018 Median EMV
001 Minneapolis Sch Dist			
Minneapolis			
011 Anoka-Hennepin Sch Dist	**13,839**	**217,000**	**236,000**
Brooklyn Center	1,068	173,000	194,500
Brooklyn Park	4,723	225,950	239,100
Champlin	6,664	215,000	237,000
Dayton	1,384	277,000	306,000
110 Waconia Sch Dist	**1,306**	**297,000**	**308,500**
Minnetrista	640	349,000	360,000
Saint Boni	666	235,500	245,000
111 Watertown-Mayer Sch Dist	**265**	**385,000**	**411,000**
Minnetrista	265	385,000	411,000
270 Hopkins Sch Dist	**13,275**	**316,600**	**342,500**
Eden Prairie	343	451,100	480,800
Edina	904	404,700	435,350
Golden Valley	2,241	350,000	376,000
Hopkins	2,310	244,000	262,000
Minnetonka	7,085	329,700	356,100
Plymouth	149	256,500	280,000
Saint Louis Park	243	221,000	235,900
271 Bloomington Sch Dist	**21,243**	**246,400**	**256,800**
Bloomington	21,243	246,400	256,800
272 Eden Prairie Sch Dist	**12,317**	**379,300**	**397,400**
Bloomington	1	238,100	281,900
Eden Prairie	12,316	379,300	397,400
273 Edina Sch Dist	**11,580**	**508,100**	**535,950**
Bloomington	1	442,400	406,900
Edina	11,569	508,100	536,000
Saint Louis Park	10	556,500	583,100
276 Minnetonka Sch Dist	**10,494**	**377,000**	**403,850**
Deephaven	1,408	577,000	604,000
Eden Prairie	631	327,400	345,600
Excelsior	462	445,500	465,000
Greenwood	289	834,000	858,000
Minnetonka	4,572	321,000	348,300
Orono	42	339,000	380,000
Shorewood	2,285	425,000	455,000
Tonka Bay	610	615,000	634,500
Woodland	195	936,500	952,000
277 Westonka Sch Dist	**6,738**	**349,000**	**377,000**
Independence	109	293,000	313,000
Minnetrista	1,734	500,000	524,000
Mound	3,377	219,000	239,000
Orono	1,236	578,500	624,500
Shorewood	88	769,000	778,500
Spring Park	194	408,000	421,000
278 Orono Sch Dist	**4,246**	**465,000**	**486,000**
Independence	594	436,000	456,000
Long Lake	514	273,000	282,000
Maple Plain	514	218,000	234,000
Medina	757	531,500	544,000
Minnetonka Beach	224	1,151,000	1,183,000
Orono	1,641	667,500	686,000
Wayzata	2	3,053,000	3,030,500
279 Osseo Sch Dist	**32,798**	**245,200**	**264,000**
Brooklyn Center	2,896	169,000	185,000
Brooklyn Park	11,656	212,200	226,400
Corcoran	134	346,500	368,000

School District / City	2018 Parcels	2017 Median EMV	2018 Median EMV
279 Osseo Sch Dist Cont'd			
Dayton	203	435,000	429,000
Maple Grove	15,238	287,200	305,400
Osseo	597	193,000	211,000
Plymouth	2,072	355,000	375,500
Rogers	2	219,000	150,500
280 Richfield Sch Dist	**9,735**	**207,000**	**229,000**
Edina	57	247,800	281,800
Richfield	9,678	207,000	229,000
281 Robbinsdale Sch Dist	**26,521**	**206,000**	**223,000**
Brooklyn Center	1,279	172,000	186,000
Brooklyn Park	920	186,250	201,700
Crystal	7,334	182,000	196,000
Golden Valley	4,082	273,000	293,500
New Hope	4,607	213,000	229,000
Plymouth	3,966	303,000	328,000
Robbinsdale	4,333	172,000	188,000
282 Saint Anthony Sch Dist	**1,721**	**274,000**	**292,000**
Saint Anthony	1,721	274,000	292,000
283 Saint Louis Park Sch Dist	**11,338**	**255,200**	**276,300**
Edina	2	426,750	450,350
Hopkins	45	183,000	212,000
Minnetonka	1	423,800	449,900
Saint Louis Park	11,290	255,500	276,500
284 Wayzata Sch Dist	**16,046**	**415,000**	**439,000**
Corcoran	200	458,000	481,500
Maple Grove	1,266	485,900	505,800
Medicine Lake	123	672,000	698,000
Medina	1,173	590,000	572,000
Minnetonka	1,548	427,200	453,900
Orono	146	655,500	674,000
Plymouth	10,665	374,000	402,000
Wayzata	925	572,000	609,000
286 Brooklyn Center Sch Dist	**2,020**	**156,000**	**172,000**
Brooklyn Center	2,020	156,000	172,000
728 Elk River Sch Dist	**3,466**	**286,000**	**308,000**
Dayton	276	233,000	241,000
Rogers	3,190	289,000	311,000
877 Buffalo-Hanover Sch Dist	**1,339**	**318,000**	**338,000**
Corcoran	867	291,000	304,000
Greenfield	122	418,000	432,000
Hanover	198	345,500	379,500
Rogers	152	407,000	434,000
879 Delano Sch Dist	**1,044**	**322,000**	**334,500**
Corcoran	147	294,500	303,500
Greenfield	29	456,000	466,000
Independence	619	377,000	395,500
Loretto	184	239,000	248,500
Medina	60	378,500	405,000
Minnetrista	5	705,000	616,000
883 Rockford Sch Dist	**1,423**	**331,000**	**345,000**
Corcoran	536	316,500	330,000
Greenfield	792	355,000	375,000
Independence	18	296,000	297,500
Maple Grove	12	357,300	376,250
Medina	17	479,000	504,000
Rockford	48	192,000	204,000

Lake Minnetonka Report

On Lake Single Family Residential

With nearly 5.5 billion dollars in estimated market value spread across thirteen cities, detached single family residential properties on Lake Minnetonka contribute heavily to the tax base of western Hennepin County. In 2018, there were 4,083 single family properties with either direct access, deeded access or access through a channel to the lake.

City	2018 Parcels	2017 Median EMV	2018 Median EMV	2017 Total EMV	2018 Total EMV	Qualified Sales	Mean Sale Price	Median Sale Price
Deephaven	257	$1,807,000	$1,926,000	$543,935,000	$584,493,000	8	$3,204,000	$3,400,000
Excelsior	37	$1,396,000	$1,489,000	$57,926,000	$62,521,000	2	$2,200,000	$2,200,000
Greenwood	164	$1,287,000	$1,289,500	$232,199,000	$239,889,600	3	$1,527,505	$1,390,015
Minnetonka	135	$1,004,900	$1,073,500	$161,344,500	$169,198,200	5	$1,468,800	$1,282,500
Minnetonka Beach	111	$1,993,000	$2,089,000	$246,321,000	$254,626,700	6	$2,090,417	$1,677,500
Minnetrista	577	$789,000	$825,000	$551,439,000	$594,002,000	24	$1,184,410	$1,115,000
Mound	844	$547,000	$596,500	$494,675,000	$537,332,000	46	$747,054	$727,850
Orono	1,040	$941,500	$989,000	$1,389,588,000	$1,447,435,200	40	$1,518,518	$1,161,250
Shorewood	253	$1,199,000	$1,156,000	$369,059,000	$362,672,000	14	$1,142,464	$902,500
Spring Park	113	$584,000	$630,000	$68,376,000	$72,301,000	4	$606,163	$675,000
Tonka Bay	325	$1,182,000	$1,166,000	$438,970,000	$442,534,000	15	$1,451,512	$1,375,000
Wayzata	119	$2,982,000	$2,991,000	$472,596,000	$475,671,000	6	$3,338,333	$3,375,000
Woodland	108	$1,462,000	$1,389,500	$223,295,000	$234,165,000	4	$2,743,500	$2,570,000
Total	**4,083**	**$870,000**	**$916,000**	**$5,249,723,500**	**$5,476,840,700**	**177**	**$1,408,067**	**$1,006,000**

Bay	2018 Parcels	2017 Median EMV	2018 Median EMV	2017 Total EMV	2018 Total EMV	Qualified Sales	Mean Sale Price	Median Sale Price
Black Lake	112	$480,000	$538,000	$54,941,000	$61,533,000	8	$574,738	$609,250
Browns Bay/Tanager Lake	77	$3,202,000	$3,237,000	$301,381,000	$309,356,000	3	$4,783,333	$4,850,000
Carman Bay	98	$1,014,000	$1,039,000	$121,237,000	$125,266,000	4	$1,565,625	$1,625,000
Carsons Bay	144	$1,204,500	$1,372,500	$217,895,000	$233,286,000	5	$2,581,800	$2,800,000
Cooks Bay	159	$630,000	$660,000	$110,955,000	$116,555,000	13	$807,054	$730,700
Crystal Bay	206	$1,136,500	$1,210,000	$328,270,000	$342,299,700	9	$1,480,056	$1,095,000
Emerald Lake	27	$462,000	$487,000	$12,392,000	$13,087,000	1	$595,000	$595,000
Excelsior Bay	11	$1,555,000	$1,674,000	$16,975,000	$18,232,000	0		
Forest Lake	101	$745,000	$842,000	$88,550,000	$94,622,000	4	$1,017,600	$967,500
Gideons Bay	164	$1,194,000	$1,167,000	$231,000,000	$231,882,000	12	$1,552,390	$1,361,250
Grays Bay	160	$1,489,400	$1,550,000	$241,673,100	$244,722,500	7	$1,624,857	$1,301,000
Halsted Bay	225	$742,000	$781,000	$185,741,000	$204,886,000	7	$1,145,714	$1,187,500
Harrisons Bay	230	$535,500	$570,500	$127,282,000	$138,205,000	13	$732,501	$765,000
Jennings Bay	212	$666,500	$728,500	$163,456,000	$176,232,000	7	$1,108,049	$947,900
Lafayette Bay	114	$1,351,500	$1,384,000	$176,189,000	$183,533,700	4	$1,343,750	$1,280,000
Lower Lake North	132	$2,315,500	$2,503,500	$362,586,000	$387,271,000	6	$3,613,000	$3,325,000
Lower Lake South	166	$1,152,000	$1,235,500	$232,452,000	$246,868,000	2	$563,000	$563,000
Maxwell Bay	49	$2,065,000	$2,068,000	$136,830,000	$141,222,500	3	$1,493,333	$1,620,000
North Arm	160	$865,000	$926,000	$173,811,000	$180,808,000	4	$1,382,500	$1,130,500
Old Channel Bay	55	$1,274,000	$1,263,000	$86,547,000	$84,980,000	3	$1,914,667	$1,659,000
Phelps Bay	93	$518,000	$595,000	$52,165,000	$56,890,000	2	$630,000	$630,000
Priests Bay	56	$826,000	$862,500	$52,409,000	$54,422,000	4	$748,050	$816,100
Robinsons Bay	15	$3,079,000	$3,369,000	$50,238,000	$54,530,000	1	$4,150,000	$4,150,000
Saint Albans Bay	110	$1,070,000	$1,109,000	$138,849,000	$142,263,600	3	$1,527,505	$1,390,015
Seton Lake	38	$495,500	$528,500	$19,443,000	$20,692,000	2	$637,500	$637,500
Smiths Bay	41	$866,000	$879,000	$39,912,000	$41,250,000	2	$825,000	$825,000
Spring Park Bay	94	$1,085,500	$1,159,500	$101,208,000	$104,549,000	5	$1,499,080	$1,262,000
Stubbs Bay	68	$942,000	$972,000	$97,523,000	$101,426,000	5	$2,370,000	$1,600,000
Upper Lake East	256	$1,005,000	$1,043,000	$342,202,000	$347,114,000	11	$1,098,124	$854,000
Upper Lake South	104	$1,340,500	$1,293,500	$167,447,000	$160,715,000	7	$1,255,733	$1,025,000
Upper Lake West	219	$782,000	$803,000	$223,245,000	$235,565,000	10	$1,266,030	$1,197,500
Wayzata Bay	158	$1,509,500	$1,468,850	$400,679,400	$413,269,700	4	$2,468,500	$2,845,000
West Arm	229	$709,000	$798,000	$194,240,000	$209,307,000	6	$789,571	$744,713
Total	**4,083**	**$870,000**	**$916,000**	**$5,249,723,500**	**$5,476,840,700**	**177**	**$1,408,067**	**$1,006,000**

Mean and Median Sales Ratios by Assessment Year

Detached Single Family Residential Only

The sale ratio is the primary measurement of an assessment's relation to the market. The Minnesota Department of Revenue uses the sales ratio to analyze the performance of the assessment and ensure all properties are valued at an equal level of assessment. The sales ratio is calculated by dividing the sale price by the assessed value and then deriving the median or mean ratio across a set of properties. The below analysis is of the initial assessment for single family residential throughout suburban Hennepin County.

Direct ratios are calculated using the net sale price at the time of the sale. The MCAP (Market Condition Adjusted Price) ratios time trend each sale price to January 2nd of the assessment year prior to dividing the sale price by the estimate market value. The purpose of the time trend adjustment is to reflect changes impacting value, resulting in a more accurate estimated market value as of January 2nd. The formula for calculating MCAP time trends is supplied by the MN Department of Revenue.

Assessment Year	Sale Study Period	Direct Median Ratio	Direct Mean Ratio	MCAP Median Ratio	MCAP Mean Ratio
2008	Oct 1, 2006 - Sept 30, 2007	95.0%	95.9%		
2009	Oct 1, 2007 - Sept 30, 2008	95.0%	96.3%		
2010	Oct 1, 2008 - Sept 30, 2009	95.3%	97.4%		
2011	Oct 1, 2009 - Sept 30, 2010	95.3%	96.9%		
2012	Oct 1, 2010 - Sept 30, 2011	95.4%	97.1%	100.6%	99.4%
2013	Oct 1, 2011 - Sept 30, 2012	95.3%	97.3%	99.4%	97.6%
2014	Oct 1, 2012 - Sept 30, 2013	97.8%	101.7%	93.3%	91.1%
2015	Oct 1, 2013 - Sept 30, 2014	96.2%	97.2%	92.3%	93.3%
2016	Oct 1, 2014 - Sept 30, 2015	97.5%	98.3%	94.9%	95.5%
2017	Oct 1, 2015 - Sept 30, 2016	98.6%	99.4%	95.0%	95.6%
2018	Oct 1, 2016 - Sept 30, 2017	99.5%	100.4%	95.2%	95.8%

Hennepin County Mean and Median Sale Prices

Detached Single Family Residential

The mean sale price of single family residential property in Hennepin County increased 7.0% to $382,071 between calendar years 2016 and 2017. The median sale price increased 5.5% to $276,500 in the same period.

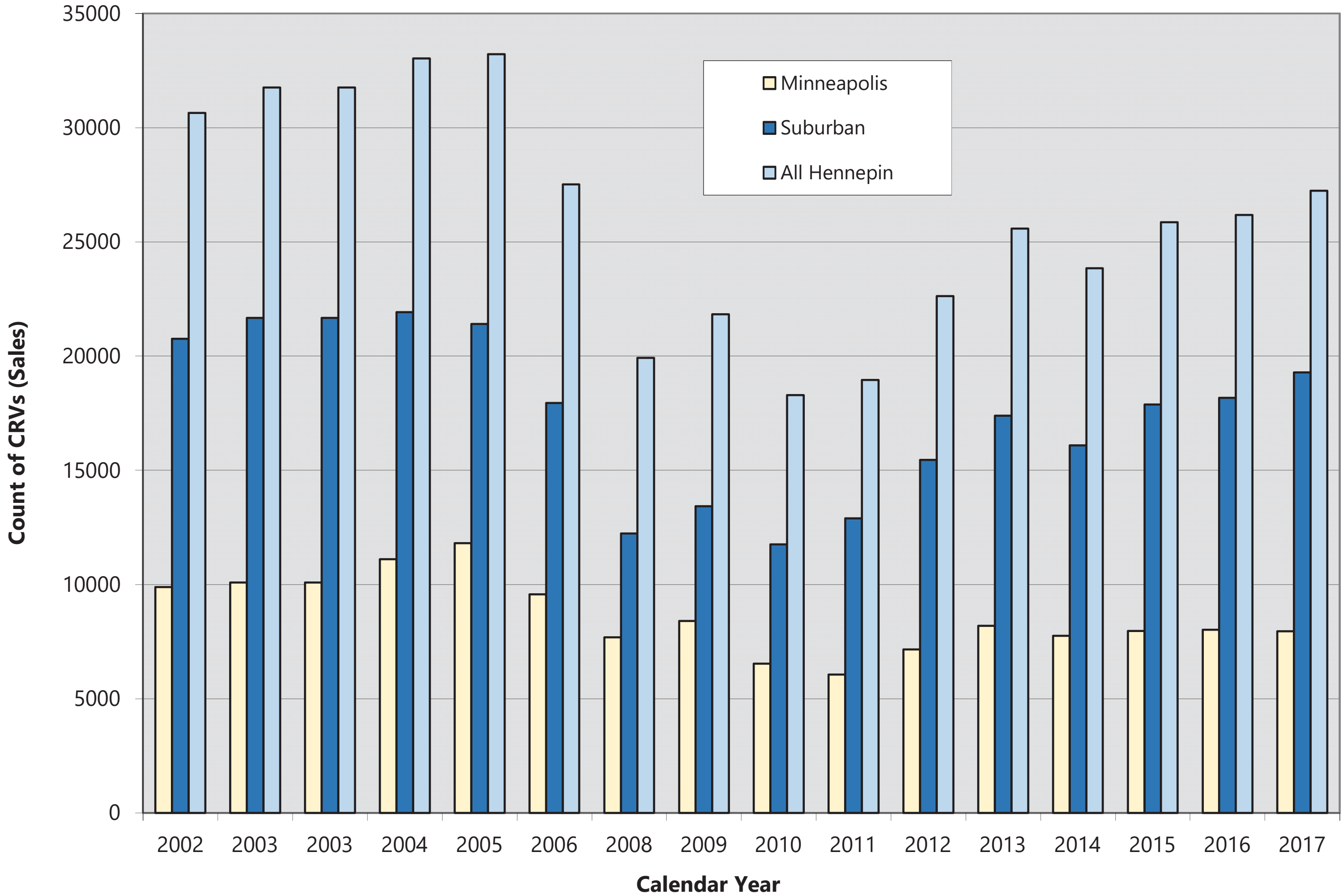
	Jan - Dec 2014			Jan - Dec 2015			Jan - Dec 2016			Jan - Dec 2017		
City	**Mean**	**Median**	**Sales**	**Mean**	**Median**	**Sales**	**Mean**	**Median**	**Sales**	**Mean**	**Median**	**Sales**
Bloomington	253,526	230,000	599	259,026	232,000	859	274,770	247,750	866	290,913	260,437	711
Brooklyn Center	147,476	149,900	214	153,342	156,492	311	167,747	167,325	375	187,795	182,625	323
Brooklyn Park	212,510	191,500	494	228,798	208,550	737	243,936	224,200	894	255,978	238,350	798
Champlin	243,549	215,000	171	240,818	215,500	259	249,815	226,690	284	264,476	242,460	287
Corcoran	326,315	314,000	31	334,037	297,000	49	378,930	338,500	48	366,066	335,050	49
Crystal	177,453	168,000	203	175,680	170,032	361	186,545	183,340	380	210,125	200,250	375
Dayton	288,406	212,250	24	265,798	215,800	39	302,163	263,946	48	363,284	355,000	40
Deephaven	680,959	486,000	43	746,523	566,225	62	723,263	570,000	65	1,052,540	684,000	70
Eden Prairie	436,797	385,000	435	409,120	362,655	588	433,768	375,000	617	456,620	391,500	670
Edina	600,808	449,750	392	578,924	465,000	505	620,661	507,425	592	646,626	523,450	616
Excelsior	408,919	360,000	9	476,442	424,500	24	530,478	469,450	22	789,043	460,000	13
Golden Valley	324,206	284,700	188	316,912	277,000	277	367,851	304,000	299	357,909	315,000	261
Greenfield	406,576	390,000	17	458,975	449,000	36	401,873	419,040	23	453,361	415,000	40
Greenwood	1,303,633	775,000	9	1,322,548	1,120,000	10	1,147,175	1,233,450	8	1,160,004	1,150,000	5
Hanover	331,250	340,000	4	295,790	320,100	9	375,000	375,000	2	419,591	386,000	8
Hopkins	264,513	219,900	65	313,682	234,500	113	294,390	242,840	137	340,691	280,000	112
Independence	464,491	357,450	28	486,407	468,000	37	582,031	527,450	42	533,162	512,506	45
Long Lake	271,666	220,500	15	348,787	320,000	17	249,264	247,549	19	433,179	353,800	23
Loretto	250,850	261,250	4	215,700	211,363	5	226,279	224,525	12	276,300	307,188	14
Maple Grove	335,460	300,000	442	322,603	284,000	729	346,583	317,600	793	363,426	335,000	801
Maple Plain	222,031	217,500	13	246,586	249,000	15	241,346	237,500	26	241,394	232,650	16
Medicine Lake	620,000	620,000	1	833,750	842,500	4	440,875	470,000	4	677,500	677,500	2
Medina	801,437	685,415	48	718,117	620,000	49	654,818	519,000	61	740,419	672,000	84
Minneapolis	266,506	210,000	2,902	276,947	225,000	4,035	286,527	237,000	3,995	287,705	235,000	3,928
Minnetonka	394,286	330,500	330	404,554	339,200	547	424,253	358,042	548	453,965	385,000	558
Minnetonka Beach	1,413,166	1,485,000	8	1,467,245	1,325,000	10	1,610,417	1,260,000	13	1,329,629	1,055,000	8
Minnetrista	484,923	415,000	67	566,132	438,750	74	553,502	448,800	99	662,359	526,200	118
Mound	304,382	235,000	93	302,399	223,369	170	342,442	236,000	185	341,701	268,000	179
New Hope	204,031	203,750	120	210,226	211,200	213	225,325	227,975	190	229,481	227,465	170
Orono	801,651	633,250	94	780,842	615,625	127	795,974	628,070	127	947,425	712,500	159
Osseo	184,335	180,000	17	181,935	186,766	18	210,129	218,905	20	212,644	210,000	26
Plymouth	379,363	350,200	444	370,429	347,500	699	396,655	359,400	750	412,355	372,351	771
Richfield	202,033	194,250	270	209,813	205,600	422	224,267	220,000	534	242,054	235,000	511
Robbinsdale	167,744	161,450	140	180,344	170,682	234	194,714	184,251	248	203,869	194,000	192
Rockford	200,000	200,000	2			0	110,000	110,000	1	291,538	205,800	3
Rogers	293,124	279,900	91	303,520	292,272	134	333,937	302,700	144	314,238	309,000	154
Shorewood	529,296	383,000	62	564,902	419,725	86	582,006	462,500	102	305,265	298,750	83
Spring Park	299,995	299,995	1	362,123	285,000	7	470,185	480,850	11	261,533	252,103	8
St Anthony	282,411	259,450	60	283,228	258,417	88	277,645	273,750	68	312,130	275,600	70
St Bonifacius	221,509	210,000	17	236,515	249,950	26	245,955	248,443	36	652,924	535,065	44
St Louis Park	272,965	239,563	368	282,973	246,778	602	290,838	249,950	670	423,858	364,825	581
Tonka Bay	716,800	570,000	17	843,141	428,023	27	746,080	700,000	27	1,180,751	1,133,500	20
Wayzata	1,172,083	470,000	27	783,675	462,500	40	802,791	561,250	52	1,093,487	800,000	32
Woodland	2,086,333	1,594,000	6	1,238,688	1,051,000	8	725,875	602,500	6	1,927,688	1,442,500	9
Suburban										**382,071**	**299,900**	**9,059**
Hennepin County	**316,726**	**246,000**	**8,585**	**314,397**	**250,000**	**12,662**	**330,498**	**262,000**	**13,443**	**353,530**	**276,500**	**12,987**

Includes on-lake and off-lake detached single family residential properties

ECRV Counts

By Calendar Year

There were 27,242 real property sales in Hennepin County filed with the Minnesota Department Revenue in calendar year 2017; an increase of 4% over calendar year 2016. The increase in sales was entirely due to suburban Hennepin with sales declining within Minneapolis.



Certificates of Real Estate Value (CRVs) Recorded by Calendar Year

Year	Minneapolis Count	Suburban Count	Hennepin Count
2008	7,687	12,231	19,918
2009	8,400	13,432	21,832
2010	6,540	11,756	18,296
2011	6,051	12,899	18,950
2012	7,161	15,461	22,622
2013	8,193	17,388	25,581
2014	7,756	16,089	23,845
2015	7,969	17,886	25,855
2016	8,013	18,169	26,182
2017	7,951	19,291	27,242

Hennepin County 2018 Assessment Market Value Exclusions

Municipality	Total Estimated Market Value	Veteran's Exclusion	% EMV Lost To Vets Exclusion	Homestead Market Value Exclusion	% EMV Lost To HMVE	Total Taxable Market Value	Excluded Market Value	Total Market Value Excluded
BLOOMINGTON	$13,387,840,400	$35,400,000	0.26%	$338,288,541	2.53%	$13,019,957,359	$367,883,041	2.75%
BROOKLYN CENTER	$2,215,814,700	$11,500,000	0.52%	$141,370,717	6.38%	$2,066,286,983	$149,527,717	6.75%
BROOKLYN PARK	$7,309,062,300	$43,250,000	0.59%	$313,426,480	4.29%	$6,960,507,820	$348,554,480	4.77%
CHAMPLIN	$2,372,315,900	$9,300,000	0.39%	$103,637,308	4.37%	$2,260,927,592	$111,388,308	4.70%
CHANHASSEN	$75,602,000	$0	0.00%	$9,200	0.01%	$75,592,800	$9,200	0.01%
CORCORAN	$883,402,100	$2,550,000	0.29%	$12,581,793	1.42%	$868,470,307	$14,931,793	1.69%
CRYSTAL	$1,897,640,200	$9,521,000	0.50%	$129,133,584	6.80%	$1,761,395,616	$136,244,584	7.18%
DAYTON	$765,873,300	$2,700,000	0.35%	$16,059,731	2.10%	$747,333,569	$18,539,731	2.42%
DEEPHAVEN	$1,331,229,000	$799,000	0.06%	$2,081,690	0.16%	$1,328,348,310	$2,880,690	0.22%
EDEN PRAIRIE	$10,552,457,200	$15,600,000	0.15%	$135,549,293	1.28%	$10,402,351,607	$150,105,593	1.42%
EDINA	$12,384,022,100	$10,500,000	0.08%	$86,741,605	0.70%	$12,288,148,495	$95,873,605	0.77%
EXCELSIOR	$516,317,400	$450,000	0.09%	$1,694,520	0.33%	$514,172,880	$2,144,520	0.42%
GOLDEN VALLEY	$3,880,840,800	$5,550,000	0.14%	$75,384,942	1.94%	$3,800,674,858	$80,165,942	2.07%
GREENFIELD	$472,585,500	$1,650,000	0.35%	$6,245,149	1.32%	$464,930,351	$7,655,149	1.62%
GREENWOOD	$357,311,600	$300,000	0.08%	$280,160	0.08%	$356,731,440	$580,160	0.16%
HANOVER	$88,457,900	$0	0.00%	$1,021,305	1.15%	$87,436,595	$1,021,305	1.15%
HOPKINS	$1,987,132,300	$3,825,000	0.19%	$47,252,720	2.38%	$1,936,431,580	$50,700,720	2.55%
INDEPENDENCE	$714,404,900	$1,800,000	0.25%	$6,104,869	0.85%	$706,669,031	$7,735,869	1.08%
LONG LAKE	$265,518,000	$600,000	0.23%	$5,266,423	1.98%	$259,682,577	$5,835,423	2.20%
LORETTO	$68,052,000	$450,000	0.66%	$3,081,810	4.53%	$64,520,190	$3,531,810	5.19%
MAPLE GROVE	$9,377,917,900	$16,747,200	0.18%	$225,385,494	2.40%	$9,138,339,406	$239,578,494	2.55%
MAPLE PLAIN	$189,714,100	$450,000	0.24%	$7,456,679	3.93%	$181,893,421	$7,820,679	4.12%
MEDICINE LAKE	$92,258,600	$0	0.00%	$144,110	0.16%	$92,114,490	$144,110	0.16%
MEDINA	$1,709,594,400	$1,200,000	0.07%	$7,010,074	0.41%	$1,701,384,326	$8,210,074	0.48%
MINNETONKA	$9,706,258,400	$16,573,000	0.17%	$132,286,350	1.36%	$9,558,754,950	$147,503,450	1.52%
MINNETONKA BEACH	$349,099,800	$450,000	0.13%	$92,060	0.03%	$348,577,740	$522,060	0.15%
MINNETRISTA	$1,708,522,000	$1,948,000	0.11%	$8,599,455	0.50%	$1,697,974,545	$10,547,455	0.62%
MOUND	$1,339,226,300	$5,550,000	0.41%	$40,559,960	3.03%	$1,294,007,340	$45,218,960	3.38%
NEW HOPE	$1,902,810,800	$7,080,000	0.37%	$83,601,681	4.39%	$1,813,438,119	$89,372,681	4.70%
ORONO	$3,014,149,900	$2,550,000	0.08%	$9,646,909	0.32%	$3,002,155,991	$11,993,909	0.40%
OSSEO	$274,455,400	$450,000	0.16%	$12,402,190	4.52%	$261,697,210	$12,758,190	4.65%
PLYMOUTH	$12,139,107,900	$20,370,000	0.17%	$179,770,659	1.48%	$11,940,181,241	$198,926,659	1.64%
RICHFIELD	$3,565,174,100	$14,915,800	0.42%	$151,451,517	4.25%	$3,401,563,783	$163,610,317	4.59%
ROBBINSDALE	$1,124,357,300	$4,350,000	0.39%	$81,248,225	7.23%	$1,039,777,075	$84,580,225	7.52%
ROCKFORD	$26,385,900	$0	0.00%	$1,082,260	4.10%	$25,303,640	$1,082,260	4.10%
ROGERS	$1,933,963,100	$5,935,000	0.31%	$35,902,866	1.86%	$1,892,738,234	$41,224,866	2.13%
SHOREWOOD	$1,756,235,800	$1,950,000	0.11%	$8,234,558	0.47%	$1,746,094,242	$10,141,558	0.58%
SPRING PARK	$294,622,100	$300,000	0.10%	$1,829,710	0.62%	$292,615,390	$2,006,710	0.68%
ST ANTHONY	$648,368,100	$2,100,000	0.32%	$21,223,236	3.27%	$625,165,864	$23,202,236	3.58%
ST BONIFACIUS	$222,877,000	$1,050,000	0.47%	$12,074,992	5.42%	$209,859,008	$13,017,992	5.84%
ST LOUIS PARK	$7,176,744,400	$9,600,000	0.13%	$156,836,678	2.19%	$7,011,237,722	$165,506,678	2.31%
TONKA BAY	$588,332,500	$600,000	0.10%	$1,801,520	0.31%	$586,016,980	$2,315,520	0.39%
WAYZATA	$2,066,076,700	$1,200,000	0.06%	$3,960,120	0.19%	$2,060,916,580	$5,160,120	0.25%
WOODLAND	$317,807,500	$300,000	0.09%	$151,090	0.05%	$317,356,410	$451,090	0.14%
TOTAL HENNEPIN	$123,049,939,600	$271,414,000	0.22%	$2,607,964,233	2.12%	$120,209,733,667	$2,840,205,933	2.12%

EMV, TMV & Excluded Value Growth
2008 - 2018 Assessment
2018 Assessment Run Date: 3/1/2018

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Hennepin EMV	$146,471,258,167	$140,614,997,800	$131,129,865,300	$126,775,043,800	$122,157,693,100	$123,025,336,700	$132,993,741,900	$142,805,059,700	$152,369,918,300	$163,094,475,100	
Hennepin EMV Growth	-0.34%	-4.00%	-6.75%	-3.32%	-3.64%	-2.96%	8.10%	7.38%	6.70%	7.04%	
Hennepin TMV	$145,654,119,357	$140,346,029,530	$130,869,918,780	$121,468,243,034	$116,657,320,115	$117,545,914,309	$128,021,269,563	$137,976,416,087	$147,751,033,484	$158,881,902,269	
Henn. Diff. $ (Excl. Value)	$817,138,810	$268,968,270	$259,946,520	$5,306,800,766	$5,500,372,985	$5,479,422,391	$4,972,472,337	$4,828,643,613	$4,618,884,816	$4,212,572,831	
Henn. Diff. % (Excl. Value)	0.558%	0.191%	0.198%	4.186%	4.503%	4.454%	3.739%	3.381%	3.031%	2.583%	
Suburban EMV	$108,738,193,467	$103,926,403,900	$96,553,653,000	$93,559,857,500	$89,995,916,400	$90,200,279,700	$97,041,019,800	$102,923,782,500	$108,778,239,100	$115,774,156,000	$123,049,939,600
Suburban EMV Growth	0.02%	-4.43%	-7.09%	-3.10%	-3.81%	-3.59%	7.58%	6.06%	5.69%	6.43%	6.28%
Suburban TMV	$108,102,421,467	$103,761,664,700	$96,388,682,100	$89,786,843,171	$86,044,209,374	$86,250,668,288	$93,463,731,110	$99,438,378,060	$105,413,588,376	$112,700,579,700	$120,209,733,667
Sub. Diff. $ (Excl. Value)	$635,772,000	$164,739,200	$164,970,900	$3,773,014,329	$3,951,707,026	$3,949,611,412	$3,577,288,690	$3,485,404,440	$3,364,650,724	$3,073,576,300	$2,840,205,933
Sub. Diff. % (Excl. Value)	0.585%	0.159%	0.171%	4.033%	4.391%	4.379%	3.686%	3.386%	3.093%	2.655%	2.308%
Minneapolis EMV	$37,733,064,700	$36,688,593,900	$34,576,212,300	$33,215,186,300	$32,161,776,700	$32,825,057,000	$35,952,722,100	$39,881,277,200	$43,591,679,200	$47,320,319,100	
Minneapolis EMV Growth	-1.36%	-2.77%	-5.76%	-3.94%	-3.17%	-1.17%	9.53%	10.93%	9.30%	8.55%	
Minneapolis TMV	$37,551,697,890	$36,584,364,830	$34,481,236,680	$31,681,399,863	$30,613,110,741	$31,295,246,021	$34,557,538,453	$38,538,038,027	$42,337,445,108	$46,181,322,569	
Mpls. Diff. $ (Excl. Value)	$181,366,810	$104,229,070	$94,975,620	$1,533,786,437	$1,548,665,959	$1,529,810,979	$1,395,183,647	$1,343,239,173	$1,254,234,092	$1,138,996,531	
Mpls. Diff. % (Excl. Value)	0.481%	0.284%	0.275%	4.618%	4.815%	4.660%	3.881%	3.368%	2.877%	2.407%	

**Note Regarding State Assessed Properties (Property Type 'U'), Building and Machinery values are assessed by the Minnesota Department of Revenue and these values are typically not available for the current assessment until August.*
***Minneapolis Values were not provided by the Minneapolis Assessor's Office in time for this report*

Estimated Market Values - Munic Totals - 2018 Assessment

MUNIC (MUNIC NUMBER)	ESTIMATED LAND	ESTIMATED BUILDINGS	MACHINERY*	ESTIMATED MARKET VAL	QUALIFYING IMPROV	TAX CAPACITY	SUBRECORDS EXEMPT	SUBRECORDS TAX	SUBRECORDS TOTAL	PARCELS EXEMPT	PARCELS TAX	PARCELS TOTAL
BLOOMINGTON (20) TOTAL:	4,918,890,200	8,468,950,200	0	13,387,840,400	0	179,137,625	871	30,267	31,138	845	30,209	31,054
BROOKLYN CENTER (22) TOTAL:	619,748,300	1,596,066,400	0	2,215,814,700	0	25,712,407	304	8,613	8,917	296	8,600	8,896
BROOKLYN PARK (48) TOTAL:	1,687,488,500	5,621,573,800	0	7,309,062,300	0	84,551,497	646	23,906	24,552	624	23,853	24,477
CHAMPLIN (50) TOTAL:	577,584,000	1,794,731,900	0	2,372,315,900	0	24,772,006	329	8,357	8,686	312	8,348	8,660
CHANHASSEN (14) TOTAL:	23,026,000	52,576,000	0	75,602,000	0	1,503,468		23	23		22	22
CORCORAN (52) TOTAL:	343,515,000	539,887,100	0	883,402,100	0	8,999,561	109	3,395	3,504	39	2,592	2,631
CRYSTAL (54) TOTAL:	546,759,200	1,350,881,000	0	1,897,640,200	0	19,604,846	278	8,031	8,309	273	8,015	8,288
DAYTON (56) TOTAL:	269,729,200	496,144,100	0	765,873,300	0	8,217,504	177	2,842	3,019	137	2,354	2,491
DEEPHAVEN (59) TOTAL:	659,749,000	671,480,000	0	1,331,229,000	0	15,152,406	65	1,561	1,626	56	1,557	1,613
EDEN PRAIRIE (61) TOTAL:	3,462,347,500	7,090,109,700	0	10,552,457,200	0	128,707,242	982	21,993	22,975	830	21,855	22,685
EDINA (24) TOTAL:	5,145,783,400	7,238,238,700	0	12,384,022,100	0	151,609,820	576	20,797	21,373	560	20,752	21,312
EXCELSIOR (63) TOTAL:	267,482,700	248,834,700	0	516,317,400	0	6,453,877	49	920	969	48	887	935
FORT SNELLING (41) TOTAL:	0	0	0	0	0	0	24		24	23		23
GOLDEN VALLEY (28) TOTAL:	1,439,534,800	2,441,306,000	0	3,880,840,800	0	49,114,241	332	8,465	8,797	316	8,431	8,747
GREENFIELD (65) TOTAL:	164,941,800	307,643,700	0	472,585,500	0	4,879,740	89	1,690	1,779	52	1,329	1,381
GREENWOOD (19) TOTAL:	229,082,300	128,229,300	0	357,311,600	0	4,161,242	13	352	365	13	347	360
HANOVER (67) TOTAL:	24,104,900	64,353,000	0	88,457,900	0	886,913	7	296	303	3	267	270
HOPKINS (30) TOTAL:	602,143,100	1,384,989,200	0	1,987,132,300	0	25,255,985	199	5,047	5,246	191	5,017	5,208
INDEPENDENCE (70) TOTAL:	299,476,600	414,928,300	0	714,404,900	0	7,252,522	211	2,299	2,510	81	1,698	1,779
INTERNATL AIRPORT (43) TOTAL:	0	0	0	0	0	0	77		77	77		77
LONG LAKE (72) TOTAL:	84,336,300	181,181,700	0	265,518,000	0	3,210,790	98	754	852	94	748	842
LORETTO (74) TOTAL:	11,617,000	56,435,000	0	68,052,000	0	753,859	14	270	284	13	264	277

Estimated Market Values - Munic Totals - 2018 Assessment

MUNIC (MUNIC NUMBER)	ESTIMATED LAND	ESTIMATED BUILDINGS	MACHINERY*	ESTIMATED MARKET VAL	QUALIFYING IMPROV	TAX CAPACITY	SUBRECORDS EXEMPT	SUBRECORDS TAX	SUBRECORDS TOTAL	PARCELS EXEMPT	PARCELS TAX	PARCELS TOTAL
MAPLE GROVE (76) TOTAL:	2,330,503,300	7,047,414,600	0	9,377,917,900	0	107,840,226	939	25,737	26,676	805	25,496	26,301
MAPLE PLAIN (77) TOTAL:	51,003,100	138,711,000	0	189,714,100	0	2,306,009	40	688	728	34	676	710
MEDICINE LAKE (79) TOTAL:	58,383,600	33,875,000	0	92,258,600	0	1,027,967	21	153	174	20	153	173
MEDINA (80) TOTAL:	599,978,700	1,109,615,700	0	1,709,594,400	0	19,591,133	237	3,336	3,573	122	3,016	3,138
MINNETONKA (34) TOTAL:	3,835,900,900	5,870,357,500	0	9,706,258,400	0	118,470,960	1,058	19,913	20,971	922	19,852	20,774
MINNETONKA BEACH (82) TOTAL	222,373,100	126,726,700	0	349,099,800	0	4,121,091	68	251	319	68	244	312
MINNETRISTA (36) TOTAL:	707,286,400	1,001,235,600	0	1,708,522,000	0	18,229,781	394	4,066	4,460	224	3,691	3,915
MOUND (85) TOTAL:	562,966,300	776,260,000	0	1,339,226,300	0	13,816,944	301	4,473	4,774	290	4,467	4,757
NEW HOPE (86) TOTAL:	500,207,300	1,402,603,500	0	1,902,810,800	0	22,528,339	137	6,003	6,140	120	5,989	6,109
ORONO (38) TOTAL:	1,591,535,800	1,422,614,100	0	3,014,149,900	0	34,380,691	433	4,184	4,617	325	4,074	4,399
OSSEO (88) TOTAL:	70,295,400	204,160,000	0	274,455,400	0	3,378,143	46	927	973	46	913	959
PLYMOUTH (40) TOTAL:	3,658,556,500	8,480,551,400	0	12,139,107,900	0	145,083,889	1,021	27,489	28,510	906	27,111	28,017
RICHFIELD (42) TOTAL:	1,271,883,100	2,293,291,000	0	3,565,174,100	0	41,260,351	342	11,577	11,919	335	11,546	11,881
ROBBINSDALE (44) TOTAL:	357,317,500	767,039,800	0	1,124,357,300	0	11,238,368	151	5,157	5,308	143	5,149	5,292
ROCKFORD (90) TOTAL:	7,622,900	18,763,000	0	26,385,900	0	311,728	4	94	98	4	91	95
ROGERS (92) TOTAL:	491,055,100	1,442,908,000	0	1,933,963,100	0	25,047,773	318	4,985	5,303	233	4,572	4,805
SHOREWOOD (26) TOTAL:	751,094,800	1,005,141,000	0	1,756,235,800	0	19,321,785	117	3,153	3,270	106	3,125	3,231
SPRING PARK (17) TOTAL:	129,975,100	164,647,000	0	294,622,100	0	3,495,418	26	569	595	26	559	585
ST ANTHONY (94) TOTAL:	246,405,100	401,963,000	0	648,368,100	0	6,851,433	65	2,235	2,300	64	2,229	2,293
ST BONIFACIUS (95) TOTAL:	36,457,200	186,419,800	0	222,877,000	0	2,316,078	45	958	1,003	44	938	982
ST LOUIS PARK (46) TOTAL:	2,458,418,700	4,718,325,700	0	7,176,744,400	0	88,068,688	490	17,333	17,823	475	17,285	17,760
TONKA BAY (97) TOTAL:	368,947,500	219,385,000	0	588,332,500	0	6,700,049	56	798	854	47	785	832

Estimated Market Values - Munic Totals - 2018 Assessment

MUNIC (MUNIC NUMBER)	ESTIMATED LAND	ESTIMATED BUILDINGS	MACHINERY*	ESTIMATED MARKET VAL	QUALIFYING IMPROV	TAX CAPACITY	SUBRECORDS EXEMPT	SUBRECORDS TAX	SUBRECORDS TOTAL	PARCELS EXEMPT	PARCELS TAX	PARCELS TOTAL
WAYZATA (99) TOTAL:	960,058,600	1,106,018,100	0	2,066,076,700	0	26,887,180	96	1,858	1,954	87	1,825	1,912
WOODLAND (15) TOTAL:	172,818,500	144,989,000	0	317,807,500	0	3,736,554	9	227	236	3	227	230
SUBURBAN TOTAL:	42,818,384,300	80,231,555,300	0	123,049,939,600	0	1,475,948,129	11,864	296,042	307,906	10,332	291,158	301,490
HENNEPIN COUNTY TOTAL:	42,818,384,300	80,231,555,300	0	123,049,939,600	0	1,475,948,129	11,864	296,042	307,906	10,332	291,158	301,490

***Note Regarding State Assessed Values: For Utility Properties (Property Type 'U'), Building and Machinery Values are assessed by the Minnesota Department of Revenue and these values are typically not available for the current assessment until mid-summer.**

2018 Property Type Table - Munic Tax Capacities

MUNICIPALITY:		COMMERCIAL:	INDUSTRIAL*:	APARTMENT:	RESIDENTIAL:	FARM:	OTHER:	MUNIC TOTAL:
BLOOMINGTON	2017 Pay 2018:	74,717,557	13,628,984	14,826,646	67,039,496	4,564	36,943	170,254,190
	2018 Pay 2019:	76,803,860	14,591,153	17,195,803	70,513,511	4,560	28,738	179,137,625
	Percent Change:	2.79%	7.06%	15.98%	5.18%	-0.09%	-22.21%	5.22%
BROOKLYN CENTER	2017 Pay 2018:	6,326,462	2,566,220	2,831,228	11,875,073	0	7,035	23,606,018
	2018 Pay 2019:	6,396,421	2,707,075	3,308,615	13,295,516	0	4,780	25,712,407
	Percent Change:	1.11%	5.49%	16.86%	11.96%	0.00%	-32.05%	8.92%
BROOKLYN PARK	2017 Pay 2018:	12,331,343	14,166,031	5,511,414	46,733,275	425,013	0	79,167,076
	2018 Pay 2019:	12,707,826	15,122,035	6,137,262	50,254,302	330,072	0	84,551,497
	Percent Change:	3.05%	6.75%	11.36%	7.53%	-22.34%	0.00%	6.80%
CHAMPLIN	2017 Pay 2018:	2,429,955	1,296,520	695,091	17,937,415	6,716	795	22,366,492
	2018 Pay 2019:	2,489,045	1,376,860	1,033,016	19,866,003	7,082	0	24,772,006
	Percent Change:	2.43%	6.20%	48.62%	10.75%	5.45%	-100.00%	10.75%
CHANHASSEN	2017 Pay 2018:	186,220	1,270,010	0	138	0	0	1,456,368
	2018 Pay 2019:	578,430	924,900	0	138	0	0	1,503,468
	Percent Change:	210.62%	-27.17%	0.00%	0.00%	0.00%	0.00%	3.23%
CORCORAN	2017 Pay 2018:	332,601	402,050	0	6,607,663	890,352	75,625	8,308,291
	2018 Pay 2019:	433,396	353,795	0	7,222,002	911,518	78,850	8,999,561
	Percent Change:	30.31%	-12.00%	0.00%	9.30%	2.38%	4.26%	8.32%
CRYSTAL	2017 Pay 2018:	2,518,224	777,320	1,974,700	12,836,280	0	14,850	18,121,374
	2018 Pay 2019:	2,530,524	884,865	2,105,350	14,076,667	0	7,440	19,604,846
	Percent Change:	0.49%	13.84%	6.62%	9.66%	0.00%	-49.90%	8.19%
DAYTON	2017 Pay 2018:	281,468	1,395,962	8,576	5,151,497	459,082	89,150	7,385,735
	2018 Pay 2019:	411,263	1,123,367	76,076	5,994,820	519,478	92,500	8,217,504
	Percent Change:	46.11%	-19.53%	787.08%	16.37%	13.16%	3.76%	11.26%
DEEPHAVEN	2017 Pay 2018:	383,133	4,200	154,563	13,619,311	0	10,710	14,171,917
	2018 Pay 2019:	428,953	4,600	162,638	14,545,145	0	11,070	15,152,406
	Percent Change:	11.96%	9.52%	5.22%	6.80%	0.00%	3.36%	6.92%

2018 Property Type Table - Munic Tax Capacities

MUNICIPALITY:		COMMERCIAL:	INDUSTRIAL*:	APARTMENT:	RESIDENTIAL:	FARM:	OTHER:	MUNIC TOTAL:
EDEN PRAIRIE	2017 Pay 2018:	30,002,861	12,480,860	9,877,271	72,186,938	43,813	0	124,591,743
	2018 Pay 2019:	29,456,570	12,971,523	10,423,466	75,811,094	44,589	0	128,707,242
	Percent Change:	-1.82%	3.93%	5.53%	5.02%	1.77%	0.00%	3.30%
EDINA	2017 Pay 2018:	32,403,417	4,826,716	10,129,307	94,008,806	0	0	141,368,246
	2018 Pay 2019:	35,472,708	4,961,852	11,534,794	99,640,466	0	0	151,609,820
	Percent Change:	9.47%	2.80%	13.88%	5.99%	0.00%	0.00%	7.24%
EXCELSIOR	2017 Pay 2018:	1,929,995	4,520	552,573	3,515,992	0	7,695	6,010,775
	2018 Pay 2019:	1,958,285	4,520	619,675	3,863,702	0	7,695	6,453,877
	Percent Change:	1.47%	0.00%	12.14%	9.89%	0.00%	0.00%	7.37%
FORT SNELLING	2017 Pay 2018:	0	0	0	0	0	0	0
	2018 Pay 2019:	0	0	0	0	0	0	0
	Percent Change:	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
GOLDEN VALLEY	2017 Pay 2018:	13,323,590	5,773,432	3,010,480	22,966,113	0	0	45,073,615
	2018 Pay 2019:	14,365,350	5,970,302	3,806,706	24,971,883	0	0	49,114,241
	Percent Change:	7.82%	3.41%	26.45%	8.73%	0.00%	0.00%	8.96%
GREENFIELD	2017 Pay 2018:	184,969	314,675	0	3,737,568	397,684	0	4,634,896
	2018 Pay 2019:	203,625	322,105	0	3,961,967	392,043	0	4,879,740
	Percent Change:	10.09%	2.36%	0.00%	6.00%	-1.42%	0.00%	5.28%
GREENWOOD	2017 Pay 2018:	250,021	0	21,750	3,753,917	0	0	4,025,688
	2018 Pay 2019:	254,133	0	22,675	3,884,434	0	0	4,161,242
	Percent Change:	1.64%	0.00%	4.25%	3.48%	0.00%	0.00%	3.37%
HANOVER	2017 Pay 2018:	6,410	1,500	20,475	744,328	31,411	0	804,124
	2018 Pay 2019:	6,120	1,545	30,250	815,859	33,139	0	886,913
	Percent Change:	-4.52%	3.00%	47.74%	9.61%	5.50%	0.00%	10.30%
HOPKINS	2017 Pay 2018:	6,121,916	3,785,798	4,888,165	9,465,993	0	20,250	24,282,122
	2018 Pay 2019:	5,623,395	3,801,930	5,541,485	10,272,215	0	16,960	25,255,985
	Percent Change:	-8.14%	0.43%	13.37%	8.52%	0.00%	-16.25%	4.01%

2018 Property Type Table - Munic Tax Capacities

MUNICIPALITY:		COMMERCIAL:	INDUSTRIAL*:	APARTMENT:	RESIDENTIAL:	FARM:	OTHER:	MUNIC TOTAL:
INDEPENDENCE	2017 Pay 2018:	148,233	162,920	0	5,877,023	815,250	0	7,003,426
	2018 Pay 2019:	135,248	181,280	0	6,111,649	824,345	0	7,252,522
	Percent Change:	-8.76%	11.27%	0.00%	3.99%	1.12%	0.00%	3.56%
INTERNATL AIRPORT	2017 Pay 2018:	0	0	0	0	0	0	0
	2018 Pay 2019:	0	0	0	0	0	0	0
	Percent Change:	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
LONG LAKE	2017 Pay 2018:	594,417	560,795	99,109	1,880,452	0	0	3,134,773
	2018 Pay 2019:	599,880	580,365	110,640	1,919,905	0	0	3,210,790
	Percent Change:	0.92%	3.49%	11.63%	2.10%	0.00%	0.00%	2.42%
LORETTO	2017 Pay 2018:	173,253	43,605	26,253	468,101	2,188	0	713,400
	2018 Pay 2019:	167,233	61,435	28,517	494,387	2,287	0	753,859
	Percent Change:	-3.47%	40.89%	8.62%	5.62%	4.52%	0.00%	5.67%
MAPLE GROVE	2017 Pay 2018:	19,506,104	9,764,975	3,528,911	67,667,748	242,928	0	100,710,666
	2018 Pay 2019:	20,767,215	9,933,319	4,301,801	72,603,184	234,707	0	107,840,226
	Percent Change:	6.47%	1.72%	21.90%	7.29%	-3.38%	0.00%	7.08%
MAPLE PLAIN	2017 Pay 2018:	332,880	600,250	159,555	1,082,765	0	0	2,175,450
	2018 Pay 2019:	344,988	611,020	178,739	1,171,262	0	0	2,306,009
	Percent Change:	3.64%	1.79%	12.02%	8.17%	0.00%	0.00%	6.00%
MEDICINE LAKE	2017 Pay 2018:	30,500	0	21,076	911,935	0	0	963,511
	2018 Pay 2019:	62,740	0	21,495	943,732	0	0	1,027,967
	Percent Change:	105.70%	0.00%	1.99%	3.49%	0.00%	0.00%	6.69%
MEDINA	2017 Pay 2018:	1,260,973	1,247,307	84,026	15,706,757	657,183	3,090	18,959,336
	2018 Pay 2019:	1,327,459	1,408,390	228,363	16,007,399	616,267	3,255	19,591,133
	Percent Change:	5.27%	12.91%	171.78%	1.91%	-6.23%	5.34%	3.33%
MINNETONKA	2017 Pay 2018:	31,607,555	6,412,374	10,409,664	63,297,582	7,490	11,130	111,745,795
	2018 Pay 2019:	32,005,918	6,235,084	11,280,411	68,930,927	7,490	11,130	118,470,960
	Percent Change:	1.26%	-2.76%	8.36%	8.90%	0.00%	0.00%	6.02%

2018 Property Type Table - Munic Tax Capacities

MUNICIPALITY:		COMMERCIAL:	INDUSTRIAL*:	APARTMENT:	RESIDENTIAL:	FARM:	OTHER:	MUNIC TOTAL:
MINNETONKA BEACH	2017 Pay 2018:	81,990	0	0	3,934,797	0	0	4,016,787
	2018 Pay 2019:	85,470	0	0	4,035,621	0	0	4,121,091
	Percent Change:	4.24%	0.00%	0.00%	2.56%	0.00%	0.00%	2.60%
MINNETRISTA	2017 Pay 2018:	98,229	48,525	0	16,127,116	496,896	0	16,770,766
	2018 Pay 2019:	100,337	49,585	0	17,568,356	511,503	0	18,229,781
	Percent Change:	2.15%	2.18%	0.00%	8.94%	2.94%	0.00%	8.70%
MOUND	2017 Pay 2018:	692,495	164,410	307,566	11,358,202	0	11,685	12,534,358
	2018 Pay 2019:	687,255	201,860	338,660	12,577,154	0	12,015	13,816,944
	Percent Change:	-0.76%	22.78%	10.11%	10.73%	0.00%	2.82%	10.23%
NEW HOPE	2017 Pay 2018:	1,822,268	5,715,525	3,384,049	10,152,175	0	0	21,074,017
	2018 Pay 2019:	1,897,604	5,771,385	3,710,415	11,148,935	0	0	22,528,339
	Percent Change:	4.13%	0.98%	9.64%	9.82%	0.00%	0.00%	6.90%
ORONO	2017 Pay 2018:	981,577	198,780	175,413	31,458,285	45,332	0	32,859,387
	2018 Pay 2019:	906,688	318,340	178,013	32,933,670	43,980	0	34,380,691
	Percent Change:	-7.63%	60.15%	1.48%	4.69%	-2.98%	0.00%	4.63%
OSSEO	2017 Pay 2018:	784,133	421,505	752,477	1,189,957	0	2,490	3,150,562
	2018 Pay 2019:	758,818	494,425	796,420	1,318,330	0	10,150	3,378,143
	Percent Change:	-3.23%	17.30%	5.84%	10.79%	0.00%	307.63%	7.22%
PLYMOUTH	2017 Pay 2018:	22,646,694	19,901,145	11,010,068	80,835,948	75,363	16,375	134,485,593
	2018 Pay 2019:	22,818,942	21,508,305	12,179,860	88,510,236	49,545	17,001	145,083,889
	Percent Change:	0.76%	8.08%	10.62%	9.49%	-34.26%	3.82%	7.88%
RICHFIELD	2017 Pay 2018:	11,970,009	266,200	4,904,218	20,677,140	0	22,588	37,840,155
	2018 Pay 2019:	12,138,950	348,565	5,460,349	23,288,737	0	23,750	41,260,351
	Percent Change:	1.41%	30.94%	11.34%	12.63%	0.00%	5.14%	9.04%
ROBBINSDALE	2017 Pay 2018:	1,252,235	31,305	1,014,915	7,938,168	0	2,025	10,238,648
	2018 Pay 2019:	1,317,665	27,295	1,094,676	8,796,632	0	2,100	11,238,368
	Percent Change:	5.23%	-12.81%	7.86%	10.81%	0.00%	3.70%	9.76%

2018 Property Type Table - Munic Tax Capacities

MUNICIPALITY:		COMMERCIAL:	INDUSTRIAL*:	APARTMENT:	RESIDENTIAL:	FARM:	OTHER:	MUNIC TOTAL:
ROCKFORD	2017 Pay 2018:	24,820	62,950	47,388	125,045	251	24,801	285,255
	2018 Pay 2019:	26,080	65,730	50,426	143,334	245	25,913	311,728
	Percent Change:	5.08%	4.42%	6.41%	14.63%	-2.39%	4.48%	9.28%
ROGERS	2017 Pay 2018:	3,767,943	8,453,054	762,238	10,588,691	493,247	0	24,065,173
	2018 Pay 2019:	4,664,817	7,592,339	812,263	11,478,547	499,807	0	25,047,773
	Percent Change:	23.80%	-10.18%	6.56%	8.40%	1.33%	0.00%	4.08%
SHOREWOOD	2017 Pay 2018:	747,693	202,120	43,801	17,543,518	4,665	17,685	18,559,482
	2018 Pay 2019:	769,996	200,780	206,586	18,122,148	4,665	17,610	19,321,785
	Percent Change:	2.98%	-0.66%	371.65%	3.30%	0.00%	-0.42%	4.11%
SPRING PARK	2017 Pay 2018:	502,565	157,480	793,067	1,827,011	0	0	3,280,123
	2018 Pay 2019:	516,599	174,060	848,631	1,956,128	0	0	3,495,418
	Percent Change:	2.79%	10.53%	7.01%	7.07%	0.00%	0.00%	6.56%
ST ANTHONY	2017 Pay 2018:	554,145	439,720	413,681	4,900,472	0	66,425	6,374,443
	2018 Pay 2019:	569,830	474,020	513,608	5,293,975	0	0	6,851,433
	Percent Change:	2.83%	7.80%	24.16%	8.03%	0.00%	-100.00%	7.48%
ST BONIFACIUS	2017 Pay 2018:	329,496	99,420	36,083	1,782,028	907	0	2,247,934
	2018 Pay 2019:	322,502	134,297	38,510	1,819,862	907	0	2,316,078
	Percent Change:	-2.12%	35.08%	6.73%	2.12%	0.00%	0.00%	3.03%
ST LOUIS PARK	2017 Pay 2018:	22,192,155	6,893,484	13,113,910	40,108,963	0	9,570	82,318,082
	2018 Pay 2019:	23,294,978	6,423,524	14,651,556	43,689,240	0	9,390	88,068,688
	Percent Change:	4.97%	-6.82%	11.73%	8.93%	0.00%	-1.88%	6.99%
TONKA BAY	2017 Pay 2018:	219,944	33,900	0	6,349,994	0	0	6,603,838
	2018 Pay 2019:	219,194	33,900	0	6,446,955	0	0	6,700,049
	Percent Change:	-0.34%	0.00%	0.00%	1.53%	0.00%	0.00%	1.46%
WAYZATA	2017 Pay 2018:	7,017,780	35,630	1,998,832	16,394,572	0	26,400	25,473,214
	2018 Pay 2019:	7,448,346	35,630	2,064,970	17,301,544	0	36,690	26,887,180
	Percent Change:	6.14%	0.00%	3.31%	5.53%	0.00%	38.98%	5.55%

2018 Property Type Table - Munic Tax Capacities

MUNICIPALITY:		COMMERCIAL:	INDUSTRIAL*:	APARTMENT:	RESIDENTIAL:	FARM:	OTHER:	MUNIC TOTAL:
WOODLAND	2017 Pay 2018:	0	0	0	3,615,371	0	0	3,615,371
	2018 Pay 2019:	0	0	0	3,736,554	0	0	3,736,554
	Percent Change:	0.00%	0.00%	0.00%	3.35%	0.00%	0.00%	3.35%
SUBURBAN HENNEPIN	2017 Pay 2018:	300,487,935	120,111,374	95,625,944	780,567,619	5,083,501	467,210	1,302,343,583
	2018 Pay 2019:	324,074,656	127,987,360	121,092,720	897,338,127	5,038,229	372,007	1,475,948,129
	Percent Change:	7.85%	6.56%	26.63%	14.96%	-0.89%	-20.38%	13.33%
HENNEPIN COUNTY	2017 Pay 2018:	467,364,636	145,672,438	180,937,292	1,043,376,850	5,098,731	740,090	1,843,190,037
	2018 Pay 2019:	324,074,656	127,987,360	121,092,720	897,338,127	5,038,229	417,037	1,475,948,129
	Percent Change:	-30.66%	-12.14%	-33.07%	-14.00%	-1.19%	-43.65%	-19.92%

Note Regarding State Assessed Values: For Utility Properties (Property Type 'U'), Building and Machinery Values are assessed by the Minnesota Department of Revenue and these values are typically not available for the current assessment until mid-summer.

Glossary of Assessment Terms

Certificate of Real Estate Value (CRV):

Buyers of real property must file a Certificate of Real Estate Value (CRV) in the county where the property is located if the sale price or other consideration is more than $1,000 and the deed is one of the following: warranty deed, contract for deed, quit claim deed, trustee deed, executor deed, probate deed. Certificate of Real Estate Value are filed electronically through the Minnesota Department of Revenue's eCRV web portal.

Estimated Market Value (EMV):

The value determined by the assessor as the price the property would likely sell for on the open market. State law requires assessors to value property at 100 percent of market value as of January 2nd of the current assessment year.

Homestead Market Value Exclusion (HMVE):

The Homestead Market Value Exclusion (HMVE) excludes a portion of a parcel's Estimated Market Value from taxation. Qualifying properties must be have an Estimated Market Value under $413,800 and meet the homestead ownership and occupancy requirements.

The HMVE credit is calculated using the following methodology: For a homestead valued at $76,000 or less, the exclusion is 40 percent of market value, yielding a maximum exclusion of $30,400 at $76,000 of market value. For a homestead valued between $76,000 and $413,800, the exclusion is $30,400 minus nine percent of the valuation over $76,000. For a homestead valued at $413,800 or more, there is no valuation exclusion.

Limited Market Value (LMV):

This was a value based on a statute (M.S. 273.11, Subd. 1a) that sunset with the 2009 Assessment for taxes payable in 2010. This law placed a limit on how much the taxable value of agricultural, residential, or noncommercial seasonal recreational residential property could increase in one year.

Market Conditions Adjustment:

The purpose of market condition adjustments is to determine what the sale price would have been if it occurred at the same point in time as the assessment date. By adjusting each sales price based on a market condition trend, the Assessor and the Department of Revenue can more accurately measure a county's assessment level because the two values used to calculate the final ratio are representative of the same point in time. Some of the factors that can influence the market condition adjustment are changes in interest rates, supply and demand, employment rates, or the availability of financing. When all sale prices are adjusted to the same point in time, the median ratio better reflects the overall assessment level of that jurisdiction. .

Machinery Value:

This is the market value of personal property that is: (i) tools, implements, and machinery of an electric generation, transmission, or distribution system; (ii) tools, implements, and machinery of a pipeline system transporting or distributing water, gas, crude oil, or petroleum products; or (iii) the mains and pipes used in the distribution of steam or hot or chilled water for heating or cooling buildings (M.S. 273.13 Subdivision 34).

Property Classification:

The statutory classification that has been assigned to your property based upon your use of the property. A change in classification of your property can have a significant impact on the real estate tax payable. (M.S. 273.13 – classification of property)

Ratio Studies / Sales Ratio Analysis:

This term refers to the process the assessor uses to measure market conditions by comparing the assessor's estimated market value with the sales prices. The Minnesota Department of Revenue also uses the sales ratio analysis to measure assessor's performance. Department of Revenue annually supplies the County with a summary of criteria to be used for their next ratio study. Copies of said criteria can be found on the Department of Revenue's website.

State Assessed Property:

Property which the assessed value is set by the Minnesota Department of Revenue. This is primarily Utility Properties and Railroads Properties. (See also: **Utility Properties)**

Suburban Hennepin County:

This term, as used in this report, refers to all jurisdictions within Hennepin County except for the city of Minneapolis.

Tax Capacity (TC):

The calculated share of property taxes for a property determined by multiplying the taxable market value of each property by the statutory class rates for the specific use(s) on the property.

Tax Capacity Rate:

The rate used to collect the amount of dollars required to operate city/county governments and schools. The tax rate is usually expressed as a percentage of tax capacity to determine the property tax due on a property.

Taxable Market Value (TMV):

This is the value that your property taxes are actually based on, after all reductions, limitations, exemptions and deferrals. The current value, along with the class rate and the budgets of local government, will determine how much taxes will be due in next year.

This Old House Exclusion (TOH):

This is a value exclusion for certain improvements (M.S. 273.11, Subd. 16) The final year of TOH value exclusion was included in the 2016 assessment taxes pay 2017

Utility Properties (Utilities):

Utility property means property appraised and classified for tax purposes by order of the commissioner of revenue under sections M.S. 273.33 to 273.3711. Utility parcels buildings and Machinery Values are determined by the Minnesota Department of Revenue and typically are not available until August 1st of the current assessment year.

Value of New Improvements:

This is the assessor's estimate of the value of new or recently identified improvements made to a property in the last year.

Veteran's Market Value Exclusion:

The Veteran's Market Value Exclusion (officially known as the "Market Value Exclusion on Homesteads of Disabled Veterans" program) was enacted in 2008. It provides a market value exclusion for property tax purposes for the homestead property of an honorably discharged veteran who has a service-connected disability rating of 70 percent or higher, as determined by the United States Department of Veterans Affairs. (M.S. 273.13 Subdivision 34)

Appendix

Growth and New Construction Details by City

Appendix: Growth and New Construction Details by City

Bloomington

Property Use	2017 Parcels	2017 Total EMV	2018 Parcels	2018 Parcels w/Imp	2018 Improvement	2018 Total EMV	Net Chg	Gross Chg	2018 Median EMV
Agricultural	**2**	**456,400**	**2**			**456,000**	**-0.1%**	**-0.1%**	**83,700**
Apartment	**239**	**1,210,400,400**	**239**	**4**	**41,485,000**	**1,381,856,100**	**10.7%**	**14.2%**	**2,107,600**
Commercial / Industrial	**772**	**4,259,420,300**	**770**	**13**	**55,954,500**	**4,416,047,900**	**2.4%**	**3.7%**	**1,546,000**
Automotive	101	224,326,800	102	1	19,899,000	251,081,600	3.1%	11.9%	1,190,000
Bank	10	18,499,600	10			18,953,900	2.5%	2.5%	1,417,950
Fitness	3	10,255,000	3			10,511,000	2.5%	2.5%	2,215,000
Food	49	76,473,900	49	2	3,863,800	82,977,900	3.5%	8.5%	1,275,000
Golf Course	2	4,036,600	2			3,963,000	-1.8%	-1.8%	1,981,500
Hospitality	47	649,760,900	47	2	5,500,000	655,514,100	0.0%	0.9%	9,900,000
Industrial	269	655,483,800	267	2	1,210,000	706,113,900	7.5%	7.7%	1,585,000
Marina									
Medical	12	51,895,400	12			52,982,400	2.1%	2.1%	1,840,000
Office	132	1,202,479,100	132	5	25,395,700	1,263,327,200	2.9%	5.1%	1,913,000
Retail	124	1,345,896,500	124			1,350,183,500	0.3%	0.3%	1,000,150
Other	23	20,312,700	22	1	86,000	20,439,400	0.2%	0.6%	657,300
Residential	**28,698**	**7,039,808,300**	**28,681**	**892**	**13,324,100**	**7,387,033,100**	**4.7%**	**4.9%**	**241,300**
Condo	3,250	492,780,300	3,251	21	187,200	532,943,600	8.1%	8.2%	148,200
Co-Op	791	141,544,800	788			141,223,400	-0.2%	-0.2%	184,000
Duplex / Triplex	168	53,840,700	168	7	36,000	55,843,600	3.7%	3.7%	325,300
Single Family	21,254	5,803,966,600	21,238	830	12,821,800	6,071,886,300	4.4%	4.6%	256,800
Townhome	2,265	497,564,300	2,264	31	262,400	531,735,200	6.8%	6.9%	193,300
Zero Lot Line	212	42,973,400	214	3	16,700	44,865,300	4.4%	4.4%	203,000
Other	758	7,138,200	758			8,535,700	19.6%	19.6%	7,400
Vacant Land	**457**	**165,218,200**	**479**			**183,792,700**	**11.2%**	**11.2%**	**119,350**
Real Property	**30,168**	**12,675,303,600**	**30,171**	**909**	**110,763,600**	**13,369,185,800**	**4.6%**	**5.5%**	
Personal Property									
Total	**30,168**	**12,675,303,600**	**30,171**	**909**	**110,763,600**	**13,369,185,800**	**4.6%**	**5.5%**	

Brooklyn Center

Property Use	2017 Parcels	2017 Total EMV	2018 Parcels	2018 Parcels w/Imp	2018 Improvement	2018 Total EMV	Net Chg	Gross Chg	2018 Median EMV
Agricultural									
Apartment	**99**	**237,527,000**	**99**	**3**	**21,979,000**	**274,830,100**	**6.5%**	**15.7%**	**843,000**
Commercial / Industrial	**193**	**433,034,700**	**194**	**7**	**2,815,000**	**451,872,200**	**3.7%**	**4.4%**	**1,223,000**
Automotive	21	56,800,000	21			58,570,000	3.1%	3.1%	1,187,000
Bank	5	6,110,500	5			6,438,000	5.4%	5.4%	1,223,000
Fitness	2	7,441,000	2			7,441,000	0.0%	0.0%	3,720,500
Food	16	12,557,000	16			12,872,000	2.5%	2.5%	788,000
Golf Course									
Hospitality	9	36,427,000	9			39,723,000	9.0%	9.0%	3,467,000
Industrial	52	132,965,000	52			140,065,000	5.3%	5.3%	1,588,500
Marina									
Medical	7	12,737,000	7			13,162,000	3.3%	3.3%	1,067,000
Office	41	66,434,000	41	2	1,400,000	70,218,000	3.6%	5.7%	646,000
Retail	35	92,073,200	36	4	1,405,000	95,776,200	2.5%	4.0%	1,716,500
Other	5	9,490,000	5	1	10,000	7,607,000	-19.9%	-19.8%	784,000
Residential	**8,176**	**1,346,777,400**	**8,175**	**157**	**2,297,000**	**1,477,454,300**	**9.5%**	**9.7%**	**181,000**
Condo	164	10,576,000	164			11,581,000	9.5%	9.5%	71,000
Co-Op									
Duplex / Triplex	60	13,292,000	60	3	18,000	14,979,000	12.6%	12.7%	246,000
Single Family	7,265	1,240,003,400	7,263	145	2,158,000	1,357,884,300	9.3%	9.5%	184,000
Townhome	685	82,828,000	685	9	121,000	92,887,000	12.0%	12.1%	135,000
Zero Lot Line									
Other	2	78,000	3			123,000	57.7%	57.7%	35,000
Vacant Land	**127**	**15,884,500**	**128**			**16,253,900**	**2.3%**	**2.3%**	**50,000**
Real Property	**8,595**	**2,033,223,600**	**8,596**	**167**	**27,091,000**	**2,220,410,500**	**7.9%**	**9.2%**	
Personal Property									
Total	**8,595**	**2,033,223,600**	**8,596**	**167**	**27,091,000**	**2,220,410,500**	**7.9%**	**9.2%**	

Taxable Parcels Only
Gross change includes new construction improvement amounts
Net change excludes new construction improvement amounts

Appendix: Growth and New Construction Details by City

Brooklyn Park

Property Use	2017 Parcels	2017 Total EMV	2018 Parcels	2018 Parcels w/Imp	2018 Improvement	2018 Total EMV	Net Chg	Gross Chg	2018 Median EMV
Agricultural	**50**	**55,166,400**	**43**			**46,270,000**	**-16.1%**	**-16.1%**	**466,500**
Apartment	**73**	**454,360,800**	**74**	**2**	**25,833,400**	**510,719,300**	**6.7%**	**12.4%**	**3,555,150**
Commercial / Industrial	**443**	**1,289,914,900**	**452**	**14**	**42,154,600**	**1,370,221,300**	**3.0%**	**6.2%**	**1,187,000**
Automotive	57	81,210,200	57			82,297,300	1.3%	1.3%	959,900
Bank	6	6,068,700	6			6,222,300	2.5%	2.5%	977,950
Fitness	2	9,127,100	2			9,127,100	0.0%	0.0%	4,563,550
Food	27	19,922,500	28	2	478,200	20,749,800	1.8%	4.2%	686,800
Golf Course									
Hospitality	2	19,740,800	4	2	4,274,500	29,388,500	27.2%	48.9%	3,296,450
Industrial	191	692,701,600	195	7	27,117,800	750,750,200	4.5%	8.4%	2,633,550
Marina									
Medical	16	38,385,500	16	1	9,569,100	55,048,100	18.5%	43.4%	752,050
Office	42	163,215,600	42			164,613,500	0.9%	0.9%	434,850
Retail	76	234,575,900	78	2	715,000	230,173,200	-2.2%	-1.9%	1,594,450
Other	24	24,967,000	24			21,851,300	-12.5%	-12.5%	485,900
Residential	**22,686**	**5,002,637,800**	**22,789**	**343**	**37,948,500**	**5,332,652,800**	**5.8%**	**6.6%**	**217,300**
Condo	1,280	127,561,200	1,281	7	50,600	141,437,900	10.8%	10.9%	95,100
Co-Op	100	9,721,500	100			9,721,500	0.0%	0.0%	96,300
Duplex / Triplex	323	67,610,800	323			80,493,800	19.1%	19.1%	245,200
Single Family	17,211	4,152,820,200	17,292	302	31,426,000	4,409,652,800	5.4%	6.2%	228,600
Townhome	3,433	598,503,000	3,455	33	6,452,200	642,125,700	6.2%	7.3%	167,900
Zero Lot Line	328	45,198,800	328	1	19,700	48,118,100	6.4%	6.5%	143,900
Other	11	1,222,300	10			1,103,000	-9.8%	-9.8%	67,100
Vacant Land	**531**	**47,676,200**	**485**			**47,377,300**	**-0.6%**	**-0.6%**	**60,000**
Real Property	**23,783**	**6,849,756,100**	**23,843**	**359**	**105,936,500**	**7,307,240,700**	**5.1%**	**6.7%**	
Personal Property									
Total	**23,783**	**6,849,756,100**	**23,843**	**359**	**105,936,500**	**7,307,240,700**	**5.1%**	**6.7%**	

Champlin

Property Use	2017 Parcels	2017 Total EMV	2018 Parcels	2018 Parcels w/Imp	2018 Improvement	2018 Total EMV	Net Chg	Gross Chg	2018 Median EMV
Agricultural	**2**	**526,600**	**2**			**523,300**	**-0.6%**	**-0.6%**	**220,700**
Apartment	**20**	**62,522,000**	**20**	**1**	**20,450,000**	**88,398,000**	**8.7%**	**41.4%**	**1,826,500**
Commercial / Industrial	**121**	**186,566,000**	**121**	**3**	**138,000**	**192,875,500**	**3.3%**	**3.4%**	**863,000**
Automotive	12	10,198,000	13			11,628,500	14.0%	14.0%	1,006,000
Bank	5	6,295,000	5			6,295,000	0.0%	0.0%	1,199,000
Fitness	2	5,239,000	2			5,435,000	3.7%	3.7%	2,717,500
Food	14	13,126,000	14	1	1,000	12,684,000	-3.4%	-3.4%	1,040,000
Golf Course									
Hospitality									
Industrial	12	65,248,000	15	1	37,000	69,265,000	6.1%	6.2%	5,278,000
Marina									
Medical	3	10,447,000	3			10,970,000	5.0%	5.0%	4,510,000
Office	40	14,777,000	40			16,100,000	9.0%	9.0%	350,000
Retail	28	56,804,000	28	1	100,000	57,424,000	0.9%	1.1%	1,326,000
Other	5	4,432,000	1			3,074,000	-30.6%	-30.6%	3,074,000
Residential	**7,949**	**1,900,783,000**	**8,056**	**354**	**28,101,600**	**2,080,818,400**	**8.0%**	**9.5%**	**232,000**
Condo	682	106,777,000	683	3	1,617,000	115,158,000	6.3%	7.8%	157,000
Co-Op	1	18,716,000	70			18,723,000	0.0%	0.0%	266,000
Duplex / Triplex	65	12,850,500	65	1	45,000	16,485,000	27.9%	28.3%	251,000
Single Family	6,626	1,638,761,500	6,664	339	25,218,600	1,797,890,400	8.2%	9.7%	237,000
Townhome	399	71,350,000	398	11	1,221,000	78,231,000	7.9%	9.6%	173,000
Zero Lot Line	172	52,130,000	172			54,103,000	3.8%	3.8%	360,000
Other	4	198,000	4			228,000	15.2%	15.2%	66,000
Vacant Land	**184**	**9,242,300**	**149**			**9,700,700**	**5.0%**	**5.0%**	**65,000**
Real Property	**8,276**	**2,159,639,900**	**8,348**	**358**	**48,689,600**	**2,372,315,900**	**7.6%**	**9.8%**	
Personal Property									
Total	**8,276**	**2,159,639,900**	**8,348**	**358**	**48,689,600**	**2,372,315,900**	**7.6%**	**9.8%**	

Taxable Parcels Only
Gross change includes new construction improvement amounts
Net change excludes new construction improvement amounts

Appendix: Growth and New Construction Details by City

Chanhassen

Property Use	2017 Parcels	2017 Total EMV	2018 Parcels	2018 Parcels w/Imp	2018 Improvement	2018 Total EMV	Net Chg	Gross Chg	2018 Median EMV
Agricultural									
Apartment									
Commercial / Industrial	**20**	**73,068,000**	**20**			**75,417,000**	**3.2%**	**3.2%**	**2,617,500**
Automotive									
Bank									
Fitness									
Food									
Golf Course									
Hospitality									
Industrial	16	63,838,000	11			46,545,000	-27.1%	-27.1%	2,620,000
Marina									
Medical	1	5,280,000	1			5,446,000	3.1%	3.1%	5,446,000
Office	2	2,550,000	2			2,550,000	0.0%	0.0%	1,275,000
Retail	1	1,400,000	1			1,400,000	0.0%	0.0%	1,400,000
Other			5			19,476,000			3,687,000
Residential									
Condo									
Co-Op									
Duplex / Triplex									
Single Family									
Townhome									
Zero Lot Line									
Other									
Vacant Land	**2**	**179,000**	**2**			**185,000**	**3.4%**	**3.4%**	**32,000**
Real Property	**22**	**73,247,000**	**22**	**0**	**0**	**75,602,000**	**3.2%**	**3.2%**	
Personal Property									
Total	**22**	**73,247,000**	**22**	**0**	**0**	**75,602,000**	**3.2%**	**3.2%**	

Corcoran

Property Use	2017 Parcels	2017 Total EMV	2018 Parcels	2018 Parcels w/Imp	2018 Improvement	2018 Total EMV	Net Chg	Gross Chg	2018 Median EMV
Agricultural	**267**	**91,569,200**	**264**			**91,231,500**	**-0.4%**	**-0.4%**	**208,000**
Apartment									
Commercial / Industrial	**62**	**44,850,700**	**63**	**1**	**19,000**	**46,965,700**	**4.7%**	**4.7%**	**435,000**
Automotive	6	5,051,000	9			7,843,000	55.3%	55.3%	703,000
Bank									
Fitness									
Food	3	702,000	3			733,000	4.4%	4.4%	180,000
Golf Course	4	3,664,000	4			3,708,000	1.2%	1.2%	1,192,500
Hospitality									
Industrial	32	21,095,000	29	1	19,000	18,232,000	-13.7%	-13.6%	575,500
Marina									
Medical									
Office	1	726,000	2			2,334,000	221.5%	221.5%	1,167,000
Retail	5	2,966,000	5			3,073,000	3.6%	3.6%	632,000
Other	11	10,646,700	11			11,042,700	3.7%	3.7%	97,000
Residential	**1,953**	**656,790,700**	**2,013**	**155**	**22,922,500**	**709,144,000**	**4.5%**	**8.0%**	**314,000**
Condo									
Co-Op									
Duplex / Triplex	1	325,000	1			323,000	-0.6%	-0.6%	323,000
Single Family	1,751	641,506,700	1,814	155	22,922,500	694,243,000	4.6%	8.2%	329,500
Townhome									
Zero Lot Line									
Other	201	14,959,000	198			14,578,000	-2.5%	-2.5%	70,000
Vacant Land	**245**	**28,683,900**	**250**			**35,909,900**	**25.2%**	**25.2%**	**100,000**
Real Property	**2,527**	**821,894,500**	**2,590**	**156**	**22,941,500**	**883,251,100**	**4.7%**	**7.5%**	
Personal Property									
Total	**2,527**	**821,894,500**	**2,590**	**156**	**22,941,500**	**883,251,100**	**4.7%**	**7.5%**	

Taxable Parcels Only
Gross change includes new construction improvement amounts
Net change excludes new construction improvement amounts

Appendix: Growth and New Construction Details by City

Crystal

Property Use	2017 Parcels	2017 Total EMV	2018 Parcels	2018 Parcels w/Imp	2018 Improvement	2018 Total EMV	Net Chg	Gross Chg	2018 Median EMV
Agricultural									
Apartment	**50**	**167,140,000**	**50**	**1**	**400,000**	**178,454,000**	**6.5%**	**6.8%**	**1,082,000**
Commercial / Industrial	**150**	**165,562,000**	**152**	**12**	**1,561,000**	**172,739,000**	**3.4%**	**4.3%**	**510,500**
Automotive	23	15,478,000	25			16,391,000	5.9%	5.9%	546,200
Bank	2	3,184,000	2			3,350,000	5.2%	5.2%	1,675,000
Fitness									
Food	10	6,284,000	10			6,467,000	2.9%	2.9%	658,500
Golf Course									
Hospitality	1	816,000	1			853,000	4.5%	4.5%	853,000
Industrial	32	38,803,000	34	5	609,000	44,363,000	12.8%	14.3%	793,000
Marina									
Medical	6	11,740,000	6			11,765,000	0.2%	0.2%	553,000
Office	14	5,879,000	14	1	160,000	6,224,000	3.1%	5.9%	347,500
Retail	56	77,738,000	56	6	792,000	80,392,000	2.4%	3.4%	440,000
Other	6	5,640,000	4			2,934,000	-48.0%	-48.0%	284,500
Residential	**7,646**	**1,423,272,000**	**7,663**	**358**	**8,717,000**	**1,541,012,000**	**7.7%**	**8.3%**	**195,000**
Condo	117	10,720,000	117			11,774,000	9.8%	9.8%	94,000
Co-Op									
Duplex / Triplex	65	12,580,000	65	2	20,000	14,784,000	17.4%	17.5%	217,000
Single Family	7,317	1,375,790,000	7,332	355	8,692,000	1,487,467,000	7.5%	8.1%	196,000
Townhome	93	18,458,000	94			20,132,000	9.1%	9.1%	195,500
Zero Lot Line	51	5,628,000	51	1	5,000	6,680,000	18.6%	18.7%	120,000
Other	3	96,000	4			175,000	82.3%	82.3%	51,000
Vacant Land	**153**	**6,257,000**	**133**			**5,410,800**	**-13.5%**	**-13.5%**	**5,000**
Real Property	**7,999**	**1,762,231,000**	**7,998**	**371**	**10,678,000**	**1,897,615,800**	**7.1%**	**7.7%**	
Personal Property									
Total	**7,999**	**1,762,231,000**	**7,998**	**371**	**10,678,000**	**1,897,615,800**	**7.1%**	**7.7%**	

Dayton

Property Use	2017 Parcels	2017 Total EMV	2018 Parcels	2018 Parcels w/Imp	2018 Improvement	2018 Total EMV	Net Chg	Gross Chg	2018 Median EMV
Agricultural	**141**	**48,607,900**	**142**	**1**	**4,000**	**54,714,800**	**12.6%**	**12.6%**	**179,950**
Apartment	**2**	**677,000**	**2**	**1**	**5,314,000**	**6,077,000**	**12.7%**	**797.6%**	**3,038,500**
Commercial / Industrial	**68**	**78,860,000**	**68**	**5**	**857,000**	**77,721,000**	**-2.5%**	**-1.4%**	**429,500**
Automotive	2	1,227,000	6	1	61,000	9,195,000	644.4%	649.4%	787,500
Bank									
Fitness									
Food	2	418,000	2			418,000	0.0%	0.0%	209,000
Golf Course	10	4,517,000	10			4,517,000	0.0%	0.0%	255,000
Hospitality									
Industrial	35	59,323,000	35	4	796,000	51,676,000	-14.2%	-12.9%	548,000
Marina									
Medical	1	265,000	1			265,000	0.0%	0.0%	265,000
Office	5	1,637,000	5			1,637,000	0.0%	0.0%	319,000
Retail	6	1,961,000	6			1,961,000	0.0%	0.0%	291,000
Other	7	9,512,000	3			8,052,000	-15.3%	-15.3%	102,000
Residential	**1,691**	**511,111,000**	**1,858**	**292**	**57,586,000**	**601,476,000**	**6.4%**	**17.7%**	**306,000**
Condo									
Co-Op									
Duplex / Triplex	2	748,000	2			750,000	0.3%	0.3%	375,000
Single Family	1,671	509,294,000	1,837	292	57,586,000	599,616,000	6.4%	17.7%	307,000
Townhome									
Zero Lot Line									
Other	18	1,069,000	19			1,110,000	3.8%	3.8%	26,000
Vacant Land	**448**	**38,866,000**	**279**			**25,884,500**	**-33.4%**	**-33.4%**	**66,800**
Real Property	**2,350**	**678,121,900**	**2,349**	**299**	**63,761,000**	**765,873,300**	**3.5%**	**12.9%**	
Personal Property									
Total	**2,350**	**678,121,900**	**2,349**	**299**	**63,761,000**	**765,873,300**	**3.5%**	**12.9%**	

Taxable Parcels Only
Gross change includes new construction improvement amounts
Net change excludes new construction improvement amounts

Appendix: Growth and New Construction Details by City

Deephaven

Property Use	2017 Parcels	2017 Total EMV	2018 Parcels	2018 Parcels w/Imp	2018 Improvement	2018 Total EMV	Net Chg	Gross Chg	2018 Median EMV
Agricultural									
Apartment	**2**	**12,365,000**	**2**			**13,011,000**	**5.2%**	**5.2%**	**6,505,500**
Commercial / Industrial	**28**	**21,092,000**	**28**	**2**	**30,000**	**23,418,000**	**10.9%**	**11.0%**	**646,000**
Automotive	3	1,662,000	3			1,807,000	8.7%	8.7%	608,000
Bank									
Fitness									
Food									
Golf Course									
Hospitality									
Industrial									
Marina	4	1,629,000	4			1,679,000	3.1%	3.1%	383,000
Medical									
Office	15	13,612,000	15	2	30,000	15,593,000	14.3%	14.6%	886,000
Retail	5	4,054,000	5			4,199,000	3.6%	3.6%	598,000
Other	1	135,000	1			140,000	3.7%	3.7%	140,000
Residential	**1,428**	**1,201,947,000**	**1,430**	**86**	**22,502,000**	**1,282,565,000**	**4.8%**	**6.7%**	**598,000**
Condo									
Co-Op									
Duplex / Triplex	1	267,000	1			301,000	12.7%	12.7%	301,000
Single Family	1,402	1,192,711,000	1,406	86	22,502,000	1,273,390,000	4.9%	6.8%	604,000
Townhome	16	5,467,000	16			5,911,000	8.1%	8.1%	399,000
Zero Lot Line									
Other	9	3,502,000	7			2,963,000	-15.4%	-15.4%	283,000
Vacant Land	**101**	**16,293,000**	**96**			**12,005,000**	**-26.3%**	**-26.3%**	**39,000**
Real Property	**1,559**	**1,251,697,000**	**1,556**	**88**	**22,532,000**	**1,330,999,000**	**4.5%**	**6.3%**	
Personal Property									
Total	**1,559**	**1,251,697,000**	**1,556**	**88**	**22,532,000**	**1,330,999,000**	**4.5%**	**6.3%**	

Eden Prairie

Property Use	2017 Parcels	2017 Total EMV	2018 Parcels	2018 Parcels w/Imp	2018 Improvement	2018 Total EMV	Net Chg	Gross Chg	2018 Median EMV
Agricultural	**33**	**5,039,000**	**33**			**5,039,000**	**0.0%**	**0.0%**	**70,300**
Apartment	**78**	**801,966,800**	**78**			**854,976,400**	**6.6%**	**6.6%**	**5,488,000**
Commercial / Industrial	**600**	**2,050,507,400**	**600**	**10**	**4,380,000**	**2,094,205,500**	**1.9%**	**2.1%**	**1,606,500**
Automotive	29	56,835,800	33			60,721,900	6.8%	6.8%	1,247,000
Bank	7	9,576,000	7			9,653,000	0.8%	0.8%	1,500,000
Fitness	3	38,681,000	4			40,624,000	5.0%	5.0%	10,821,000
Food	25	36,487,700	25	2	230,000	37,533,000	2.2%	2.9%	1,280,000
Golf Course	51	10,201,100	51			10,201,100	0.0%	0.0%	26,000
Hospitality	11	64,719,000	11			64,719,000	0.0%	0.0%	5,459,000
Industrial	209	607,685,900	204	3	850,000	632,566,600	4.0%	4.1%	2,406,000
Marina									
Medical	10	20,466,000	10	2	1,500,000	22,478,000	2.5%	9.8%	1,552,500
Office	160	747,949,700	160	1	1,500,000	758,780,700	1.2%	1.4%	554,000
Retail	79	418,139,300	79	1	100,000	416,479,300	-0.4%	-0.4%	2,522,000
Other	16	39,765,900	16	1	200,000	40,448,900	1.2%	1.7%	1,849,500
Residential	**20,259**	**7,165,632,900**	**20,307**	**522**	**34,326,800**	**7,509,916,100**	**4.3%**	**4.8%**	**333,600**
Condo	3,158	525,967,700	3,157	8	13,000	565,192,100	7.5%	7.5%	165,600
Co-Op	144	24,828,200	144			25,627,500	3.2%	3.2%	167,200
Duplex / Triplex	55	21,495,300	55			22,693,800	5.6%	5.6%	358,300
Single Family	13,242	5,669,302,300	13,289	483	33,802,100	5,912,079,600	3.7%	4.3%	396,200
Townhome	2,888	799,569,200	2,890	27	386,700	849,879,300	6.2%	6.3%	270,850
Zero Lot Line	598	120,784,800	598	4	125,000	130,571,600	8.0%	8.1%	203,650
Other	174	3,685,400	174			3,872,200	5.1%	5.1%	15,500
Vacant Land	**893**	**90,868,000**	**821**			**83,352,200**	**-8.3%**	**-8.3%**	**138,000**
Real Property	**21,863**	**10,114,014,100**	**21,839**	**532**	**38,706,800**	**10,547,489,200**	**3.9%**	**4.3%**	
Personal Property									
Total	**21,863**	**10,114,014,100**	**21,839**	**532**	**38,706,800**	**10,547,489,200**	**3.9%**	**4.3%**	

Taxable Parcels Only
Gross change includes new construction improvement amounts
Net change excludes new construction improvement amounts

Appendix: Growth and New Construction Details by City

Edina

Property Use	2017 Parcels	2017 Total EMV	2018 Parcels	2018 Parcels w/Imp	2018 Improvement	2018 Total EMV	Net Chg	Gross Chg	2018 Median EMV
Agricultural									
Apartment	**92**	**829,028,300**	**90**	**12**	**34,681,600**	**932,905,400**	**8.3%**	**12.5%**	**4,849,100**
Commercial / Industrial	**416**	**1,824,359,700**	**419**	**25**	**31,388,800**	**1,990,433,700**	**7.4%**	**9.1%**	**1,894,400**
Automotive	16	29,176,600	16			33,935,800	16.3%	16.3%	1,394,100
Bank	12	33,518,600	12			37,245,600	11.1%	11.1%	2,180,100
Fitness	1	7,145,700	1			10,665,000	49.3%	49.3%	10,665,000
Food	12	18,547,600	12	1	273,100	21,192,300	12.8%	14.3%	1,666,150
Golf Course	13	10,355,000	13			10,355,000	0.0%	0.0%	38,000
Hospitality	2	34,980,700	3	1	3,200,000	41,553,400	9.6%	18.8%	9,126,100
Industrial	92	234,224,000	90	13	3,859,000	246,409,900	3.6%	5.2%	2,283,550
Marina									
Medical	30	224,556,200	31	2	6,848,800	259,563,100	12.5%	15.6%	3,491,800
Office	140	549,103,600	141	3	8,050,000	610,358,500	9.7%	11.2%	1,094,200
Retail	78	647,415,100	76	3	7,763,100	681,507,700	4.1%	5.3%	3,314,200
Other	20	35,336,600	24	2	1,394,800	37,647,400	2.6%	6.5%	981,300
Residential	**19,855**	**8,884,510,700**	**19,857**	**719**	**121,025,200**	**9,363,680,100**	**4.0%**	**5.4%**	**410,600**
Condo	3,901	788,668,400	3,901	34	1,329,000	826,303,900	4.6%	4.8%	153,700
Co-Op	337	33,762,800	336			37,143,400	10.0%	10.0%	101,800
Duplex / Triplex	173	66,794,100	171	2	700,000	73,151,700	8.5%	9.5%	406,500
Single Family	12,530	7,674,678,600	12,532	661	118,019,200	8,095,169,800	3.9%	5.5%	530,650
Townhome	611	202,128,400	611	10	189,000	208,598,000	3.1%	3.2%	329,300
Zero Lot Line	312	106,298,100	316	12	788,000	112,459,000	5.1%	5.8%	345,000
Other	1,991	12,180,300	1,990			10,854,300	-10.9%	-10.9%	3,700
Vacant Land	**347**	**66,871,800**	**356**			**93,164,500**	**39.3%**	**39.3%**	**100,000**
Real Property	**20,710**	**11,604,770,500**	**20,722**	**756**	**187,095,600**	**12,380,183,700**	**5.1%**	**6.7%**	
Personal Property									
Total	**20,710**	**11,604,770,500**	**20,722**	**756**	**187,095,600**	**12,380,183,700**	**5.1%**	**6.7%**	

Excelsior

Property Use	2017 Parcels	2017 Total EMV	2018 Parcels	2018 Parcels w/Imp	2018 Improvement	2018 Total EMV	Net Chg	Gross Chg	2018 Median EMV
Agricultural									
Apartment	**25**	**46,165,600**	**25**	**1**	**100,000**	**51,624,200**	**11.6%**	**11.8%**	**1,340,000**
Commercial / Industrial	**112**	**97,678,000**	**113**	**9**	**1,004,000**	**98,989,000**	**0.3%**	**1.3%**	**675,000**
Automotive	10	6,123,000	10			6,075,000	-0.8%	-0.8%	587,500
Bank	4	2,310,000	4			2,396,000	3.7%	3.7%	624,500
Fitness									
Food	10	13,306,000	10	1	300,000	13,590,000	-0.1%	2.1%	1,081,500
Golf Course									
Hospitality									
Industrial									
Marina	4	2,096,000	4	1	470,000	2,566,000	0.0%	22.4%	564,500
Medical	5	5,421,000	5			5,421,000	0.0%	0.0%	671,000
Office	22	24,695,000	23	2	35,000	24,925,000	0.8%	0.9%	778,000
Retail	45	37,493,000	45	5	199,000	37,782,000	0.2%	0.8%	643,000
Other	12	6,234,000	12			6,234,000	0.0%	0.0%	456,000
Residential	**686**	**328,548,000**	**692**	**110**	**11,220,300**	**359,210,700**	**5.9%**	**9.3%**	**455,500**
Condo	92	45,784,000	92	53	2,034,000	51,830,000	8.8%	13.2%	547,000
Co-Op									
Duplex / Triplex	24	9,793,000	24	3	229,000	10,366,000	3.5%	5.9%	359,500
Single Family	451	261,260,000	453	50	7,341,300	281,487,700	4.9%	7.7%	465,000
Townhome	22	8,907,000	22			10,221,000	14.8%	14.8%	552,500
Zero Lot Line	2	974,000	6	4	1,616,000	3,474,000	90.8%	256.7%	599,000
Other	95	1,830,000	95			1,832,000	0.1%	0.1%	13,000
Vacant Land	**61**	**6,788,900**	**56**			**6,297,500**	**-7.2%**	**-7.2%**	**79,500**
Real Property	**884**	**479,180,500**	**886**	**120**	**12,324,300**	**516,121,400**	**5.1%**	**7.7%**	
Personal Property									
Total	**884**	**479,180,500**	**886**	**120**	**12,324,300**	**516,121,400**	**5.1%**	**7.7%**	

Taxable Parcels Only
Gross change includes new construction improvement amounts
Net change excludes new construction improvement amounts

Appendix: Growth and New Construction Details by City

Golden Valley

Property Use	2017 Parcels	2017 Total EMV	2018 Parcels	2018 Parcels w/Imp	2018 Improvement	2018 Total EMV	Net Chg	Gross Chg	2018 Median EMV
Agricultural									
Apartment	**39**	**243,102,000**	**41**	**9**	**53,722,000**	**318,629,000**	**9.0%**	**31.1%**	**4,413,000**
Commercial / Industrial	**293**	**945,230,000**	**293**	**10**	**6,360,000**	**1,002,425,000**	**5.4%**	**6.1%**	**1,299,500**
Automotive	27	105,288,000	28	2	600,000	113,750,000	7.5%	8.0%	1,626,000
Bank	4	10,367,000	4			10,367,000	0.0%	0.0%	2,505,500
Fitness	1	765,000	1			788,000	3.0%	3.0%	788,000
Food	16	20,041,000	16			22,982,000	14.7%	14.7%	1,303,000
Golf Course	1	4,525,000	1			4,525,000	0.0%	0.0%	4,525,000
Hospitality	2	12,442,000	2			13,070,000	5.0%	5.0%	6,535,000
Industrial	144	286,077,000	143	4	1,433,000	291,785,000	1.5%	2.0%	1,150,500
Marina									
Medical	10	19,061,000	10			19,151,000	0.5%	0.5%	1,616,500
Office	67	402,711,000	68	4	4,327,000	439,311,000	8.0%	9.1%	1,171,000
Retail	16	73,395,000	16			76,719,000	4.5%	4.5%	1,953,500
Other	5	10,558,000	4			9,977,000	-5.5%	-5.5%	1,762,500
Residential	**7,797**	**2,339,063,000**	**7,838**	**665**	**25,185,100**	**2,517,338,800**	**6.5%**	**7.6%**	**290,000**
Condo	524	87,503,000	524	10	87,000	94,495,000	7.9%	8.0%	207,000
Co-Op	383	30,865,000	383			34,252,000	11.0%	11.0%	91,000
Duplex / Triplex	66	17,915,000	66	1	11,000	18,989,000	5.9%	6.0%	276,500
Single Family	6,320	2,092,183,000	6,321	543	17,219,100	2,243,969,000	6.4%	7.3%	312,000
Townhome	449	103,858,000	490	109	7,840,000	118,269,000	6.3%	13.9%	178,000
Zero Lot Line	30	6,223,000	30	2	28,000	6,994,000	11.9%	12.4%	222,500
Other	25	516,000	24			370,800	-28.1%	-28.1%	5,000
Vacant Land	**238**	**42,971,600**	**200**			**44,999,000**	**4.7%**	**4.7%**	**119,000**
Real Property	**8,367**	**3,570,366,600**	**8,372**	**684**	**85,267,100**	**3,883,391,800**	**6.4%**	**8.8%**	
Personal Property									
Total	**8,367**	**3,570,366,600**	**8,372**	**684**	**85,267,100**	**3,883,391,800**	**6.4%**	**8.8%**	

Greenfield

Property Use	2017 Parcels	2017 Total EMV	2018 Parcels	2018 Parcels w/Imp	2018 Improvement	2018 Total EMV	Net Chg	Gross Chg	2018 Median EMV
Agricultural	**129**	**41,064,100**	**123**			**39,936,800**	**-2.7%**	**-2.7%**	**162,000**
Apartment									
Commercial / Industrial	**24**	**24,628,000**	**24**	**3**	**112,000**	**25,931,000**	**4.8%**	**5.3%**	**518,500**
Automotive	4	2,454,000	5	1	10,000	3,823,000	55.4%	55.8%	592,000
Bank									
Fitness									
Food									
Golf Course									
Hospitality									
Industrial	9	15,487,000	11	1	5,000	15,923,000	2.8%	2.8%	541,000
Marina									
Medical									
Office	1	264,000	1			276,000	4.5%	4.5%	276,000
Retail	7	5,181,000	7	1	97,000	5,517,000	4.6%	6.5%	605,000
Other	3	1,242,000				392,000	-68.4%	-68.4%	102,500
Residential	**975**	**374,774,100**	**991**	**74**	**6,301,000**	**396,177,000**	**4.0%**	**5.7%**	**370,000**
Condo									
Co-Op									
Duplex / Triplex									
Single Family	901	361,729,100	918	74	6,301,000	383,372,000	4.2%	6.0%	388,000
Townhome	68	11,988,000	68			12,074,000	0.7%	0.7%	175,500
Zero Lot Line									
Other	6	1,057,000	5			731,000	-30.8%	-30.8%	106,000
Vacant Land	**187**	**10,681,300**	**177**			**10,512,700**	**-1.6%**	**-1.6%**	**77,000**
Real Property	**1,315**	**451,147,500**	**1,315**	**77**	**6,413,000**	**472,557,500**	**3.3%**	**4.7%**	
Personal Property									
Total	**1,315**	**451,147,500**	**1,315**	**77**	**6,413,000**	**472,557,500**	**3.3%**	**4.7%**	

Taxable Parcels Only
Gross change includes new construction improvement amounts
Net change excludes new construction improvement amounts

Appendix: Growth and New Construction Details by City

Greenwood

Property Use	2017 Parcels	2017 Total EMV	2018 Parcels	2018 Parcels w/Imp	2018 Improvement	2018 Total EMV	Net Chg	Gross Chg	2018 Median EMV
Agricultural									
Apartment	**1**	**1,740,000**	**1**			**1,814,000**	**4.3%**	**4.3%**	**1,814,000**
Commercial / Industrial	**8**	**14,625,000**	**8**	**0**	**0**	**14,851,000**	**1.5%**	**1.5%**	**478,000**
Automotive	2	580,000	2			619,000	6.7%	6.7%	309,500
Bank	1	1,283,000	1			1,335,000	4.1%	4.1%	1,335,000
Fitness									
Food									
Golf Course									
Hospitality									
Industrial									
Marina	2	10,216,000	2			10,279,000	0.6%	0.6%	5,139,500
Medical	1	430,000	1			430,000	0.0%	0.0%	430,000
Office	1	460,000	1			478,000	3.9%	3.9%	478,000
Retail									
Other	1	1,656,000	1			1,710,000	3.3%	3.3%	855,000
Residential	**311**	**327,265,100**	**310**	**17**	**1,660,000**	**339,266,600**	**3.2%**	**3.7%**	**867,000**
Condo	20	19,517,000	20	1	50,000	20,146,000	3.0%	3.2%	1,051,000
Co-Op									
Duplex / Triplex									
Single Family	289	307,408,100	288	16	1,610,000	318,668,600	3.1%	3.7%	858,000
Townhome									
Zero Lot Line									
Other	2	340,000	2			452,000	32.9%	32.9%	226,000
Vacant Land	**28**	**2,562,000**	**28**			**1,380,000**	**-46.1%**	**-46.1%**	**38,500**
Real Property	**348**	**346,192,100**	**347**	**17**	**1,660,000**	**357,311,600**	**2.7%**	**3.2%**	
Personal Property									
Total	**348**	**346,192,100**	**347**	**17**	**1,660,000**	**357,311,600**	**2.7%**	**3.2%**	

Hanover

Property Use	2017 Parcels	2017 Total EMV	2018 Parcels	2018 Parcels w/Imp	2018 Improvement	2018 Total EMV	Net Chg	Gross Chg	2018 Median EMV
Agricultural	**11**	**3,514,800**	**11**			**3,558,900**	**1.3%**	**1.3%**	**115,600**
Apartment	**1**	**1,638,000**	**1**	**1**	**632,000**	**2,420,000**	**9.2%**	**47.7%**	**2,420,000**
Commercial / Industrial	**1**	**456,000**	**1**			**438,000**	**-3.9%**	**-3.9%**	**94,000**
Automotive									
Bank									
Fitness									
Food	1	164,000	1			169,000	3.0%	3.0%	169,000
Golf Course									
Hospitality									
Industrial		100,000				103,000	3.0%	3.0%	103,000
Marina									
Medical									
Office									
Retail									
Other		192,000				166,000	-13.5%	-13.5%	83,000
Residential	**211**	**74,926,400**	**212**	**6**	**664,000**	**81,507,000**	**7.9%**	**8.8%**	**374,000**
Condo									
Co-Op									
Duplex / Triplex									
Single Family	194	69,823,900	194	5	358,000	75,508,000	7.6%	8.1%	379,500
Townhome	14	3,852,000	15	1	306,000	4,740,000	15.1%	23.1%	320,000
Zero Lot Line									
Other	3	1,250,500	3			1,259,000	0.7%	0.7%	83,000
Vacant Land	**43**	**391,000**	**42**			**534,000**	**36.6%**	**36.6%**	**10,000**
Real Property	**267**	**80,926,200**	**267**	**7**	**1,296,000**	**88,457,900**	**7.7%**	**9.3%**	
Personal Property									
Total	**267**	**80,926,200**	**267**	**7**	**1,296,000**	**88,457,900**	**7.7%**	**9.3%**	

Taxable Parcels Only
Gross change includes new construction improvement amounts
Net change excludes new construction improvement amounts

Appendix: Growth and New Construction Details by City

Hopkins

Property Use	2017 Parcels	2017 Total EMV	2018 Parcels	2018 Parcels w/Imp	2018 Improvement	2018 Total EMV	Net Chg	Gross Chg	2018 Median EMV
Agricultural									
Apartment	**116**	**391,596,400**	**82**	**3**	**34,110,000**	**448,333,900**	**5.8%**	**14.5%**	**1,671,000**
Commercial / Industrial	**288**	**490,026,900**	**287**	**7**	**2,865,000**	**467,439,300**	**-5.2%**	**-4.6%**	**535,000**
Automotive	30	32,599,000	31			34,507,000	5.9%	5.9%	513,000
Bank	2	2,740,000	2			3,445,000	25.7%	25.7%	1,722,500
Fitness	1	8,553,000	1			7,800,000	-8.8%	-8.8%	7,800,000
Food	15	9,391,000	15	2	130,000	10,093,000	6.1%	7.5%	800,000
Golf Course	1	4,286,000	1			4,286,000	0.0%	0.0%	4,286,000
Hospitality									
Industrial	102	187,968,000	109	2	115,000	190,859,000	1.5%	1.5%	528,000
Marina									
Medical	11	7,298,000	11			7,703,000	5.5%	5.5%	623,000
Office	33	159,535,000	33			131,205,000	-17.8%	-17.8%	480,000
Retail	73	60,582,500	74	2	210,000	66,991,100	10.2%	10.6%	594,000
Other	20	17,074,400	10	1	2,410,000	10,550,200	-52.3%	-38.2%	418,300
Residential	**4,439**	**976,954,900**	**4,474**	**147**	**3,746,000**	**1,053,675,200**	**7.5%**	**7.9%**	**224,000**
Condo	1,223	100,764,900	1,223			113,814,000	13.0%	13.0%	71,000
Co-Op									
Duplex / Triplex	214	54,833,000	214	8	116,000	56,167,600	2.2%	2.4%	263,500
Single Family	2,343	692,652,000	2,344	124	3,493,000	735,048,600	5.6%	6.1%	261,000
Townhome	593	126,179,000	627	15	137,000	145,813,000	15.5%	15.6%	157,000
Zero Lot Line	10	1,914,000	10			2,168,000	13.3%	13.3%	216,000
Other	56	612,000	56			664,000	8.5%	8.5%	8,000
Vacant Land	**161**	**17,938,900**	**161**			**18,303,900**	**2.0%**	**2.0%**	**68,000**
Real Property	**5,004**	**1,876,517,100**	**5,004**	**157**	**40,721,000**	**1,987,752,300**	**3.8%**	**5.9%**	
Personal Property									
Total	**5,004**	**1,876,517,100**	**5,004**	**157**	**40,721,000**	**1,987,752,300**	**3.8%**	**5.9%**	

Independence

Property Use	2017 Parcels	2017 Total EMV	2018 Parcels	2018 Parcels w/Imp	2018 Improvement	2018 Total EMV	Net Chg	Gross Chg	2018 Median EMV
Agricultural	**208**	**75,318,300**	**203**	**3**	**435,000**	**75,419,900**	**-0.4%**	**0.1%**	**169,850**
Apartment									
Commercial / Industrial	**33**	**16,459,300**	**34**	**0**	**0**	**16,759,300**	**1.8%**	**1.8%**	**77,000**
Automotive	2	260,000	2			274,000	5.4%	5.4%	137,000
Bank									
Fitness									
Food	2	275,000	2			275,000	0.0%	0.0%	137,500
Golf Course	16	5,182,000	16			5,182,000	0.0%	0.0%	74,500
Hospitality									
Industrial	10	8,201,000	12			9,162,000	11.7%	11.7%	715,000
Marina									
Medical									
Office									
Retail									
Other	3	2,541,300	2			1,866,300	-26.6%	-26.6%	42,000
Residential	**1,312**	**590,062,500**	**1,324**	**85**	**6,009,000**	**612,768,400**	**2.8%**	**3.8%**	**402,000**
Condo									
Co-Op									
Duplex / Triplex	1	391,000	1			385,000	-1.5%	-1.5%	385,000
Single Family	1,263	583,404,500	1,278	85	6,009,000	606,524,900	2.9%	4.0%	409,000
Townhome									
Zero Lot Line									
Other	48	6,267,000	45			5,858,500	-6.5%	-6.5%	65,000
Vacant Land	**130**	**9,937,800**	**122**			**9,260,300**	**-6.8%**	**-6.8%**	**55,000**
Real Property	**1,683**	**691,777,900**	**1,683**	**88**	**6,444,000**	**714,207,900**	**2.3%**	**3.2%**	
Personal Property									
Total	**1,683**	**691,777,900**	**1,683**	**88**	**6,444,000**	**714,207,900**	**2.3%**	**3.2%**	

Taxable Parcels Only
Gross change includes new construction improvement amounts
Net change excludes new construction improvement amounts

Appendix: Growth and New Construction Details by City

Long Lake

Property Use	2017 Parcels	2017 Total EMV	2018 Parcels	2018 Parcels w/Imp	2018 Improvement	2018 Total EMV	Net Chg	Gross Chg	2018 Median EMV
Agricultural									
Apartment	**16**	**8,998,000**	**16**			**10,043,000**	**11.6%**	**11.6%**	**501,000**
Commercial / Industrial	**78**	**58,381,000**	**77**	**0**	**0**	**60,225,000**	**3.2%**	**3.2%**	**646,000**
Automotive	11	5,526,000	11			5,710,000	3.3%	3.3%	450,000
Bank	1	2,049,000	1			2,127,000	3.8%	3.8%	2,127,000
Fitness									
Food	6	5,140,000	5			4,912,000	-4.4%	-4.4%	908,000
Golf Course									
Hospitality	1	837,000	1			1,043,000	24.6%	24.6%	1,043,000
Industrial	33	28,934,000	33			30,038,000	3.8%	3.8%	832,000
Marina									
Medical	2	676,000	2			698,000	3.3%	3.3%	349,000
Office	5	1,666,000	5			1,721,000	3.3%	3.3%	353,000
Retail	15	11,556,000	15			11,904,000	3.0%	3.0%	565,000
Other	4	1,997,000	4			2,072,000	3.8%	3.8%	484,500
Residential	**609**	**189,223,500**	**609**	**21**	**549,700**	**193,194,700**	**1.8%**	**2.1%**	**274,000**
Condo	12	1,530,000	12			1,603,000	4.8%	4.8%	134,000
Co-Op									
Duplex / Triplex	15	4,126,000	15	1	10,000	4,275,000	3.4%	3.6%	302,000
Single Family	512	171,194,500	512	18	476,700	174,045,700	1.4%	1.7%	282,000
Townhome	58	12,041,000	58	2	63,000	12,950,000	7.0%	7.5%	180,000
Zero Lot Line									
Other	12	332,000	12			321,000	-3.3%	-3.3%	14,000
Vacant Land	**40**	**2,009,100**	**40**			**2,055,300**	**2.3%**	**2.3%**	**34,000**
Real Property	**743**	**258,611,600**	**742**	**21**	**549,700**	**265,518,000**	**2.5%**	**2.7%**	
Personal Property									
Total	**743**	**258,611,600**	**742**	**21**	**549,700**	**265,518,000**	**2.5%**	**2.7%**	

Loretto

Property Use	2017 Parcels	2017 Total EMV	2018 Parcels	2018 Parcels w/Imp	2018 Improvement	2018 Total EMV	Net Chg	Gross Chg	2018 Median EMV
Agricultural	**1**	**15,000**					**-100.0%**	**-100.0%**	
Apartment	**5**	**2,340,500**	**5**			**2,546,800**	**8.8%**	**8.8%**	**379,800**
Commercial / Industrial	**25**	**11,486,500**	**25**	**3**	**478,000**	**12,059,200**	**0.8%**	**5.0%**	**323,000**
Automotive	5	1,213,000	6			1,716,000	41.5%	41.5%	287,000
Bank	1	758,000	1			758,000	0.0%	0.0%	758,000
Fitness									
Food	4	1,490,000	4	1	15,000	1,568,000	4.2%	5.2%	349,500
Golf Course									
Hospitality									
Industrial	5	2,339,000	6	2	463,000	3,268,000	19.9%	39.7%	500,000
Marina									
Medical									
Office	6	4,047,000	6			4,090,000	1.1%	1.1%	652,500
Retail	1	290,000	1			301,000	3.8%	3.8%	301,000
Other	3	1,349,500	1			358,200	-73.5%	-73.5%	79,000
Residential	**220**	**50,538,000**	**220**	**10**	**167,000**	**52,920,000**	**4.4%**	**4.7%**	**236,000**
Condo									
Co-Op									
Duplex / Triplex	6	1,022,000	6			1,055,000	3.2%	3.2%	180,500
Single Family	183	44,175,000	183	10	167,000	46,296,000	4.4%	4.8%	248,500
Townhome	31	5,341,000	31			5,569,000	4.3%	4.3%	180,000
Zero Lot Line									
Other									
Vacant Land	**9**	**405,000**	**10**			**526,000**	**29.9%**	**29.9%**	**44,500**
Real Property	**260**	**64,785,000**	**260**	**13**	**645,000**	**68,052,000**	**4.0%**	**5.0%**	
Personal Property									
Total	**260**	**64,785,000**	**260**	**13**	**645,000**	**68,052,000**	**4.0%**	**5.0%**	

Taxable Parcels Only
Gross change includes new construction improvement amounts
Net change excludes new construction improvement amounts

Appendix: Growth and New Construction Details by City

Maple Grove

Property Use	2017 Parcels	2017 Total EMV	2018 Parcels	2018 Parcels w/Imp	2018 Improvement	2018 Total EMV	Net Chg	Gross Chg	2018 Median EMV
Agricultural	**47**	**34,856,400**	**45**			**29,731,800**	**-14.7%**	**-14.7%**	**300,300**
Apartment	**24**	**294,645,900**	**26**	**3**	**26,558,000**	**356,583,000**	**12.0%**	**21.0%**	**6,973,550**
Commercial / Industrial	**522**	**1,388,617,400**	**529**	**17**	**13,314,900**	**1,474,161,300**	**5.2%**	**6.2%**	**1,240,000**
Automotive	21	34,045,800	30	3	1,125,900	48,481,700	39.1%	42.4%	1,161,750
Bank	13	17,469,600	14	2	787,000	19,662,700	8.0%	12.6%	1,352,950
Fitness	4	10,354,400	4			10,503,600	1.4%	1.4%	2,175,150
Food	30	51,411,400	30			52,633,800	2.4%	2.4%	1,568,250
Golf Course	3	3,715,500	3			3,674,900	-1.1%	-1.1%	445,000
Hospitality	8	46,809,300	8			46,831,600	0.0%	0.0%	6,268,400
Industrial	150	449,785,700	141	2	172,800	461,096,600	2.5%	2.5%	1,815,900
Marina									
Medical	20	141,362,500	21	3	3,213,700	153,317,900	6.2%	8.5%	3,901,200
Office	140	122,844,800	142	1	3,105,900	129,934,500	3.2%	5.8%	260,800
Retail	106	494,335,100	107	6	4,909,600	529,094,000	6.0%	7.0%	2,022,400
Other	27	16,483,300	29			18,930,000	14.8%	14.8%	174,400
Residential	**23,861**	**6,942,775,000**	**24,125**	**780**	**83,959,700**	**7,401,266,500**	**5.4%**	**6.6%**	**271,200**
Condo	3,095	561,491,100	3,179	49	7,924,200	601,330,800	5.7%	7.1%	187,700
Co-Op	75	11,059,300	75			11,922,800	7.8%	7.8%	165,500
Duplex / Triplex	65	16,452,500	65			17,956,600	9.1%	9.1%	273,100
Single Family	16,368	5,525,563,200	16,510	622	60,290,900	5,858,320,700	4.9%	6.0%	321,500
Townhome	3,540	666,890,300	3,620	104	15,725,100	738,403,100	8.4%	10.7%	180,450
Zero Lot Line	671	160,055,100	671	5	19,500	172,347,800	7.7%	7.7%	193,800
Other	47	1,263,500	5			984,700	-22.1%	-22.1%	69,600
Vacant Land	**846**	**115,108,700**	**756**			**112,433,200**	**-2.3%**	**-2.3%**	**85,900**
Real Property	**25,300**	**8,776,003,400**	**25,481**	**800**	**123,832,600**	**9,374,175,800**	**5.4%**	**6.8%**	
Personal Property									
Total	**25,300**	**8,776,003,400**	**25,481**	**800**	**123,832,600**	**9,374,175,800**	**5.4%**	**6.8%**	

Maple Plain

Property Use	2017 Parcels	2017 Total EMV	2018 Parcels	2018 Parcels w/Imp	2018 Improvement	2018 Total EMV	Net Chg	Gross Chg	2018 Median EMV
Agricultural	**1**	**50,000**	**1**			**60,000**	**20.0%**	**20.0%**	**60,000**
Apartment	**15**	**13,411,000**	**15**			**15,021,600**	**12.0%**	**12.0%**	**1,127,000**
Commercial / Industrial	**63**	**46,805,000**	**63**	**2**	**55,000**	**47,999,900**	**2.4%**	**2.6%**	**389,000**
Automotive	6	1,335,000	7			2,021,000	51.4%	51.4%	290,000
Bank	1	663,000	1			688,000	3.8%	3.8%	688,000
Fitness									
Food	3	1,126,000	3			1,145,000	1.7%	1.7%	389,000
Golf Course									
Hospitality									
Industrial	30	29,735,000	31	2	55,000	29,900,000	0.4%	0.6%	888,000
Marina									
Medical	2	507,000	2			516,000	1.8%	1.8%	258,000
Office	9	8,728,000	9			9,312,000	6.7%	6.7%	394,000
Retail	9	4,007,000	9			4,120,900	2.8%	2.8%	305,000
Other	3	704,000	1			297,000	-57.8%	-57.8%	79,500
Residential	**528**	**114,998,500**	**530**	**24**	**371,000**	**122,735,000**	**6.4%**	**6.7%**	**233,000**
Condo									
Co-Op	8	543,000	8			566,000	4.2%	4.2%	79,000
Duplex / Triplex	9	2,062,000	9	1	9,000	2,169,000	4.8%	5.2%	246,000
Single Family	509	112,190,500	509	23	362,000	119,804,000	6.5%	6.8%	234,000
Townhome									
Zero Lot Line									
Other	2	203,000	4			196,000	-3.4%	-3.4%	24,500
Vacant Land	**62**	**3,509,800**	**60**			**3,897,600**	**11.0%**	**11.0%**	**34,000**
Real Property	**669**	**178,774,300**	**669**	**26**	**426,000**	**189,714,100**	**5.9%**	**6.1%**	
Personal Property									
Total	**669**	**178,774,300**	**669**	**26**	**426,000**	**189,714,100**	**5.9%**	**6.1%**	

Taxable Parcels Only
Gross change includes new construction improvement amounts
Net change excludes new construction improvement amounts

Appendix: Growth and New Construction Details by City

Medicine Lake

Property Use	2017 Parcels	2017 Total EMV	2018 Parcels	2018 Parcels w/Imp	2018 Improvement	2018 Total EMV	Net Chg	Gross Chg	2018 Median EMV
Agricultural									
Apartment	**4**	**1,686,000**	**4**			**1,719,600**	**2.0%**	**2.0%**	**441,600**
Commercial / Industrial	**2**	**691,000**	**5**	**4**	**1,596,000**	**2,887,000**	**86.8%**	**317.8%**	**620,000**
Automotive									
Bank									
Fitness									
Food									
Golf Course									
Hospitality									
Industrial									
Marina									
Medical									
Office	1	600,000	1			620,000	3.3%	3.3%	620,000
Retail									
Other	1	91,000	4	4	1,596,000	2,267,000	637.4%	2391.2%	583,000
Residential	**130**	**84,149,000**	**130**	**5**	**868,000**	**86,767,000**	**2.1%**	**3.1%**	**683,000**
Condo									
Co-Op									
Duplex / Triplex	5	2,085,000	5			2,139,000	2.6%	2.6%	442,000
Single Family	123	81,155,000	123	5	868,000	83,673,000	2.0%	3.1%	698,000
Townhome									
Zero Lot Line	2	909,000	2			955,000	5.1%	5.1%	477,500
Other									
Vacant Land	**13**	**1,462,000**	**10**			**885,000**	**-39.5%**	**-39.5%**	**79,500**
Real Property	**149**	**87,988,000**	**149**	**9**	**2,464,000**	**92,258,600**	**2.1%**	**4.9%**	
Personal Property									
Total	**149**	**87,988,000**	**149**	**9**	**2,464,000**	**92,258,600**	**2.1%**	**4.9%**	

Medina

Property Use	2017 Parcels	2017 Total EMV	2018 Parcels	2018 Parcels w/Imp	2018 Improvement	2018 Total EMV	Net Chg	Gross Chg	2018 Median EMV
Agricultural	**124**	**77,381,700**	**115**			**72,576,700**	**-6.2%**	**-6.2%**	**276,000**
Apartment	**11**	**6,722,000**	**11**	**1**	**12,600,000**	**19,357,000**	**0.5%**	**188.0%**	**366,000**
Commercial / Industrial	**143**	**123,654,000**	**144**	**6**	**2,416,000**	**135,067,000**	**7.3%**	**9.2%**	**421,500**
Automotive	8	5,575,000	8			5,851,000	5.0%	5.0%	630,000
Bank	3	4,276,000	3			4,427,000	3.5%	3.5%	1,265,000
Fitness									
Food	7	4,402,000	7			4,522,000	2.7%	2.7%	371,000
Golf Course	2	4,068,000	2			4,068,000	0.0%	0.0%	2,034,000
Hospitality	2	995,000	2			1,022,000	2.7%	2.7%	511,000
Industrial	50	61,929,000	53	4	685,000	67,752,000	8.3%	9.4%	576,000
Marina									
Medical	1	811,000	1			847,000	4.4%	4.4%	847,000
Office	40	10,081,000	40			10,422,000	3.4%	3.4%	150,500
Retail	14	21,324,000	14	1	285,000	26,290,000	22.0%	23.3%	1,120,000
Other	16	10,193,000	14	1	1,446,000	9,866,000	-17.4%	-3.2%	269,000
Residential	**2,198**	**1,394,726,200**	**2,255**	**174**	**33,979,500**	**1,427,230,800**	**-0.1%**	**2.3%**	**516,000**
Condo	105	21,866,000	105			23,323,000	6.7%	6.7%	221,000
Co-Op									
Duplex / Triplex	3	798,000	3	1	2,900	849,000	6.0%	6.4%	199,000
Single Family	1,925	1,313,320,100	1,982	169	32,786,600	1,342,508,000	-0.3%	2.2%	559,000
Townhome	55	17,040,000	55			17,417,000	2.2%	2.2%	310,000
Zero Lot Line	75	37,588,000	75	3	15,000	36,855,000	-2.0%	-2.0%	501,000
Other	35	4,114,100	35	1	1,175,000	6,278,800	24.1%	52.6%	4,200
Vacant Land	**521**	**57,304,200**	**473**			**54,753,900**	**-4.5%**	**-4.5%**	**100,000**
Real Property	**2,997**	**1,659,788,100**	**2,998**	**181**	**48,995,500**	**1,708,985,400**	**0.0%**	**3.0%**	
Personal Property									
Total	**2,997**	**1,659,788,100**	**2,998**	**181**	**48,995,500**	**1,708,985,400**	**0.0%**	**3.0%**	

Taxable Parcels Only
Gross change includes new construction improvement amounts
Net change excludes new construction improvement amounts

Appendix: Growth and New Construction Details by City

Minnetonka

Property Use	2017 Parcels	2017 Total EMV	2018 Parcels	2018 Parcels w/Imp	2018 Improvement	2018 Total EMV	Net Chg	Gross Chg	2018 Median EMV
Agricultural	**1**	**749,000**	**1**			**749,000**	**0.0%**	**0.0%**	**749,000**
Apartment	**66**	**857,297,400**	**66**	**3**	**35,957,000**	**926,266,400**	**3.9%**	**8.0%**	**9,692,000**
Commercial / Industrial	**443**	**1,861,806,600**	**444**	**14**	**34,972,000**	**1,909,415,700**	**0.7%**	**2.6%**	**1,652,500**
Automotive	37	89,743,300	39			92,066,000	2.6%	2.6%	1,095,000
Bank	13	22,863,700	14	1	200,000	23,936,700	3.8%	4.7%	1,439,500
Fitness	6	11,205,000	6			11,278,000	0.7%	0.7%	1,106,500
Food	20	21,053,300	20			20,875,000	-0.8%	-0.8%	954,000
Golf Course									
Hospitality	6	69,974,000	6	2	6,600,000	75,095,000	-2.1%	7.3%	7,680,000
Industrial	105	317,823,000	101	2	394,000	315,491,000	-0.9%	-0.7%	2,327,000
Marina									
Medical	16	44,775,000	16	1	1,240,000	46,367,000	0.8%	3.6%	1,460,000
Office	139	803,769,900	139	2	18,442,000	836,742,000	1.8%	4.1%	1,518,000
Retail	84	471,630,500	87	5	4,274,000	474,744,000	-0.2%	0.7%	2,191,000
Other	17	8,968,900	16	1	3,822,000	12,821,000	0.3%	42.9%	267,000
Residential	**18,509**	**6,278,635,800**	**18,637**	**586**	**61,275,100**	**6,794,096,000**	**7.2%**	**8.2%**	**320,900**
Condo	2,662	464,644,500	2,684	48	7,299,000	511,848,600	8.6%	10.2%	166,100
Co-Op	48	32,419,700	136	3	12,607,000	44,994,600	-0.1%	38.8%	267,500
Duplex / Triplex	40	11,737,000	40			12,232,200	4.2%	4.2%	315,750
Single Family	13,184	5,203,963,800	13,204	516	40,332,900	5,603,674,100	6.9%	7.7%	359,800
Townhome	1,957	508,475,400	1,959	15	982,200	557,891,600	9.5%	9.7%	234,800
Zero Lot Line	241	53,282,500	241	4	54,000	59,429,600	11.4%	11.5%	227,700
Other	377	4,112,900	373			4,025,300	-2.1%	-2.1%	10,000
Vacant Land	**689**	**81,506,500**	**683**			**78,535,100**	**-3.6%**	**-3.6%**	**75,000**
Real Property	**19,708**	**9,079,995,300**	**19,831**	**603**	**132,204,100**	**9,709,062,200**	**5.5%**	**6.9%**	
Personal Property									
Total	**19,708**	**9,079,995,300**	**19,831**	**603**	**132,204,100**	**9,709,062,200**	**5.5%**	**6.9%**	

Minnetonka Beach

Property Use	2017 Parcels	2017 Total EMV	2018 Parcels	2018 Parcels w/Imp	2018 Improvement	2018 Total EMV	Net Chg	Gross Chg	2018 Median EMV
Agricultural									
Apartment									
Commercial / Industrial	**5**	**4,137,000**	**5**	**1**	**174,000**	**4,311,000**	**0.0%**	**4.2%**	**25,000**
Automotive									
Bank									
Fitness									
Food									
Golf Course	5	4,137,000	5	1	174,000	4,311,000	0.0%	4.2%	25,000
Hospitality									
Industrial									
Marina									
Medical									
Office									
Retail									
Other									
Residential	**227**	**332,917,000**	**224**	**15**	**4,956,800**	**340,016,700**	**0.6%**	**2.1%**	**1,183,000**
Condo									
Co-Op									
Duplex / Triplex									
Single Family	227	332,917,000	224	15	4,956,800	340,016,700	0.6%	2.1%	1,183,000
Townhome									
Zero Lot Line									
Other									
Vacant Land	**14**	**4,033,100**	**15**			**4,772,100**	**18.3%**	**18.3%**	**353,000**
Real Property	**246**	**341,087,100**	**244**	**16**	**5,130,800**	**349,099,800**	**0.8%**	**2.3%**	
Personal Property									
Total	**246**	**341,087,100**	**244**	**16**	**5,130,800**	**349,099,800**	**0.8%**	**2.3%**	

Taxable Parcels Only
Gross change includes new construction improvement amounts
Net change excludes new construction improvement amounts

Appendix: Growth and New Construction Details by City

Minnetrista

Property Use	2017 Parcels	2017 Total EMV	2018 Parcels	2018 Parcels w/Imp	2018 Improvement	2018 Total EMV	Net Chg	Gross Chg	2018 Median EMV
Agricultural	**110**	**51,664,400**	**98**			**52,704,600**	**2.0%**	**2.0%**	**178,400**
Apartment									
Commercial / Industrial	**10**	**6,461,600**	**10**	**2**	**73,000**	**6,627,100**	**1.4%**	**2.6%**	**91,000**
Automotive	1	222,000	1			240,000	8.1%	8.1%	240,000
Bank									
Fitness									
Food	1	284,000	1			284,000	0.0%	0.0%	284,000
Golf Course	4	2,029,000	4			2,029,000	0.0%	0.0%	106,000
Hospitality									
Industrial	2	1,832,000	2			1,885,000	2.9%	2.9%	942,500
Marina									
Medical									
Office									
Retail									
Other	2	2,094,600	2	2	73,000	2,189,100	1.0%	4.5%	77,000
Residential	**2,939**	**1,467,087,800**	**3,013**	**232**	**41,089,900**	**1,584,243,000**	**5.2%**	**8.0%**	**420,000**
Condo									
Co-Op									
Duplex / Triplex	2	590,000	2			622,000	5.4%	5.4%	311,000
Single Family	2,538	1,404,790,800	2,615	231	41,083,900	1,518,510,000	5.2%	8.1%	457,000
Townhome	93	20,563,000	93	1	6,000	22,300,000	8.4%	8.4%	237,000
Zero Lot Line									
Other	306	41,144,000	303			42,811,000	4.1%	4.1%	114,000
Vacant Land	**590**	**55,249,600**	**567**			**64,927,300**	**17.5%**	**17.5%**	**115,000**
Real Property	**3,649**	**1,580,463,400**	**3,688**	**234**	**41,162,900**	**1,708,502,000**	**5.5%**	**8.1%**	
Personal Property									
Total	**3,649**	**1,580,463,400**	**3,688**	**234**	**41,162,900**	**1,708,502,000**	**5.5%**	**8.1%**	

Mound

Property Use	2017 Parcels	2017 Total EMV	2018 Parcels	2018 Parcels w/Imp	2018 Improvement	2018 Total EMV	Net Chg	Gross Chg	2018 Median EMV
Agricultural									
Apartment	**27**	**24,849,000**	**29**	**3**	**2,610,000**	**30,226,000**	**11.1%**	**21.6%**	**394,000**
Commercial / Industrial	**66**	**42,678,000**	**66**	**2**	**30,000**	**44,375,000**	**3.9%**	**4.0%**	**328,000**
Automotive	9	2,837,000	9			3,024,000	6.6%	6.6%	208,000
Bank	2	1,688,000	2			1,753,000	3.9%	3.9%	876,500
Fitness									
Food	4	1,369,000	4			1,418,000	3.6%	3.6%	325,000
Golf Course									
Hospitality									
Industrial	3	7,669,000	8			9,729,000	26.9%	26.9%	407,500
Marina	2	1,457,000	2			1,530,000	5.0%	5.0%	382,000
Medical	2	1,280,000	2			1,329,000	3.8%	3.8%	664,500
Office	10	3,127,000	10	2	30,000	3,248,000	2.9%	3.9%	315,000
Retail	24	19,372,000	24			20,078,000	3.6%	3.6%	318,000
Other	10	3,879,000	5			2,266,000	-41.6%	-41.6%	312,000
Residential	**4,099**	**1,142,890,000**	**4,113**	**228**	**13,956,000**	**1,251,734,200**	**8.3%**	**9.5%**	**227,000**
Condo	423	55,404,000	424	1	11,000	63,414,000	14.4%	14.5%	138,000
Co-Op									
Duplex / Triplex	46	11,080,000	46	2	13,000	11,560,000	4.2%	4.3%	237,000
Single Family	3,365	1,021,872,000	3,377	218	13,419,000	1,117,679,000	8.1%	9.4%	239,000
Townhome	94	46,135,000	94	7	513,000	50,035,000	7.3%	8.5%	541,000
Zero Lot Line	28	6,668,000	28			7,209,000	8.1%	8.1%	231,000
Other	143	1,731,000	144			1,837,200	6.1%	6.1%	5,000
Vacant Land	**270**	**13,747,000**	**257**			**13,172,100**	**-4.2%**	**-4.2%**	**29,000**
Real Property	**4,462**	**1,224,164,000**	**4,465**	**233**	**16,596,000**	**1,339,507,300**	**8.1%**	**9.4%**	
Personal Property									
Total	**4,462**	**1,224,164,000**	**4,465**	**233**	**16,596,000**	**1,339,507,300**	**8.1%**	**9.4%**	

Taxable Parcels Only
Gross change includes new construction improvement amounts
Net change excludes new construction improvement amounts

Appendix: Growth and New Construction Details by City

New Hope

Property Use	2017 Parcels	2017 Total EMV	2018 Parcels	2018 Parcels w/Imp	2018 Improvement	2018 Total EMV	Net Chg	Gross Chg	2018 Median EMV
Agricultural									
Apartment	**106**	**282,612,500**	**108**	**9**	**460,000**	**310,279,300**	**9.6%**	**9.8%**	**799,000**
Commercial / Industrial	**191**	**382,128,000**	**191**	**10**	**2,430,000**	**388,814,000**	**1.1%**	**1.7%**	**1,222,500**
Automotive	15	10,279,000	15			10,592,000	3.0%	3.0%	548,000
Bank	3	2,143,000	3			2,143,000	0.0%	0.0%	601,000
Fitness									
Food	9	5,947,000	9	1	30,000	6,192,000	3.6%	4.1%	517,000
Golf Course									
Hospitality									
Industrial	111	289,447,000	111	8	2,330,000	292,240,000	0.2%	1.0%	1,780,000
Marina									
Medical	9	6,602,000	9			7,466,000	13.1%	13.1%	473,000
Office	15	11,665,000	15			12,092,000	3.7%	3.7%	538,000
Retail	26	53,373,000	26	1	70,000	55,338,000	3.6%	3.7%	993,000
Other	3	2,672,000	3			2,751,000	3.0%	3.0%	803,500
Residential	**5,601**	**1,107,936,000**	**5,632**	**226**	**12,919,000**	**1,202,110,000**	**7.3%**	**8.5%**	**221,000**
Condo	412	37,067,000	392	5	36,000	38,161,000	2.9%	3.0%	88,500
Co-Op	79	8,728,000	79			9,482,000	8.6%	8.6%	116,000
Duplex / Triplex	56	12,792,000	56	2	43,000	13,932,000	8.6%	8.9%	245,500
Single Family	4,577	981,458,000	4,606	218	12,836,000	1,066,653,000	7.4%	8.7%	229,000
Townhome	217	38,132,000	239			41,955,000	10.0%	10.0%	187,000
Zero Lot Line	150	24,586,000	150	1	4,000	26,893,000	9.4%	9.4%	179,000
Other	110	5,173,000	110			5,034,000	-2.7%	-2.7%	5,000
Vacant Land	**75**	**3,042,700**	**42**			**1,607,500**	**-47.2%**	**-47.2%**	**32,000**
Real Property	**5,973**	**1,775,719,200**	**5,973**	**245**	**15,809,000**	**1,902,810,800**	**6.3%**	**7.2%**	
Personal Property									
Total	**5,973**	**1,775,719,200**	**5,973**	**245**	**15,809,000**	**1,902,810,800**	**6.3%**	**7.2%**	

Orono

Property Use	2017 Parcels	2017 Total EMV	2018 Parcels	2018 Parcels w/Imp	2018 Improvement	2018 Total EMV	Net Chg	Gross Chg	2018 Median EMV
Agricultural	**29**	**26,173,000**	**19**			**23,114,800**	**-11.7%**	**-11.7%**	**406,000**
Apartment	**2**	**14,033,000**	**2**			**14,241,000**	**1.5%**	**1.5%**	**6,756,000**
Commercial / Industrial	**72**	**61,895,200**	**72**	**3**	**80,000**	**64,239,200**	**3.7%**	**3.8%**	**510,000**
Automotive	5	2,966,000	5	1	20,000	3,091,000	3.5%	4.2%	410,000
Bank	1	644,000	1			670,000	4.0%	4.0%	670,000
Fitness									
Food	1	189,000	1			197,000	4.2%	4.2%	197,000
Golf Course	16	9,516,200	16			9,516,200	0.0%	0.0%	81,500
Hospitality									
Industrial	5	9,638,000	6			15,691,000	62.8%	62.8%	2,301,000
Marina	10	9,731,200	10			10,064,000	3.4%	3.4%	631,000
Medical	4	3,214,000	4			3,331,000	3.6%	3.6%	330,000
Office	10	5,438,000	10	1	10,000	5,536,000	1.6%	1.8%	377,000
Retail	13	11,307,000	13	1	50,000	11,781,000	3.7%	4.2%	638,000
Other	7	9,251,800	6			4,362,000	-52.9%	-52.9%	491,500
Residential	**3,273**	**2,677,797,700**	**3,309**	**259**	**42,410,000**	**2,811,387,300**	**3.4%**	**5.0%**	**630,000**
Condo	59	16,000,000	59	2	47,000	18,136,000	13.1%	13.4%	313,000
Co-Op									
Duplex / Triplex	3	1,128,000	4			1,484,000	31.6%	31.6%	298,000
Single Family	3,033	2,603,080,500	3,057	240	38,758,000	2,729,844,100	3.4%	4.9%	666,000
Townhome	99	37,087,000	111	16	3,555,000	42,978,000	6.3%	15.9%	348,000
Zero Lot Line	28	5,604,000	28			5,822,000	3.9%	3.9%	177,500
Other	51	14,898,200	50	1	50,000	13,123,200	-12.2%	-11.9%	151,500
Vacant Land	**695**	**107,356,200**	**663**			**100,929,600**	**-6.0%**	**-6.0%**	**68,000**
Real Property	**4,071**	**2,887,255,100**	**4,065**	**262**	**42,490,000**	**3,013,911,900**	**2.9%**	**4.4%**	
Personal Property									
Total	**4,071**	**2,887,255,100**	**4,065**	**262**	**42,490,000**	**3,013,911,900**	**2.9%**	**4.4%**	

Taxable Parcels Only
Gross change includes new construction improvement amounts
Net change excludes new construction improvement amounts

Appendix: Growth and New Construction Details by City

Osseo

Property Use	2017 Parcels	2017 Total EMV	2018 Parcels	2018 Parcels w/Imp	2018 Improvement	2018 Total EMV	Net Chg	Gross Chg	2018 Median EMV
Agricultural									
Apartment	**28**	**60,269,000**	**28**			**63,789,000**	**5.8%**	**5.8%**	**1,281,500**
Commercial / Industrial	**116**	**60,736,400**	**108**	**7**	**585,000**	**64,819,000**	**5.8%**	**6.7%**	**329,000**
Automotive	10	3,831,000	10			4,031,000	5.2%	5.2%	390,500
Bank									
Fitness									
Food	6	3,061,000	6	1	40,000	3,221,000	3.9%	5.2%	316,000
Golf Course									
Hospitality									
Industrial	14	21,478,000	20	1	15,000	25,225,000	17.4%	17.4%	789,000
Marina									
Medical	9	3,726,000	9			3,880,000	4.1%	4.1%	150,000
Office	18	5,969,400	18	2	490,000	7,831,000	23.0%	31.2%	235,500
Retail	49	16,954,000	41	3	40,000	18,895,000	11.2%	11.4%	340,000
Other	10	5,717,000	4			1,736,000	-69.6%	-69.6%	393,500
Residential	**745**	**131,952,000**	**744**	**27**	**903,000**	**143,765,000**	**8.3%**	**9.0%**	**199,000**
Condo	54	6,569,000	51			6,620,000	0.8%	0.8%	135,000
Co-Op	78	6,170,000	78			7,095,000	15.0%	15.0%	98,000
Duplex / Triplex	5	1,083,000	7	3	579,000	1,972,000	28.6%	82.1%	239,000
Single Family	593	115,755,000	593	24	324,000	125,424,000	8.1%	8.4%	211,000
Townhome	9	1,321,000	9			1,464,000	10.8%	10.8%	161,000
Zero Lot Line	6	1,054,000	6			1,190,000	12.9%	12.9%	198,000
Other									
Vacant Land	**25**	**2,049,500**	**25**			**2,054,900**	**0.3%**	**0.3%**	**75,000**
Real Property	**914**	**255,006,900**	**905**	**34**	**1,488,000**	**274,427,900**	**7.0%**	**7.6%**	
Personal Property									
Total	**914**	**255,006,900**	**905**	**34**	**1,488,000**	**274,427,900**	**7.0%**	**7.6%**	

Plymouth

Property Use	2017 Parcels	2017 Total EMV	2018 Parcels	2018 Parcels w/Imp	2018 Improvement	2018 Total EMV	Net Chg	Gross Chg	2018 Median EMV
Agricultural	**11**	**6,877,900**	**10**			**7,055,900**	**2.6%**	**2.6%**	**92,850**
Apartment	**65**	**870,482,800**	**64**	**11**	**24,616,000**	**999,121,700**	**12.0%**	**14.8%**	**9,733,000**
Commercial / Industrial	**620**	**2,097,330,600**	**621**	**98**	**28,204,000**	**2,183,803,000**	**2.8%**	**4.1%**	**1,905,000**
Automotive	43	54,065,000	45	2	20,000	59,761,000	10.5%	10.5%	1,109,000
Bank	10	14,338,000	10	0	0	14,528,000	1.3%	1.3%	1,441,000
Fitness	2	10,187,000	3	0	0	13,541,000	32.9%	32.9%	2,952,000
Food	28	33,228,000	28	1	20,000	33,741,000	1.5%	1.5%	1,124,000
Golf Course	4	1,325,000	4	0	0	1,325,000	0.0%	0.0%	252,500
Hospitality	7	45,399,000	6	1	500,000	43,427,000	-5.4%	-4.3%	6,521,500
Industrial	278	992,527,000	274	52	17,808,000	1,071,509,000	6.2%	8.0%	3,112,000
Marina									
Medical	15	85,981,000	15	3	834,000	88,902,000	2.4%	3.4%	2,359,000
Office	151	503,671,000	153	25	3,860,000	517,020,000	1.9%	2.7%	408,000
Retail	68	298,864,000	68	9	800,000	301,752,000	0.7%	1.0%	2,253,500
Other	14	57,745,600	15	5	4,362,000	38,297,000	-41.2%	-33.7%	699,000
Residential	**24,795**	**8,092,577,900**	**25,173**	**1,775**	**173,029,000**	**8,796,107,000**	**6.6%**	**8.7%**	**328,000**
Condo	3,074	470,231,000	3,078	31	275,000	508,322,000	8.0%	8.1%	154,000
Co-Op	423	71,594,000	423			77,488,000	8.2%	8.2%	168,000
Duplex / Triplex	30	7,953,000	31	1	7,000	9,272,000	16.5%	16.6%	273,000
Single Family	16,543	6,390,330,800	16,847	1,466	144,434,000	6,910,093,000	5.9%	8.1%	375,000
Townhome	4,315	1,091,420,500	4,383	273	28,252,000	1,224,120,000	9.6%	12.2%	258,000
Zero Lot Line	223	59,522,500	224	4	61,000	65,240,000	9.5%	9.6%	225,000
Other	187	1,526,100	187			1,572,000	3.0%	3.0%	3,000
Vacant Land	**1,373**	**158,183,400**	**1,198**			**144,370,300**	**-8.7%**	**-8.7%**	**117,100**
Real Property	**26,864**	**11,225,452,600**	**27,066**	**1,884**	**225,849,000**	**12,130,457,900**	**6.1%**	**8.1%**	
Personal Property									
Total	**26,864**	**11,225,452,600**	**27,066**	**1,884**	**225,849,000**	**12,130,457,900**	**6.1%**	**8.1%**	

Taxable Parcels Only
Gross change includes new construction improvement amounts
Net change excludes new construction improvement amounts

Appendix: Growth and New Construction Details by City

Richfield

Property Use	2017 Parcels	2017 Total EMV	2018 Parcels	2018 Parcels w/Imp	2018 Improvement	2018 Total EMV	Net Chg	Gross Chg	2018 Median EMV
Agricultural									
Apartment	**165**	**399,279,000**	**166**	**5**	**595,000**	**444,408,000**	**11.2%**	**11.3%**	**862,000**
Commercial / Industrial	**240**	**586,510,600**	**240**	**21**	**17,264,000**	**624,260,000**	**3.5%**	**6.4%**	**638,500**
Automotive	37	64,040,400	34	2	95,000	60,925,000	-5.0%	-4.9%	588,000
Bank	5	6,433,000	5			6,769,000	5.2%	5.2%	1,410,000
Fitness	2	8,517,000	2			8,624,000	1.3%	1.3%	4,312,000
Food	22	20,225,000	22	1	239,000	21,090,000	3.1%	4.3%	858,500
Golf Course									
Hospitality	4	20,015,000	4			22,388,000	11.9%	11.9%	5,572,000
Industrial	13	13,448,000	17	2	180,000	17,655,000	29.9%	31.3%	561,000
Marina									
Medical	13	10,469,000	13	1	63,000	11,312,000	7.5%	8.1%	541,000
Office	38	215,351,000	37	2	43,000	219,873,000	2.1%	2.1%	524,000
Retail	88	210,654,900	87	7	1,150,000	214,810,000	1.4%	2.0%	645,000
Other	18	17,357,300	19	6	15,494,000	40,814,000	45.9%	135.1%	1,242,000
Residential	**11,082**	**2,244,869,800**	**11,069**	**462**	**5,867,000**	**2,486,148,000**	**10.5%**	**10.7%**	**226,000**
Condo	743	110,473,000	744	6	30,000	121,645,000	10.1%	10.1%	126,000
Co-Op	160	31,047,000	160			31,829,000	2.5%	2.5%	173,000
Duplex / Triplex	145	35,040,000	145	5	92,000	42,493,000	21.0%	21.3%	291,000
Single Family	9,688	2,057,703,800	9,675	447	5,641,000	2,278,689,000	10.5%	10.7%	229,000
Townhome	27	5,635,000	27	4	104,000	6,196,000	8.1%	10.0%	199,000
Zero Lot Line	16	3,304,000	16			3,620,000	9.6%	9.6%	225,000
Other	303	1,667,000	302			1,676,000	0.5%	0.5%	5,000
Vacant Land	**68**	**11,094,400**	**66**			**10,030,100**	**-9.6%**	**-9.6%**	**40,000**
Real Property	**11,555**	**3,241,753,800**	**11,541**	**488**	**23,726,000**	**3,564,846,100**	**9.2%**	**10.0%**	
Personal Property									
Total	**11,555**	**3,241,753,800**	**11,541**	**488**	**23,726,000**	**3,564,846,100**	**9.2%**	**10.0%**	

Robbinsdale

Property Use	2017 Parcels	2017 Total EMV	2018 Parcels	2018 Parcels w/Imp	2018 Improvement	2018 Total EMV	Net Chg	Gross Chg	2018 Median EMV
Agricultural									
Apartment	**31**	**90,193,000**	**31**	**1**	**420,000**	**96,623,000**	**6.7%**	**7.1%**	**1,750,000**
Commercial / Industrial	**90**	**64,060,000**	**90**	**3**	**1,030,000**	**68,893,000**	**5.9%**	**7.5%**	**292,000**
Automotive	13	4,876,000	12			4,864,000	-0.2%	-0.2%	345,000
Bank	3	3,078,000	3			3,258,000	5.8%	5.8%	636,000
Fitness									
Food	9	4,971,000	9			5,162,000	3.8%	3.8%	255,000
Golf Course									
Hospitality	1	210,000	1			218,000	3.8%	3.8%	218,000
Industrial	5	1,143,000	4			890,000	-22.1%	-22.1%	180,500
Marina									
Medical	11	16,216,000	11	1	500,000	18,581,000	11.5%	14.6%	271,000
Office	10	4,150,000	10			4,317,000	4.0%	4.0%	329,500
Retail	30	24,843,000	31	2	530,000	26,542,000	4.7%	6.8%	298,000
Other	8	4,573,000	9			5,061,000	10.7%	10.7%	211,000
Residential	**4,951**	**875,888,000**	**4,953**	**156**	**3,326,000**	**955,766,800**	**8.7%**	**9.1%**	**189,000**
Condo	36	1,699,000	36			1,719,000	1.2%	1.2%	45,000
Co-Op	123	2,223,000	123			2,223,000	0.0%	0.0%	18,000
Duplex / Triplex	246	45,601,000	246	1	12,000	53,373,000	17.0%	17.0%	215,000
Single Family	4,328	784,292,000	4,330	155	3,314,000	854,388,800	8.5%	8.9%	188,000
Townhome	193	38,526,000	193			40,370,000	4.8%	4.8%	211,000
Zero Lot Line	22	3,337,000	22			3,449,000	3.4%	3.4%	159,500
Other	3	210,000	3			244,000	16.2%	16.2%	62,000
Vacant Land	**67**	**1,902,000**	**67**			**2,493,500**	**31.1%**	**31.1%**	**37,000**
Real Property	**5,139**	**1,032,043,000**	**5,141**	**160**	**4,776,000**	**1,123,776,300**	**8.4%**	**8.9%**	
Personal Property									
Total	**5,139**	**1,032,043,000**	**5,141**	**160**	**4,776,000**	**1,123,776,300**	**8.4%**	**8.9%**	

Taxable Parcels Only
Gross change includes new construction improvement amounts
Net change excludes new construction improvement amounts

Appendix: Growth and New Construction Details by City

Rockford

Property Use	2017 Parcels	2017 Total EMV	2018 Parcels	2018 Parcels w/Imp	2018 Improvement	2018 Total EMV	Net Chg	Gross Chg	2018 Median EMV
Agricultural	**2**	**568,100**	**2**			**566,900**	**-0.2%**	**-0.2%**	**283,450**
Apartment	**2**	**3,791,000**	**2**			**4,034,000**	**6.4%**	**6.4%**	**2,017,000**
Commercial / Industrial	**11**	**6,223,000**	**11**			**6,514,000**	**4.7%**	**4.7%**	**352,000**
Automotive									
Bank									
Fitness									
Food									
Golf Course									
Hospitality									
Industrial	5	2,848,000	5			2,987,000	4.9%	4.9%	387,000
Marina									
Medical									
Office	1	337,000	1			352,000	4.5%	4.5%	352,000
Retail	3	1,054,000	3			1,102,000	4.6%	4.6%	338,000
Other	2	1,984,000	2			2,073,000	4.5%	4.5%	1,036,500
Residential	**68**	**12,992,000**	**68**	**1**	**7,000**	**14,702,000**	**13.1%**	**13.2%**	**191,500**
Condo									
Co-Op									
Duplex / Triplex									
Single Family	48	9,997,000	48	1	7,000	11,072,000	10.7%	10.8%	204,000
Townhome	20	2,995,000	20			3,630,000	21.2%	21.2%	185,000
Zero Lot Line									
Other									
Vacant Land	**6**	**582,000**	**6**			**569,000**	**-2.2%**	**-2.2%**	**75,000**
Real Property	**89**	**24,156,100**	**89**	**1**	**7,000**	**26,385,900**	**9.2%**	**9.2%**	
Personal Property									
Total	**89**	**24,156,100**	**89**	**1**	**7,000**	**26,385,900**	**9.2%**	**9.2%**	

Rogers

Property Use	2017 Parcels	2017 Total EMV	2018 Parcels	2018 Parcels w/Imp	2018 Improvement	2018 Total EMV	Net Chg	Gross Chg	2018 Median EMV
Agricultural	**149**	**52,374,000**	**144**			**52,103,000**	**-0.5%**	**-0.5%**	**173,300**
Apartment	**11**	**61,168,600**	**12**			**65,268,500**	**6.7%**	**6.7%**	**1,734,500**
Commercial / Industrial	**273**	**581,216,900**	**276**	**12**	**5,551,500**	**589,947,500**	**0.5%**	**1.5%**	**1,016,000**
Automotive	32	45,265,000	58	2	361,000	75,438,000	65.9%	66.7%	1,049,000
Bank	5	7,126,000	5			7,126,000	0.0%	0.0%	1,460,000
Fitness									
Food	14	14,028,000	15	1	25,000	14,993,000	6.7%	6.9%	1,016,000
Golf Course									
Hospitality	5	12,607,000	5			14,017,000	11.2%	11.2%	1,953,000
Industrial	150	400,040,000	126	4	2,951,000	364,133,000	-9.7%	-9.0%	1,067,500
Marina									
Medical	9	10,381,000	9			10,125,000	-2.5%	-2.5%	1,111,000
Office	10	6,184,000	11	2	28,500	7,473,000	20.4%	20.8%	636,000
Retail	40	78,176,000	41	1	127,000	87,582,000	11.9%	12.0%	1,196,000
Other	8	7,409,900	6	2	2,059,000	9,060,500	-5.5%	22.3%	80,000
Residential	**3,806**	**1,098,970,700**	**3,858**	**236**	**22,187,000**	**1,184,380,000**	**5.8%**	**7.8%**	**300,000**
Condo	98	24,929,000	98			25,326,000	1.6%	1.6%	276,500
Co-Op									
Duplex / Triplex	6	1,626,000	6			1,683,000	3.5%	3.5%	179,000
Single Family	3,260	995,640,000	3,311	233	22,064,000	1,076,825,000	5.9%	8.2%	313,000
Townhome	408	70,910,000	408	3	123,000	74,142,000	4.4%	4.6%	167,500
Zero Lot Line	24	4,787,000	24			5,486,000	14.6%	14.6%	241,000
Other	10	1,078,700	11			918,000	-14.9%	-14.9%	71,000
Vacant Land	**314**	**43,854,600**	**266**			**41,855,100**	**-4.6%**	**-4.6%**	**58,600**
Real Property	**4,553**	**1,837,584,800**	**4,556**	**248**	**27,738,500**	**1,933,554,100**	**3.7%**	**5.2%**	
Personal Property									
Total	**4,553**	**1,837,584,800**	**4,556**	**248**	**27,738,500**	**1,933,554,100**	**3.7%**	**5.2%**	

Taxable Parcels Only
Gross change includes new construction improvement amounts
Net change excludes new construction improvement amounts

Appendix: Growth and New Construction Details by City

Saint Anthony

Property Use	2017 Parcels	2017 Total EMV	2018 Parcels	2018 Parcels w/Imp	2018 Improvement	2018 Total EMV	Net Chg	Gross Chg	2018 Median EMV
Agricultural									
Apartment	**3**	**34,059,000**	**3**			**36,170,000**	**6.2%**	**6.2%**	**10,228,000**
Commercial / Industrial	**63**	**55,296,000**	**62**	**3**	**436,000**	**52,391,000**	**-6.0%**	**-5.3%**	**467,000**
Automotive	7	4,472,000	7			4,723,000	5.6%	5.6%	372,000
Bank	1	1,513,000	1			1,513,000	0.0%	0.0%	1,513,000
Fitness	2	565,000	2			565,000	0.0%	0.0%	282,500
Food	1	846,000	1			990,000	17.0%	17.0%	990,000
Golf Course									
Hospitality									
Industrial	20	22,337,000	20	2	426,000	24,021,000	5.6%	7.5%	950,000
Marina									
Medical	1	282,000	1			282,000	0.0%	0.0%	282,000
Office	24	6,030,000	24	1	10,000	6,080,000	0.7%	0.8%	71,000
Retail	4	11,903,000	4			12,183,000	2.4%	2.4%	1,750,000
Other	3	7,348,000	2			2,034,000	-72.3%	-72.3%	250,000
Residential	**2,097**	**515,158,000**	**2,097**	**102**	**1,989,000**	**551,515,000**	**6.7%**	**7.1%**	**281,000**
Condo	135	9,784,000	135			11,011,000	12.5%	12.5%	76,000
Co-Op									
Duplex / Triplex	25	7,539,000	25			7,806,000	3.5%	3.5%	308,000
Single Family	1,721	483,800,000	1,721	102	1,989,000	517,305,000	6.5%	6.9%	292,000
Townhome	58	11,949,000	58			12,848,000	7.5%	7.5%	207,500
Zero Lot Line	2	326,000	2			334,000	2.5%	2.5%	167,000
Other	156	1,760,000	156			2,211,000	25.6%	25.6%	6,000
Vacant Land	**65**	**2,043,100**	**66**			**8,292,100**	**305.9%**	**305.9%**	**7,000**
Real Property	**2,228**	**606,556,100**	**2,228**	**105**	**2,425,000**	**648,368,100**	**6.5%**	**6.9%**	
Personal Property									
Total	**2,228**	**606,556,100**	**2,228**	**105**	**2,425,000**	**648,368,100**	**6.5%**	**6.9%**	

Saint Bonifacius

Property Use	2017 Parcels	2017 Total EMV	2018 Parcels	2018 Parcels w/Imp	2018 Improvement	2018 Total EMV	Net Chg	Gross Chg	2018 Median EMV
Agricultural	**1**	**181,300**	**1**			**181,300**	**0.0%**	**0.0%**	**181,300**
Apartment	**5**	**3,425,900**	**5**			**3,649,000**	**6.5%**	**6.5%**	**307,000**
Commercial / Industrial	**42**	**20,945,300**	**42**	**0**	**0**	**22,342,900**	**6.7%**	**6.7%**	**242,000**
Automotive	8	6,784,700	9			7,928,300	16.9%	16.9%	251,700
Bank	1	1,092,300	1			1,133,000	3.7%	3.7%	1,133,000
Fitness									
Food	4	1,428,700	4			1,486,000	4.0%	4.0%	203,500
Golf Course									
Hospitality									
Industrial	10	5,037,600	15			6,868,300	36.3%	36.3%	388,000
Marina									
Medical	1	489,100	1			489,100	0.0%	0.0%	489,100
Office	1	187,000	1			187,000	0.0%	0.0%	187,000
Retail	8	3,143,500	9			3,427,800	9.0%	9.0%	143,000
Other	9	2,782,400	2			823,400	-70.4%	-70.4%	88,000
Residential	**856**	**190,513,100**	**855**	**16**	**250,000**	**194,171,000**	**1.8%**	**1.9%**	**230,000**
Condo	18	1,368,000	18			1,386,000	1.3%	1.3%	77,000
Co-Op									
Duplex / Triplex	8	1,554,100	8			1,871,000	20.4%	20.4%	187,500
Single Family	680	161,887,000	663	14	245,000	162,733,000	0.4%	0.5%	245,000
Townhome	149	25,688,000	164	2	5,000	28,105,000	9.4%	9.4%	145,000
Zero Lot Line									
Other	1	16,000	2			76,000	375.0%	375.0%	38,000
Vacant Land	**34**	**2,483,600**	**35**			**2,532,800**	**2.0%**	**2.0%**	**30,450**
Real Property	**938**	**217,549,200**	**938**	**16**	**250,000**	**222,877,000**	**2.3%**	**2.4%**	
Personal Property									
Total	**938**	**217,549,200**	**938**	**16**	**250,000**	**222,877,000**	**2.3%**	**2.4%**	

Taxable Parcels Only
Gross change includes new construction improvement amounts
Net change excludes new construction improvement amounts

Appendix: Growth and New Construction Details by City

Saint Louis Park

Property Use	2017 Parcels	2017 Total EMV	2018 Parcels	2018 Parcels w/Imp	2018 Improvement	2018 Total EMV	Net Chg	Gross Chg	2018 Median EMV
Agricultural									
Apartment	**182**	**1,047,991,800**	**184**	**7**	**57,107,000**	**1,185,593,300**	**7.7%**	**13.1%**	**1,370,000**
Commercial / Industrial	**613**	**1,364,569,100**	**612**	**18**	**39,190,000**	**1,479,702,000**	**5.6%**	**8.4%**	**600,500**
Automotive	32	33,796,000	33	2	2,842,000	39,352,000	8.0%	16.4%	583,000
Bank	4	5,668,000	4			6,201,600	9.4%	9.4%	1,143,500
Fitness	2	28,712,000	2			27,493,000	-4.2%	-4.2%	13,746,500
Food	17	21,069,000	17	2	779,000	22,292,500	2.1%	5.8%	1,397,000
Golf Course	1	3,897,000	1			3,600,000	-7.6%	-7.6%	3,600,000
Hospitality	5	66,129,000	6	2	13,029,000	81,405,000	3.4%	23.1%	10,010,500
Industrial	244	309,144,500	241	1	5,760,000	318,781,700	1.3%	3.1%	564,000
Marina									
Medical	23	74,682,000	23			93,750,600	25.5%	25.5%	955,000
Office	148	410,583,600	147	6	7,200,000	458,218,900	9.8%	11.6%	450,500
Retail	122	373,543,800	123	1	206,000	379,503,700	1.5%	1.6%	630,000
Other	15	37,344,200	15	4	9,374,000	49,103,000	6.4%	31.5%	1,213,000
Residential	**16,219**	**4,147,845,000**	**16,220**	**550**	**28,245,100**	**4,476,209,500**	**7.2%**	**7.9%**	**255,700**
Condo	2,819	489,488,600	2,820	16	538,000	534,179,200	9.0%	9.1%	153,100
Co-Op	10	701,000	8			745,600	6.4%	6.4%	92,700
Duplex / Triplex	201	61,615,800	200	4	120,000	66,645,700	8.0%	8.2%	333,900
Single Family	11,539	3,430,731,700	11,542	527	27,535,100	3,696,106,900	6.9%	7.7%	275,100
Townhome	751	153,239,300	751	3	52,000	166,239,200	8.4%	8.5%	190,200
Zero Lot Line	30	6,156,300	30			6,380,600	3.6%	3.6%	220,300
Other	869	5,912,300	869			5,912,300	0.0%	0.0%	8,000
Vacant Land	**204**	**36,388,400**	**200**			**34,008,300**	**-6.5%**	**-6.5%**	**91,300**
Real Property	**17,218**	**6,596,794,300**	**17,216**	**575**	**124,542,100**	**7,175,513,100**	**6.9%**	**8.8%**	
Personal Property									
Total	**17,218**	**6,596,794,300**	**17,216**	**575**	**124,542,100**	**7,175,513,100**	**6.9%**	**8.8%**	

Shorewood

Property Use	2017 Parcels	2017 Total EMV	2018 Parcels	2018 Parcels w/Imp	2018 Improvement	2018 Total EMV	Net Chg	Gross Chg	2018 Median EMV
Agricultural	**1**	**242,000**	**1**			**242,000**	**0.0%**	**0.0%**	**45,000**
Apartment	**3**	**2,220,000**	**4**	**1**	**11,510,000**	**16,570,000**	**127.9%**	**646.4%**	**1,008,000**
Commercial / Industrial	**34**	**49,792,000**	**34**	**1**	**10,000**	**51,451,000**	**3.3%**	**3.3%**	**517,500**
Automotive	6	1,845,000	7	1	10,000	2,537,000	37.0%	37.5%	241,000
Bank	1	2,945,000	1			3,063,000	4.0%	4.0%	3,063,000
Fitness									
Food	1	235,000	1			244,000	3.8%	3.8%	244,000
Golf Course									
Hospitality									
Industrial	6	10,331,000	5			10,234,000	-0.9%	-0.9%	1,378,000
Marina	4	4,076,000	4			4,199,000	3.0%	3.0%	984,500
Medical	1	1,671,000	1			1,732,000	3.7%	3.7%	1,732,000
Office	5	6,957,000	5			7,176,000	3.1%	3.1%	1,234,000
Retail	5	18,894,000	5			19,373,000	2.5%	2.5%	2,847,000
Other	5	2,838,000	5			2,893,000	1.9%	1.9%	236,000
Residential	**2,773**	**1,603,943,000**	**2,777**	**138**	**15,587,000**	**1,649,296,000**	**1.9%**	**2.8%**	**443,000**
Condo									
Co-Op									
Duplex / Triplex	48	16,060,000	48	2	24,000	16,857,000	4.8%	5.0%	363,000
Single Family	2,364	1,455,709,000	2,370	130	15,514,000	1,489,353,000	1.2%	2.3%	461,000
Townhome	327	121,874,000	330	6	49,000	133,551,000	9.5%	9.6%	367,000
Zero Lot Line	24	7,224,000	24			7,689,000	6.4%	6.4%	290,000
Other	10	3,076,000	5			1,846,000	-40.0%	-40.0%	158,000
Vacant Land	**313**	**33,114,700**	**309**			**38,676,800**	**16.8%**	**16.8%**	**118,500**
Real Property	**3,124**	**1,689,311,700**	**3,125**	**140**	**27,107,000**	**1,756,235,800**	**2.4%**	**4.0%**	
Personal Property									
Total	**3,124**	**1,689,311,700**	**3,125**	**140**	**27,107,000**	**1,756,235,800**	**2.4%**	**4.0%**	

Taxable Parcels Only
Gross change includes new construction improvement amounts
Net change excludes new construction improvement amounts

Appendix: Growth and New Construction Details by City

Spring Park

Property Use	2017 Parcels	2017 Total EMV	2018 Parcels	2018 Parcels w/Imp	2018 Improvement	2018 Total EMV	Net Chg	Gross Chg	2018 Median EMV
Agricultural									
Apartment	**13**	**62,682,000**	**12**			**66,885,000**	**6.7%**	**6.7%**	**2,851,500**
Commercial / Industrial	**56**	**33,699,000**	**57**	**1**	**100,000**	**35,299,000**	**4.5%**	**4.7%**	**352,000**
Automotive	18	2,704,000	18			2,880,000	6.5%	6.5%	2,500
Bank									
Fitness									
Food	5	3,349,000	5	1	100,000	3,559,000	3.3%	6.3%	420,000
Golf Course									
Hospitality									
Industrial	4	8,024,000	5			8,853,000	10.3%	10.3%	884,000
Marina	11	3,384,000	11			3,523,000	4.1%	4.1%	252,000
Medical									
Office	6	6,523,000	6			6,776,000	3.9%	3.9%	820,000
Retail	9	8,641,000	10			9,137,000	5.7%	5.7%	589,500
Other	3	1,074,000	2			571,000	-46.8%	-46.8%	285,500
Residential	**460**	**176,850,000**	**459**	**19**	**732,000**	**187,618,000**	**5.7%**	**6.1%**	**354,500**
Condo	173	53,226,000	173			55,805,000	4.8%	4.8%	313,000
Co-Op									
Duplex / Triplex	13	4,901,000	14	1	14,000	5,670,000	15.4%	15.7%	395,000
Single Family	194	83,615,000	193	14	698,000	89,345,000	6.0%	6.9%	421,000
Townhome	45	26,459,000	45	1	13,000	28,222,000	6.6%	6.7%	702,000
Zero Lot Line	18	7,534,000	17	3	7,000	7,383,000	-2.1%	-2.0%	303,000
Other	17	1,115,000	17			1,193,000	7.0%	7.0%	5,000
Vacant Land	**30**	**4,016,100**	**31**			**4,820,100**	**20.0%**	**20.0%**	**90,500**
Real Property	**559**	**277,247,100**	**559**	**20**	**832,000**	**294,622,100**	**6.0%**	**6.3%**	
Personal Property									
Total	**559**	**277,247,100**	**559**	**20**	**832,000**	**294,622,100**	**6.0%**	**6.3%**	

Tonka Bay

Property Use	2017 Parcels	2017 Total EMV	2018 Parcels	2018 Parcels w/Imp	2018 Improvement	2018 Total EMV	Net Chg	Gross Chg	2018 Median EMV
Agricultural									
Apartment									
Commercial / Industrial	**17**	**15,690,000**	**17**	**0**	**0**	**15,690,000**	**0.0%**	**0.0%**	**380,000**
Automotive									
Bank									
Fitness									
Food									
Golf Course									
Hospitality									
Industrial	3	1,664,000	3			1,664,000	0.0%	0.0%	272,000
Marina	9	8,299,000	9			8,299,000	0.0%	0.0%	703,000
Medical									
Office	1	344,000	1			344,000	0.0%	0.0%	344,000
Retail	2	4,663,000	2			4,663,000	0.0%	0.0%	2,331,500
Other	2	720,000	2			720,000	0.0%	0.0%	360,000
Residential	**648**	**550,599,000**	**653**	**39**	**6,085,800**	**562,532,000**	**1.1%**	**2.2%**	**558,000**
Condo									
Co-Op									
Duplex / Triplex	10	3,152,000	10			4,180,000	32.6%	32.6%	396,000
Single Family	603	532,118,000	609	38	6,080,400	544,542,000	1.2%	2.3%	634,500
Townhome	22	10,987,000	22	1	5,400	11,238,000	2.2%	2.3%	511,500
Zero Lot Line	3	899,000	3			933,000	3.8%	3.8%	311,000
Other	10	3,443,000	9			1,639,000	-52.4%	-52.4%	46,000
Vacant Land	**120**	**13,366,300**	**114**			**10,004,500**	**-25.2%**	**-25.2%**	**43,000**
Real Property	**785**	**579,655,300**	**784**	**39**	**6,085,800**	**588,226,500**	**0.4%**	**1.5%**	
Personal Property									
Total	**785**	**579,655,300**	**784**	**39**	**6,085,800**	**588,226,500**	**0.4%**	**1.5%**	

Taxable Parcels Only
Gross change includes new construction improvement amounts
Net change excludes new construction improvement amounts

Appendix: Growth and New Construction Details by City

Wayzata

Property Use	2017 Parcels	2017 Total EMV	2018 Parcels	2018 Parcels w/Imp	2018 Improvement	2018 Total EMV	Net Chg	Gross Chg	2018 Median EMV
Agricultural									
Apartment	**25**	**163,193,000**	**25**			**168,989,400**	**3.6%**	**3.6%**	**2,319,000**
Commercial / Industrial	**122**	**352,380,000**	**123**	**12**	**18,005,000**	**378,467,900**	**2.3%**	**7.4%**	**1,454,000**
Automotive	8	22,391,000	8			22,698,000	1.4%	1.4%	1,692,500
Bank	4	15,193,000	4			15,193,000	0.0%	0.0%	1,882,500
Fitness									
Food	5	9,559,000	6	3	3,148,000	14,933,000	23.3%	56.2%	2,330,500
Golf Course	7	4,096,000	7			4,096,000	0.0%	0.0%	345,000
Hospitality			1	1	13,150,000	20,700,000			20,700,000
Industrial	1	1,304,000	1			1,304,000	0.0%	0.0%	1,304,000
Marina	5	3,416,000	5			3,486,000	2.0%	2.0%	855,000
Medical	6	21,167,000	6			21,263,000	0.5%	0.5%	2,243,000
Office	46	163,390,000	45	1	100,000	166,458,000	1.8%	1.9%	1,469,000
Retail	29	83,180,000	28	4	1,065,000	85,853,000	1.9%	3.2%	1,320,500
Other	11	28,684,000	12	3	542,000	22,483,900	-23.5%	-21.6%	1,508,000
Residential	**1,519**	**1,402,872,600**	**1,525**	**77**	**52,821,200**	**1,485,536,000**	**2.1%**	**5.9%**	**560,000**
Condo	296	179,999,000	296	5	34,475,000	216,853,000	1.3%	20.5%	243,000
Co-Op									
Duplex / Triplex	29	11,577,000	27			11,040,000	-4.6%	-4.6%	349,000
Single Family	917	1,025,728,600	921	67	18,131,500	1,063,128,000	1.9%	3.6%	609,000
Townhome	254	166,195,000	254	5	214,700	168,611,000	1.3%	1.5%	632,500
Zero Lot Line	2	555,000	2			590,000	6.3%	6.3%	295,000
Other	21	18,818,000	25			25,314,000	34.5%	34.5%	521,000
Vacant Land	**131**	**40,438,100**	**145**			**32,578,400**	**-19.4%**	**-19.4%**	**202,000**
Real Property	**1,797**	**1,958,883,700**	**1,818**	**89**	**70,826,200**	**2,065,571,700**	**1.8%**	**5.4%**	
Personal Property									
Total	**1,797**	**1,958,883,700**	**1,818**	**89**	**70,826,200**	**2,065,571,700**	**1.8%**	**5.4%**	

Woodland

Property Use	2017 Parcels	2017 Total EMV	2018 Parcels	2018 Parcels w/Imp	2018 Improvement	2018 Total EMV	Net Chg	Gross Chg	2018 Median EMV
Agricultural									
Apartment									
Commercial / Industrial									
Automotive									
Bank									
Fitness									
Food									
Golf Course									
Hospitality									
Industrial									
Marina									
Medical									
Office									
Retail									
Other									
Residential	**200**	**300,136,000**	**202**	**17**	**6,299,000**	**311,936,000**	**1.8%**	**3.9%**	**929,000**
Condo									
Co-Op									
Duplex / Triplex									
Single Family	194	297,470,000	195	17	6,299,000	308,591,000	1.6%	3.7%	952,000
Townhome									
Zero Lot Line									
Other	6	2,666,000	7			3,345,000	25.5%	25.5%	326,000
Vacant Land	**27**	**7,588,000**	**25**			**5,871,500**	**-22.6%**	**-22.6%**	**85,000**
Real Property	**227**	**307,724,000**	**227**	**17**	**6,299,000**	**317,807,500**	**1.2%**	**3.3%**	
Personal Property									
Total	**227**	**307,724,000**	**227**	**17**	**6,299,000**	**317,807,500**	**1.2%**	**3.3%**	

Taxable Parcels Only
Gross change includes new construction improvement amounts
Net change excludes new construction improvement amounts

Hennepin County Government Center

The 24-floor, twin-tower Government Center has been headquarters for Hennepin County government since 1974. The building is located in downtown Minneapolis and houses a service center, the Fourth Judicial District Courts, the county board and other government staff.

The building was designed as a "people's center," with an emphasis on openness, responsiveness and accessibility of services. Two identical towers are connected via walls of glass to create an atrium gathering space at the skyway level.

Hennepin

www.hennepin.us

City of Wayzata
The Portal
News from the City of Wayzata
March 2018

Property Valuation Notice

When you review your property valuation notice in March, please note that your property tax is determined by the following four factors:

1. the amount of money spent by local taxing jurisdictions;
2. the impact of the market value exclusion credit;
3. the taxable market value of your property; and
4. your property classification.

If you disagree with the third or fourth factor, then you can appeal your property value with the Board of Appeal and Equalization. By law, only objections to the market value or property classifications of your property for the 2018 values for taxes payable in 2019 will be addressed. The Board will not discuss your current property taxes.

STEPS TO APPEAL YOUR PROPERTY VALUE:

What should you do if you believe the estimated market value or classification of your property is higher than other comparable properties?

Step 1 – Discuss this information with the City Assessor

If you believe that the estimated market value or classification of your property is incorrect, your first step should be to contact the City Assessor. He may be able to answer your questions without requiring your presence at the Board of Appeal and Equalization Meeting. Call the City's Assessor, Southwest Assessing, at 763-473-3978 to discuss this issue in greater detail. Please call immediately after receiving your value notice.

Step 2 – Attend Board of Appeal and Equalization Meeting*

If, after the Assessor has reviewed your property value and classification and you disagree with their findings, you still feel you have information to support an appeal, you should attend the Wayzata Board of Appeal and Equalization meeting on **Tuesday, April 17** at **5:30 p.m.** at Wayzata City Hall. Remember that the property owner is responsible for presenting evidence to the Board as to why the market value as determined by the assessor is not fair and equitable.

Appeals at the Board of Appeal and Equalization will be considered in the following order:

1. Residents who have met with the City Assessor but were unable to come to a mutual agreement on the estimated market value of your property.
2. Residents presenting their cases in advance of the meeting by letter or email.
3. Residents who have come directly to the Board without advance notice or without contacting the City Assessor prior to the meeting.

****Residents will be allowed three minutes to present their appeal to the Board. After the Board of Appeal and Equalization meeting, residents will be notified with the Board's decision. The Board may decide to hold a reconvened meeting for the purpose of considering the appeals presented on April 17. New appeals will not be heard at the reconvened meeting.***

State Of The City

You are invited to attend the State of the City luncheon on **Wednesday, March 14** at **11:30 a.m. - 1 p.m.** at the Wayzata Country Club. The event is hosted by the Greater Wayzata Area Chamber of Commerce. To register for the luncheon, go to *wayzatachamber.com*. The event is open to everyone.

Calendar Of Events

Mon., March 5: Planning Commission Meeting
Tues., March 6: City Council Meeting
Sun., March 11: Daylight Saving Time begins 2 a.m.
Wed., March 14: State of the City Luncheon, 11:30 a.m.-1:00 p.m., register: *wayzatachamber.com*
Mon., March 19: Planning Commission Meeting
Tues., March 20: City Council Meeting
Wed., March 21: Parks & Trails Board Meeting
Mon., March 26: Annual Storm Water Information Meeting, 5 p.m.
Fri., March 30: Good Friday - City Offices Closed
Mon., April 2: Planning Commission Meeting
Tues., April 3: City Council Meeting
Sat., April 14, 9 a.m. - 4 p.m. & Sun., April 15, noon - 4 p.m.: Friends of the Wayzata Library Book Sale, City Hall Community Room
Mon., April 16: Planning Commission Meeting
Tues., April 17: Wayzata Board of Appeal and Equalization Meeting, City Council Meeting
Wed., April 18: Parks & Trails Board Meeting
Thurs., April 26: Housing & Redevelopment Authority Meeting